

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
SEPTEMBER 1, 1999

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Joe Capuano Chuck Shughart
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	RECREATION:	Debbie Vogel - Absent
	FIRE CHIEF:	Ed Beam
	SECRETARY:	Mary Justh

CALL TO ORDER AND PLEDGE TO THE FLAG

Chairman Robert Eppley called the meeting to order at 7:02 PM in the Middlesex Township Municipal Building. Mr. Capuano then led the assembly in the pledge to the flag.

APPROVAL OF MINUTES

On a motion by Mr. Shughart seconded by Mr. Capuano the minutes 4 & 27 August were approved.

AUTHORIZE PAYMENT OF BILLS

On a motion by Mr. Shughart, seconded by Mr. Capuano, approval was given for payment of bills represented by the bill list for August, summarized as follows:

General Fund Checks # 9079 thru #9183	\$ 53,447.94
Non-Uniform Pension #102	2,535.59
Transfer for Payroll #16,#17	55,005.54

CITIZEN PARTICIPATION – None

REPORTS

SOLICITOR: No report at this time.

ENGINEER: Engineer Grove reported on the reduction in security for Meadowbrook Farms. Mr. Grove reported that in Phase I the security expires on September 4th. An inspection was done and security can be reduced to \$16,500.00 which is 15% of the original cost for the public improvements. If the developer decides to offer these roads for dedication the amount will need to be adjusted upward to reflect this. Mr. Grove recommended a reduction of the street trees and sidewalks security to the amount of \$20,849.00. Mr. Shughart made a motion to reduce the securities per Mr. Grove's memo of 9/1/99 for the public improvements. Mr. Capuano seconded the motion and it passed unanimously. Mr. Shughart made another motion to reduce the street tree securities per Mr. Grove's memo of 9/1/99 to \$20,849.00. Mr. Capuano seconded the motion and it was unanimously approved.

POLICE: Report ordered to file.

ZONING: Report ordered to file.

RECREATION: Presented by Secretary Justh and ordered to file.

FIRE/EMC: Chief Beam reported that the Drought Emergency is still in effect. Chief Beam has not received any report from PEMA on the spill that occurred at Consolidated Freightways. Chief Ed Beam is on the agenda for the hearing scheduled September 14 to amend the Act 165. Chief Beam also reported that 5400 gal. of tar went into the sewer drain in New Kingstown and it was stopped when it solidified. He is not exactly sure how costly this spill might be to clean up.

MUNICIPAL AUTHORITY – Mr. Capuano reported that the Municipal Authority is working on South Middlesex Road, the Rec. Building and a potential well head site. There has been some correspondence from DEP concerning the On-Lot-Sewer.

SECRETARY: Secretary Justh confirmed the tentative Budget Meeting schedule to be advertised in the newspaper.

OLD BUSINESS

(#99008) **DONNA K. SHAHAN – PRELIMINARY/FINAL SUBDIVISION PLAN** – Mr. Carpenter reported that he had no problem with this plan. It is a simple subdivision into 2 lots with a single family dwelling on each. Mr. Capuano made a motion to approve the plan dated 7/21/99 with the following waivers; 1. 303 Separate Preliminary Plan Submittal, 2. 709 Sidewalks and 3. 710 Curbing. Mr. Shughart seconded the motion and it was approved unanimously. Mr. Capuano made a motion to approve the plan. Mr. Shughart seconded the motion and it was approved unanimously.

(#99009) **MARY AND HIPPLE – PRELIMINARY/FINAL SUBDIVISION PLAN** – Mr. Frank Schubert presented the plans for subdivision. Mr. Carpenter explained that everything is in order for the subdivision into 3 lots. The first will have a single family dwelling, the second will be added to a neighbors property, and the third is to be kept as a non-building lot with a PA DEP Form B exemption. Mr. Capuano made a motion to approve the plan dated 7/19/99 with the following waivers; 1. 303 Separate Preliminary Plan Submittal, 2. 709 Sidewalks, and 3. 710 Curbing. Mr. Shughart seconded the motion and it was passed unanimously. Mr. Capuano made a motion to approve the Plan with the use of a PA DEP Form B for a residual recreational property. Mr. Shughart seconded the motion and it passed unanimously.

(#99010) **RITNER STEEL – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN** – Mr. Grove stated that all comments have been addressed on the memorandum to the Planning Commission except the detention pond location on the property and what influence that will have on the drainage swale between Cumberland Recycling and Ritner Steel. Mr. Grove spoke to Frank Lentz of Dawood Engineering and has agreed to provide a set of calculations that would model the pre-development and post-development flow conditions for the channel with the detention basin adjacent to it. Once Mr. Grove receives that information we could satisfy a

problem if one exists or not. If a problem exists the basin would have to be redesigned, which is not a plan killing issue. Mr. Grove recommends plan approval. Mr. Brenneman asked if the pre-development or post-development flow conditions would affect the waivers. Mr. Grove assured Mr. Brenneman they would not. Mr. Shughart made a motion on the Ritner Steel Land Development Plan dated 7/26/99 revised 6/26/99 to grant the waivers as follows; 1. 303 Separate Preliminary Plan Submittal, 2. 707.e Parking Areas (requirement for painted lines), 3. 709 Sidewalks, 4. 710 Curbing, 5. 717.b Traffic Impact Studies, 6. 718.b Environmental Impact Assessment Report, 7. 1202.c Final Landscape Plan. Mr. Capuano seconded the motion and it passed unanimously. Mr. Shughart made a motion to approve the plan subject to Mr. Groves comments being addressed and financial security being satisfied for public improvements. Mr. Capuano seconded the motion and it was approved unanimously.

(#99011) DAILY EXPRESS, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr. Ron Secary and Bob Unger presented the Daily Express Plan. Mr. Brenneman assured Mr. Capuano that the plan could be approved noting that minor changes were missing from the plan. Mr. Capuano made a motion to approve the Daily Express Plan dated 7/26/99 with the following waivers; 1. 501 Separate Preliminary Plan Submittal, 2. 709.a Sidewalks, 3. 717.b.2 Traffic Impact Studies, and 4. 1202.c Final Landscape Plan. Mr. Shughart seconded the motion and it was unanimously approved. Mr. Capuano made a motion to approve the plan subject to the final drawing being accepted by the Township Engineer and Zoning Officer and that those are the plans that would be filed. Mr. Shughart seconded the motion and it was unanimously approved.

(#99012) GIANT FOOD STORES, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr. Tim Diehl explained that a variance had been granted by the Zoning Hearing Board for the 115 space parking lot. Mr. Shughart made a motion to accept the waivers for the Giant Plan dated 7/26/99 revised 8/24/99 with the following waivers; 1. 501 Separate Preliminary Plan, 2. 709.a Sidewalks, 3. 717.b.2 Traffic Impact Studies, 4. 1202.c final Landscape Plan. Mr. Capuano seconded the motion and it was approved unanimously. Mr. Shughart made a motion to approve the plan subject to financial security being agreed upon by the Engineer and the Solicitor. Mr. Capuano seconded the motion and it was approved unanimously.

Chairman Eppley asked Chief Sherman about **Flying J** signage. According to Chief Sherman it is being handled. According to Chief Sherman the truck traffic on Clinton Avenue is also moving better.

Mr. Carpenter reported that the weeds on **Shady Lane** will be mowed by Giant in the near future.

Mr. Eppley asked if the weight limit study for **Country Club Road** was being done. Mr. Grove reported that it is being handled.

Capuano made a motion to adjourn the meeting at 7:45, seconded by Mr. Shughart.