

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 28, 2016**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steve Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	PUBLIC SAFETY:	Barry L. Sherman
	ZONING OFFICER:	Mark D. Carpenter
	MANAGER:	Eileen M. Gault
	ENGINEER:	Bud Grove

Chairman Geistwhite called the meeting to order at 7:35 am in the Middlesex Township Building.

PUBLIC COMMENT: Mr. Stanley Tarka, 210 N. Old Stonehouse Road asked whether there was going to be any landscaping in front of the property of the Toigo Organic Farms. Chairman Geistwhite recently spoke with the construction foreman of Toigo Farms and he assured Chairman Geistwhite that they are going to add shrubbery once they have completed the fencing around the dumpsters which is a priority.

TOIGO ORGANIC FARMS REQUEST FOR MODIFICATION TO APPROVED STORMWATER MANAGEMENT PLAN – REQUEST FOR RELEASE OF IMPROVEMENT SECURITY: Mr. Grove received an as-built report from HRG, Engineering which describes the condition of the site and suggestions for any modifications that may be needed. The site was not built as designed nor does it function as designed. There is a problem with rain gardens and one infiltration bed not functioning properly. HRG is requesting a modification of the plan approval and that we release everything we are holding in Improvement Security down to \$16,883.44. They are proposing modifications to the raingardens and infiltration basin D so that they can drain properly to be included as a component of Phase 2 of this project. Ultimately the Operation and Maintenance Agreement has to be prepared and recorded at the court house when the as-built meets our approval. The Township is currently holding \$232,638.00 in Improvement Security. Mr. Grove stated that he is okay with postponing construction of the modified basins, but can only release the Improvement Security down to \$100,392.38. Once the modifications are done, the \$100,392.38 will be held for an 18 month maintenance period. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to reduce the improvement security from \$232,638.00 down to \$100,392.38.

Mr. Mark Toigo and supporters for his organization were present to discuss Act 16, the Pennsylvania Medical Marijuana Act. Mr. Toigo discussed plans for possible production of medical marijuana at his facility and how this can be done in the township. Mr. Toigo stated that they are qualified to take on this highly competitive process which will bring in competition from international and national levels to compete for the permits. The health department will regulate 25 processors/growers. Mr. Toigo stated that Toigo Farm is a unique property that is shovel ready for this production. Township Solicitor Mr. Brenneman stated that one of the matters that need to be explored is the ability based on the language in the state law to be in a Residential Farm Zone. The state law suggests or indicates that this type of use should go in zoning where processing and manufacturing in the municipality exists. It was suggested to Mr.

Toigo to formally request a zoning opinion from the Zoning Officer for the proposed use. Toigo Farms could apply to the Zoning Hearing Board to appeal the Zoning Officer's opinion. Another alternative would be to request a Zoning Ordinance Text Amendment to allow the use.

MEADOWBROOK FARMS PHASE VII REQUEST FOR REDUCTION OF IMPROVEMENT SECURITY: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to on the recommendation of Township Engineer, Bud Grove, to approve the request for reduction on improvement security being held for the Final subdivision Plan for Meadowbrook Farms Phase VII to \$75,078.77, subject to receiving the reduced amount of improvement security in a form acceptable to the Township Solicitor.

CUMBERLAND RANGE ESTATES PHASE 1 REQUEST FOR REDUCTION OF IMPROVEMENT SECURITY: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to on the recommendation of Township Engineer, Bud Grove, to approve the request for reduction of improvement security being held for the Final Subdivision Plan for Cumberland Range Estates Phase 1 to \$51,336.73, subject to receiving the reduced amount of improvement security in a form acceptable to the Township Solicitor.

YORK / TRINDLE ROAD CONNECTOR PROJECT: Mr. Grove Township Engineer reported that last year the Supervisors approved the request of this project to waive the Stormwater Management Ordinance for the one lot that is part of the project located at intersection on Trindle Road. Across the street a right of way will be taken in order to make signal improvements of the existing lot. The question posed by county in their review of the subdivision plan now before South Middleton was to check with Middlesex that we don't require a subdivision plan. Mr. Carpenter, Zoning Officer would like a little more time to review for the Wednesday Supervisor's meeting.

2017 BUDGET: A draft 2017 balanced budget without a tax increase was proposed to the Supervisors by the Township Manager. Included was a comparison to last year's budget. A 5 year project and equipment purchase plan was submitted as well. The Supervisors would like more time to review the budget and 5 year plan prior to final adoption. The 2017 meeting schedule was included with the review.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:40 a.m.