

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 30, 2015**

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

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

Chairman Geistwhite called the meeting to order at 7:34 am in the Middlesex Township Building.

PUBLIC COMMENT: None.

PROPOSED ORDINANCE FOR MELODY LANE AND NORTH MIDDLESEX ROAD:

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance No. 7 – 2015 establishing a stop intersection at the intersection of Melody Lane and North Middlesex Road (T-496); prohibiting the parking of vehicles on Melody Lane from each November 1 through April 1; providing for the erection of signs and establishing penalties for the violation thereof.

TPF 15-15 HARDEES RESTAURANT FINAL MINOR LOT CONSOLIDATION PLAN AND FINAL MAJOR LAND DEVELOPMENT PLAN: Present for the meeting was Mr. Brian Hawg and Mr. John Luciani of First Capital Engineering. There was some discussion of the improvements that development of the Hardees Restaurant will bring to the area.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Lot Consolidation Plan for Charles R. Stringfellow.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve submission of the DEP Sewage Facilities Planning Application Mailer for Public Sewer Planning Exemption for the Final Major Land Development Plan for Hardees Restaurant, requesting sewage flows of 1,200 gallons per day.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance for the Final Major Land Development Plan for Hardees Restaurant, subject to the applicant submitting a revised waiver letter with justification for each and listing the waivers on the plan.

1. [305 and Article V] – Separate Preliminary Plan Submission.
2. [502.b.(1)] – Site Context Map.
3. [502.b.(2)] – Conservation Analysis.
4. [707.C.] – Minimum curve radius in parking lots.
5. [709] – Construction of sidewalks along adjacent road frontages on Army Heritage Drive and W. Trindle Road, with required note on plan.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Major Land Development Plan for Hardees Restaurant, subject to the following conditions:

1. That the applicant satisfies all comments of Middlesex Township Municipal Authority by Robert A. Reisinger of glace Associates, Inc., in written review dated October 6, 2015, subject to their final review.
2. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review No. 3, dated October 23, 2015, to include the suggested conditions for plan approval, in a manner acceptable to the Township Engineer, subject to his final review.
3. That the Township receive official notice from DEP regarding their approval of the NPDES application for this plan prior to the plans being signed by the Township and released for recording.
4. That the Township receives official notice from PennDOT regarding their approval of the Highway Occupancy Permit application for applicable improvements required by this plan prior to the plans being signed by the Township and released for recording.
5. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.

The applicant agrees to and accepts all conditions.

TPF 15-17 GLENN A. STAMBAUGH & NANCY J. FREEMAN FINAL MINOR SUBDIVISION AND LOT CONSOLIDATION PLAN: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to regarding sewage facilities planning for the Final Minor Subdivision and Lot Consolidation Plan for the Estate of Glenn A. Stambaugh and Jean W. Stambaugh, accept this plan as a non-building lot subdivision and concur with use of the DEP form request for planning waiver & non-building declaration on proposed Lot 3, subject to favorable review and inspection of the existing septic systems on proposed Lot 1 of the property by Township Sewage Enforcement Officer, Vincent C. Elbel.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance for the Final Minor Subdivision and Lot Consolidation Plan for the Estate of Glenn A. Stambaugh and Jean W. Stambaugh, subject to the applicant submitting a revised waiver letter with justification for each and listing the waivers on the plan.

1. [502.b.(1)] - Site Context Map.
2. [502.c.(5)(a), 602.a.(2)] - Plan scale exceeding 1"=100" on both Preliminary and Final Plans
3. [709] - Construction of sidewalks along adjacent road frontages on Claremont Road (T593), Stambaugh Lane (T513) and Shady Lane (T510), with required note on plan.
4. [710] - Construction of curbing along adjacent road frontages on Claremont Road (T593), Stambaugh Lane (T513) and Shady Lane (T510), with required note on plan.
5. [719, 719.c.(6)] - Landscaping requirements and street trees along adjacent road frontages.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Subdivision and Lot Consolidation Plan for the Estate of Glenn A. Stambaugh and Jean W. Stambaugh, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review No. 1, dated September 10, 2015, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department in written report dated August 25, 2015 for plat number 15 – 110.
3. That the applicant satisfies all comments of the Township Zoning Officer, Mark D. Carpenter in written review dated October 20, 2015, in a manner acceptable to the Township Zoning Officer, subject to his final review.
4. Possible future 50 ft. roadway right-of-way off of Stambaugh Lane (T513) and Shady Lane (T510), with required note on plan.
5. Length C4 must be changed to 50 ft.

The applicant agrees to and accepts all conditions.

Mr. Mike Alderman from Liberty Property Trust was present to further discuss the text amendment as it relates to electrical hook-ups which are intended to let truck operators turn off the diesel units. The hook ups look like short power plugs and can be put at every dock door but would like to wait until there is a tenant and make it a condition of occupancy rather than a condition of construction. There was further discussion about the control of noise. After much discussion, it was agreed that this would be the last of the amendments so that action can be taken on the proposed ordinance at the January 4, 2016 meeting.

TPF 15-18 LOVE'S STORE #407 LIGHT MECHANICAL SERVICE ADDITION FINAL MINOR LAND DEVELOPMENT PLAN: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the waiver of the following sections of the Middlesex Township Subdivision and Land Development Ordinance for the Final Minor Land development Plan for Love's Store #407 Light Mechanical Service Addition, subject to the applicant submitting a revised waiver letter with justification for each and listing the waivers on the plan.

1. [502.b.(1)] – Site Context Map.
2. [719, 719.c.(14)] – Landscaping requirements and individual lot/building area requirements.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Minor Land Development Plan for Love's Store #407 Light Mechanical Service Addition, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review No. 1, dated September 28, 2015, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department in written report dated October 8, 2015 for plat number 15-131. Specifically, in accordance with comment no. 6, applicant must list all applicable current zoning data for the CH-Commercial Highway Zoning District along with existing and proposed impervious coverage of the lot, on the cover sheet of the plan set.
3. That the applicant satisfies all comment of Rory Morrison, Middlesex Township Municipal Authority Manager in written review dated September 22, 2015, subject to his final review.

TPF 15-19 DEP PUBLIC SEWER PLANNING EXEMPTION FOR EXISTING VACANT LOT 5A AT 355 HOLLOW BROOK DRIVE: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve submission of the DEP Sewage Facilities Planning Application Mailer for Public Sewer Planning Exemption on existing vacant Lot 5A at 355 Hollow Brook Drive, requesting sewage flows of 230 gallons per day.

CUMBERLAND COUNTY TAX CLAIM BUREAU REPOSITORY SALE CONSENT: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to consent to Cumberland County selling the one (1) property in Middlesex Township listed on the County Repository List under their cover letter dated October 6, 2015.

WELLNESS PROGRAM: Mrs. Gault, Township Manager reported that Capital Blue will be starting a new program January 1, 2106 in which members may apply for money towards a Wellness Program. Mrs. Gault stated that she is trying to get pedometers from Capital Blue Cross and would like to establish some kind of in house competition amongst the employees. The competition would be employees tracking their steps daily and after a 90 day period, the employee that walked the most steps could be awarded a gift card. The Supervisors like the idea and asked that the Manager keep them informed as this progresses.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting to Executive Session at 9:03 a.m. to discuss a personnel matter, with no action to be taken by the Board as a result of the Executive Session.

The Board reconvened out of Executive Session at 9:34 a.m.

There was some discussion about the proposed 2016 budget including the need of additional funding for the fire companies and the unfunded mandate of MS4 (Municipal Separate Storm Sewer System). The final assessment is expected from the County sometime in the second week of November. The Capital Project expense 5 year plan was discussed with the agreement that future expenditures could occur sooner if the funding is available.

Chief Sherman reported that the following Part-Time Officers were hired: Malynda K. Garcia, Robyn L. Von Lumm, Michael R. McGeehan and Robert J. Schmidt, Jr. To complete the accreditation process Andrew S. Bassler was hired Part-Time.

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 10:20 a.m.