

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
NOVEMBER 17, 2000

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Chuck Shughart Vic Stabile
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove - Absent
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

Chairman Robert Eppley called the meeting to order at 7:33 AM in the Middlesex Twp Building.

PUBLIC COMMENT – Mr. John Lake asked that Township Supervisors consider updating Township Ordinance 22-73 by replacing all references to regulated parties to term “Landowners” as defined in the Pennsylvania “Noxious Weed Control Law”, amend 22-73 to exempt only land which “is cultivated for the purpose of the production of an agricultural commodity”, replacing the statement “zoned agricultural”, enforce this ordinance for it’s intended purpose because the NPS has allowed the Appalachian Trail to become a refuge for “Noxious Weeds” and other undesirable plant species creating a public nuisance for both farmers and the general population, in particular those who suffer from pollen allergies aggravated by the uncontrolled proliferation of goldenrod and ragweed. Mr. Brenneman explained that the Township has little authority to demand that the Appalachian Trail abide by Township Ordinances. Mr. Carpenter asked Mr. Lake how this problem started. According to Mr. Lake it did begin with the mowing of land owner by the Appalachian Trail. Mr. Lake asked the Township to enforce the required set backs for woody vegetation along Township roads. Mr. Stabile and Mr. Shughart suggested that a meeting with Trail representatives is needed to settle this problem. Mr. Stabile suggested that maybe a Representative should be contacted. Mr. Lake also asked that the Boy Scout telephone number be corrected to be the Scout Headquarters.

Ms. Jolly Yannich of Spring Road came before the Board asking if the Zoning Hearing Board would approve a variance for a subdivision of property where a shared driveway exists. Mr. Carpenter told Mr. Stabile that this area is zoned RC. Ms. Pam Fisher made a sketch plan to try to get the property subdivision. Ms. Yannich asked if the ZHB approved the variance would the Supervisors approve it. Mr. Brenneman explained that what Ms. Yannich is doing would be going from nonconforming to conforming. Mr. Brenneman recommended that this variance not be opposed.

REQUIRED STREET ACCESS FOR 1 LOT SUBDIVISION OFF ECK DRIVE – DIRK MADISON – Mr. Carpenter explained what the problems are, such as getting a PennDOT Highway Occupancy Permit, when not having access to a public street. Mr. Carpenter explained that Mr. Madison does have a lot owned by his father that he could use to comply with the Ordinance. At this time he has withdrawn his request.

(#00-17) LIGHTSTYLES PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr. Todd Wilson, from H, Edward Black and Robert L. Slagle presented plans to extend the present building, by increasing the warehouse and office space to 14,900 square feet, and to expand the parking. Alterations to the detention basin and some landscaping will be added. The original plans were submitted on October 30th and they were revised on November 17. Mr. Carpenter reported that they are

requesting 5 waivers, traffic impact which should not generate any more traffic, and the environmental impact assessment report. The proposed addition will be facing the PA Turnpike according to Mr. Stabile.

(#00-17) SMALL STEPS DAYCARE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Mr. Stabile asked why this plan was before the Board when the Planning Commission hadn't approved it. Mr. Carpenter explained that the plan was before the Board because of the upcoming Holiday schedule. Mr. Carpenter explained that there will be public water and sewer on the property. Mr. Shughart asked if any of the soil has been tested for chemicals. Mr. Stabile asked if an EIA Environmental Input Assessment report has been submitted, since there is runoff from the PA Turnpike and the junkyard. Mr. Shughart asked if fencing will be placed around the facility. Mr. Carpenter explained that screening and proposed fencing will be in place to protect the children.

**CENTRAL CUMBERLAND CO. TASK FORCE ON REGIONAL DEVELOPMENT
RECOMMENDED ZONING CHANGES FOR THE AREA OF I-81 EXIT 12**

Mr. Carpenter reported that the Township Planning Commission felt that the Exit 12 zoning should include fueling stations for the truck traffic. Mr. Stabile explained that more fueling stations in that area will only create more congestion for exit 12. It doesn't make sense to make changes if the plan has already been approved. According to Mr. Stabile if you built more fueling stations the traffic will increase. Mr. Carpenter explained that the Planning Commission would recommend that an inter-connector from PA Turnpike to Rt. 81 be installed. Mr. Shughart made a motion to recommend the Central Cumberland County Task Force on Regional Development's zoning for the Area of I-81 Exit 12 be accepted. Mr. Stabile seconded the motion and it passed unanimously.

ALL AMERICAN PLAZAS GROUNDWATER ORDINANCE – Mr. Brenneman explained that the All American Plazas has withdrawn the Ordinance because the property owners have allowed them entrance onto their property; therefore, the concerned parties will resolve the problem. Mr. Stabile explained that since we have problems with groundwater in the Township, shouldn't we be doing something now. Mr. Carpenter stated that if he sees a problem he reports them immediately. Mr. Carpenter explained that Mr. Grove stated several times that our Ordinance addresses quantity of runoff but not quality. Mr. Stabile asked Mr. Brenneman if we could by Ordinance adopt best management practices. Mr. Brenneman suggested that preliminarily, he thinks the township could adopt the practices and possibly a maintenance inspection ordinance. Mr. Stabile indicated he would like to think about doing something about protecting the Township from contamination. Mr. Stabile suggested that Mr. Carpenter could possibly get some best management practices for all facilities not just existing or that come into being, but an Ordinance that stands on its own not zoning or land development. Mr. Carpenter stated that a spill occurred recently on **Roadway Drive**. Mr. Shughart asked who was responsible for the spill. Mr. Carpenter explained that at this time the responsible person is not known. Mr. Carpenter also reported a sinkhole down on Roadway Drive. Mr. Stabile asked how Mr. Grove was coming along with his **corridor study**.

PRETREATMENT PROGRAM ORDINANCE AMENDMENTS – Mr. Brenneman stated that further changes were necessary to comply with DEP regulations and an ordinance has been advertised for that purpose.

GARY SALTZBURG SEPTIC PERMIT DENIAL – Mr. Carpenter explained that soil had been put in place by Mr. Saltzburg in hopes of being able to install a septic system on his property. Unfortunately, Mr. Vince Elbel denied his application and he wants a hearing concerning his denial. Mr. Brenneman stated that a hearing is provided for under the Sewage Facilities Act. Mr. Brenneman

asked if the Supervisors would consider having the hearing prior to the December 6th meeting at 6:00 PM. The Supervisors unanimously agreed.

RESOLUTION 00-13 – POLICE DEPARTMENT FEDERAL GRANT-BARRY SHERMAN AS SIGNATORY – Chief Sherman explained that he has applied for a grant to provide funds for the police department and it is easier for him to follow the paperwork on the computer and is asking for signatory approval. Mr. Shughart made a motion to appoint Chief Sherman as signatory for the grant, seconded by Mr. Stabile and passed unanimously.

MUNICIPAL PLANNING ADVISORY SERVICE FOR THE YEAR 2001 – A motion was made by Mr. Shughart to accept the Municipal Planning Advisory Service. Mr. Stabile seconded the motion and it passed unanimously.

Mr. Eppley expressed concern by members of the Planning Commission, since there has been an opening for quite a while. Mr. Carpenter told the Board that Mr. Ed Hair would also like to be off the Zoning Hearing Board. **Advertise that Middlesex Township has openings for the Planning Commission and the Zoning Hearing Board.** Mr. Shughart asked that the application be into the Township around the 15th of December.

Mr. Brenneman explained that the on November 14th the **Agricultural Land Condemnation Approval Board has denied the Municipal Authority condemnation of the Robert Line and Edward Clouse** land for the purpose of drilling exploration wells. According to Mr. Brenneman the Authority still wants to pursue the goal of obtaining a well site and an overlay would be requested through the zoning. Mr. Brenneman explained that agriculture is one of those areas that you can protect. The Authority feels that there is urgency with regard to the protection. The well sites may be incorporated into the Comprehensive Plan for protection according to Mr. Carpenter. Mr. Shughart suggested that this land might come before the Board to be developed industrially in a few years. Mr. Carpenter suggested that a zoning overlay is the way to try to save these well sites. Mr. Stabile suggested that the Authority becomes aggressive in finding a well site. Mr. Brenneman explained that an Ordinance is required for well site protection. The Authority should move ahead and go to the Planning Commission to explain what it is they need for wellhead protection.

Mr. Brenneman asked that the Supervisors be excused to Executive Session at 10:00 AM.

BUDGET MEETING – The Supervisors agreed to advertise the 2001 budget at \$1,480,664.00. Using \$119,710.00 carryover from 2000. **The Real Estate Tax for 2001 will be .59 mills.**

The meeting was adjourned at 11:10 AM after budget discussion.