

**MIDDLESEX TOWNSHIP  
WORKSHOP MEETING  
November 18, 2011**

**OFFICIALS PRESENT:**    **SUPERVISORS:**    Chairman Victor P. Stabile  
                                                                 Vice-Chairman Donald S. Geistwhite, Jr.  
                                                                 Steve Larson  
                                 **SOLICITOR:**           Keith O. Brenneman  
                                 **POLICE CHIEF:**        Chief Barry Sherman  
                                 **ZONING OFFICER:**    Mark Carpenter  
                                 **MANAGER:**            Eileen M. Gault  
                                 **FIRE CHIEF:**           Ed Beam  
                                 **ENGINEER:**            Bud Grove

Chairman Stabile called the meeting to order at 7:31 a.m. in the Middlesex Township Building.

**PUBLIC COMMENT:** None.

**CUMBERLAND VALLEY CHRISTIAN RADIO:** Present were Kenneth Tuckey and Bruce Apgar to request a waiver for land development to install a small tower on an existing improved area. Mr. Carpenter stated that this would be a special exception with a permitted use to allow a business office for a radio station use in the LI (Light Industrial) District. The Supervisors are in support of this project given that the use is to occupy an existing office and install a small tower on an existing area and that the Supervisors support the application and consider it a valid special exception use. The Planning Commission is in support of this and a Zoning Hearing has been set for December 14, 2011.

**BLUE BEACON PA LLC ZONING HEARING BOARD APPLICATION FOR SPECIAL EXCEPTION AND VARIANCES RELATED TO SIGNS:** Blue Beacon purchased a property that was already a truck wash, scale, convenience store and fueling station and they would like to make it just a truck wash and scale. The property has some existing signs that are non-conforming by the Township's sign Ordinance and Blue Beacon is asking for a special exception to re-use some of the non-conforming signs and replace them with some other non-conforming signs and reduce the number of them. The signs will be directional signs and property specific. On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to support this application for a special exception and variance request based upon the unique situation of its use as a truck wash by the owner purchasing two properties, eliminating the use from one property, reducing the non-conforming total square footage of signage and being in favor of improving a slightly blighted property.

**CAMPING WORLD – SKETCH OF BUILDING ELEVATION:** Mr. Carpenter reported that he had received the sketch from Shannon Rusk of the prototype construction elevation for the Camping World store proposed in Middlesex Township, primarily of metal construction with EFIS panels at various accent areas. There are no aesthetic standards to the Ordinance and Ms. Rusk would like to be assured that this construction is acceptable to the Board. The Board of Supervisors are in support of this project and think that aesthetically the building looks fine as long as it doesn't exceed what the Ordinance permits and have no further comments.

**RAUDABAUGH SUBDIVISION REQUEST FOR REDUCTION OF IMPROVEMENT SECURITY:** On the motion of Mr. Geistwhite, seconded by Chairman Stabile, it was unanimously agreed to authorize the Township Engineer to review this request prior to the proposed reduction and to provide a final report at the December 7, 2011 Board of Supervisors Meeting.

**LUTZ AGREEMENT:** Mr. Brenneman has provided the Board with a draft agreement which they have reviewed with some comments. Mr. Geistwhite asked that the language use of the word "shall" is change to "will". Chairman Stabile stated that there are some points to debate on this agreement. After much discussion of the proposed Lutz Agreement, the Supervisors expressed their concerns that the agreement address changes in development as well as the fair portion of any subsequent impacts and a general discussion about land acquisition and road realignment at a future date.

**TCC UPDATE:** Mrs. Gault reported that she attended the final TCC (Tax Collection Committee) meeting for the year. Mr. Brenneman reviewed the regulations and found them to be in order. The next meeting will take place January 17, 2012 at South Middleton Township.

**CREDIT LIMIT INCREASE:** Mrs. Gault requested authorization to increase the Township Member's First Federal Credit Union credit card limit from \$50,000 to \$60,000. This credit card is used to make necessary purchases when needed and to pay bills since the Township then receives 1% cash back for these uses. On the motion of Mr. Larson, seconded by Chairman Stabile, it was unanimously agreed to authorize Mrs. Gault to request a credit card increase. Mr. Geistwhite abstained since he is a Board Member at Member's First.

**2012 PROPOSED BUDGET:** After much discussion of the proposed 2012 budget, on the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to advertise for consideration and possible adoption at the December 30, 2011 Workshop Meeting the budget for Middlesex Township for the year 2012 in the amount of \$2,806,914.00.

Mr. Geistwhite thanked the staff for their many hours of hard work in getting the budget ready for consideration and possible adoption.

On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to authorize the Solicitor Mr. Brenneman to prepare the Tax Ordinance establishing the millage for taxation and the assessment for Street Light District 1 for the year 2012 for adoption at the Workshop Meeting on December 30, 2011.

On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to authorize the Solicitor Mr. Brenneman to prepare the Resolution establishing the Foot Front Assessment for lighting in Street Light District 1 for the year 2012 for adoption at the Workshop Meeting on December 30, 2011.

On the motion of Mr. Larson, seconded by Mr. Geistwhite and there being no further business, it was unanimously agreed to adjourn the meeting at 10:10 a.m.