

MIDDLESEX TOWNSHIP WORKSHOP MEETING

December 30, 2004

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart, Chairman Vic Stabile, Vice Chairman Donald Geistwhite, Jr.
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

Chairman Chuck Shughart called the meeting to order at 7:37 a.m. in the Middlesex Township Building.

PUBLIC COMMENT – None.

(04-15) PENNTERRA PRELIMINARY/FINAL SUBDIVISION PLAN – The Developer met with the Supervisors to conclude several outstanding issues. Mr. Grove, Township Engineer, went over several verbal comments with the Developer: 1) Natural drainage easements need to be depicted on plan sheet pages 14 and 15; 2) 100 year flood line as per FEMA flood profiles needs to be added to plan sheet pages 14, 15 and 16; 3) Country Club Road improvements as shown on grading and utility plan needs additional detail relative to construction cross sections; 4) Proposed storm water drainage swale on the front of Lot #44 should be extended; 5) There are two additional swales and gutters needed along the upslope side of PennTerra Boulevard; 6) Alternate grading of green area along Central Parkway between Dartmore Place and Windsor should be considered, proposed and approved; 7) spot elevations are needed throughout the project; 8) the phrase “or professional engineer” should be removed from Note #5 of the general plan notes on plan sheet 2 ; 8) In Note #9 of the street notes on plan sheet 2, lane is misspelled and should be corrected.

Mr. Stabile made a motion with reference to the Memorandum of Grove Associates, Inc. dated December 29, 2004 to grant and deny waivers as follows on the PennTerra Preliminary/Final Subdivision Plan dated May 8, 2004, last revised December 20, 2004: Waivers 1 and 2 were approved and with respect to waiver 2, the October, 1999 Traditional Neighborhood Development Street Design Guidelines Publication No. RP-027A shall be used in the project; waiver 3 was approved as amended with a note to be placed on the plan giving the Township the irrevocable right to push snow on private streets; waiver 4 was withdrawn by the request of the applicant; the first part of waiver 5 regarding tar and chipping of alleyways was denied and second part of waiver 5 was approved with regards to the use of concrete pavers subject to the condition of approval by the Township Engineer of structural integrity analysis; and waivers 6, 7, and 8 were approved, with all of the foregoing waivers subject to the conditions as stated in bold print in the comments of the Township Engineer’ Memorandum dated December 29, 2004, the conditions recommended by the Planning Commission as noted in the draft Planning

Commission Minutes of December 29, 2004, and that all conditions be completed to the satisfaction of the Township Engineer. Mr. Geistwhite seconded the motion and it passed unanimously. The applicant, by James Snyder of Herbert, Rowland & Grubic, answered "yes" when asked by Mr. Brenneman if the waivers as approved and denied met with his approval.

Mr. Stabile made a motion to grant the six additional waiver requests as noted in the draft Planning Commission Minutes of December 29, 2004 as follows: 1. Section 305 requiring submission of a separate preliminary plan; 2) Section 501x requiring front side and rear building setback lines on tract to be developed as villages, with a municipal specific note 3 on plan sheet 2; 3) Section 703a(2) requiring projection of streets to the boundaries of the tract to be subdivided with street note 8 on plan sheet 2; 4) Section 501a requiring plan sheet size no larger than 24" by 36"; 5) Section 703(c) 9 with slope of shoulder pertaining only to upslope side of one way streets; and 6) Storm water detention, with design for direct discharge instead. Mr. Geistwhite seconded the motion and it passed unanimously.

Mr. Stabile made a motion to approve the PennTerra Preliminary/Final Subdivision Plan dated May 8, 2004, last revised December 20, 2004 with the following conditions: 1) The applicant satisfy those conditions of plan approval as noted in the draft Planning Commission Minutes of December 29, 2004; those being: that all review comments in the Cumberland County Planning Commission Report No. 04-171 as revised pursuant to the December 20, 2004 plan revisions be met; that a developer's agreement, phasing agreement and improvement security be completed and submitted by the applicant and approved by the Township Solicitor and Board of Supervisors; that the conditions set forth by the Middlesex Township Municipal Authority in the letter from Rory Morrison to Larry Claycomb dated December 29, 2004 be met; that all the comments of the Township Engineer in his Memorandum of December 29, 2004 be addressed; that all comments in the letter from Mark Carpenter to the Planning Commission dated December 29, 2004 be met; and that a listing of the requested waivers of the subdivision and land development ordinance and justification of such waivers be provided in writing by the applicant to the Board of Supervisors; 2) the applicant make clear on the plan that the Township ordinance allows accessory dwelling units to be placed on 10% of the applicable dwelling units, not to exceed 100 accessory units; 3) the applicant satisfy all comments from the Township Engineer in the Memorandum dated December 29, 2004, which includes the approval of documents as noted from the Board of Supervisors and the Township Solicitor, and those items orally stated by the Engineer (items 1 through 8 listed above) and orally agreed upon by the applicant; and 4) that all waivers additionally noted and orally discussed be placed on the applicant's plan. Mr. Geistwhite seconded the motion and it passed unanimously. The applicant, by James Snyder of Herbert, Rowland & Grubic, answered "yes" when asked by Mr. Brenneman if the conditions were acceptable.

(04-17) PENTERRA SALES CENTER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REQUEST FOR EXTENSION – Mr. Stabile made a motion to accept the PennTerra Sales Center Preliminary/Final Land Development Plan request for an extension dated December 20, 2004. Mr. Geistwhite seconded the motion and it passed unanimously.

(04-25) MEADOWBROOK FARMS PHASE IV FINAL SUBDIVISION PLAN – Mr. Carpenter needs to submit the plans to the Municipal Authority for review

MEADOWBROOK FARMS PHASE II REDUCTION OF SECURITY – The Supervisors received a letter from Meadowbrook Farms Phase II to reduce security. After discussion, Mr. Geistwhite made a motion to deny the request on the basis that it has already been reduced. Mr. Stabile seconded the motion and it passed unanimously.

(04-26) APPALACHIAN ESTATES FINAL SUBDIVISION PLAN – Mr. Hoover met to discuss updates he has made on the Appalachian Estates Final Subdivision Plan. The Township still needs a developer's agreement and improvement security for the project.

(04-27) RIDGE ESTATES FINAL SUBDIVISION PLAN – Mr. Hoover met with Chief Sherman, Roads Superintendent, to discuss the impending road widening project that Chief Sherman will be doing in April 2005. The developer is earmarking \$10,700 for the project and allowing the Township an easement where improvements will need to be made to the road.

KEYSTONE ARMS TRAFFIC SIGNAL ADDENDUM – Solicitor Brenneman presented the Supervisors with an addendum to the Keystone Arms Traffic Signal Agreement. Mr. Geistwhite made a motion to approve the addendum to the Keystone Arms Traffic Signal Agreement. Mr. Stabile seconded the motion and it passed unanimously.

Mr. Stabile made a motion for the Board of Supervise to authorize Chairman Shughart to sign today the agreement with Keystone Arms, Citizen's Bank, and the Township. Mr. Geistwhite seconded the motion and it passed unanimously.

ADOPTION OF 2005 BUDGET – Mr. Geistwhite made a motion to adopt the 2005 Budget. Mr. Stabile seconded the motion and it passed unanimously.

RESOLUTION 2004-22 ESTABLISHING 2005 REAL ESTATE TAX RATE – Mrs. Justh presented the figures to the Supervisors regarding the 2005 real estate tax rate. Mr. Stabile made a motion to approve Resolution 2004-22. Mr. Geistwhite seconded the motion and it passed unanimously.

RESOLUTION 2004-23 ESTABLISHING THE 2005 FOOT FRONT ASSESSMENT FOR LIGHTING IN THE STREET LIGHT DISTRICT 1 – Mrs. Justh presented Resolution 2004-23 to the Supervisors. Mr. Stabile made a motion to approve Resolution 2004-23. Mr. Geistwhite seconded the motion and it passed unanimously.

MUNICIPAL PLANNING ADVISORY SERVICE 2005 – Mr. Stabile made a motion to allow Municipal Planning Advisory Service for 2005. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made a second motion amending the first to approve execution of the Township of the agreement. Mr. Geistwhite seconded the motion and it passed unanimously.

PILOT TRAVEL CENTER VARIANCE REQUEST – Pilot would like to meet with the Board of Supervisors to discuss this at the next workshop meeting in January. Mr. Carpenter needs to re-advertise for Pilot's hearing before the Zoning Hearing Board.

INTERSTATE 81 INTEGRATED LAND USE, TRANSPORTATION, AND ECONOMIC DEVELOPMENT STUDY – Mr. Carpenter discussed his attendance at the December 15, 2004 meeting regarding the Interstate 81 Integrated Land Use, Transportation, and Economic Development Study. A full interchange is proposed at Exit 49.

TRAFFIC SIGNALS AT TRINDLE/ARMY HERITAGE – Chief Sherman raised concerns over the need for a pre-emption agreement and drop lines at these signals. Solicitor Brenneman will communicate to the developer the items that need to be addressed.

KEYSTONE PROPERTY TRUST/SOUTH MIDDLETON – Mr. Stabile asked the Supervisors to make a motion to ratify the expenses for the Keystone Property Trust/South Middleton as they have exceeded the \$10,000 allotment. Mr. Geistwhite made a motion to ratify the expenses to a total of \$18,071.40. Chairman Shughart seconded the motion and it passed unanimously.

FEE SCHEDULE CHANGE FOR 2005 – LEGAL SERVICES FOR MICHAEL RUNDLE/ZONING HEARING BOARD AND ENGINEERING SERVICES FOR BUD GROVE, TOWNSHIP ENGINEER – Mr. Stabile made a motion to accept the fee schedule change for Michael Rundle for 2005. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made a motion to accept the fee schedule change for Bud Grove for 2005. Mr. Geistwhite seconded the motion and it passed unanimously.

RESIGNATION OF AMY NELSON, RECREATION DIRECTOR – Mr. Stabile made a motion to accept the resignation of Amy Nelson as Recreation Director. Mr. Geistwhite seconded the motion and it passed unanimously.

RESIGNATION OF STEVE GRASS FROM THE LETORT AUTHORITY – Mr. Stabile made a motion to accept the resignation of Steve Grass from the Letort Authority. Chairman Shughart seconded the motion and it passed unanimously. Mrs. Justh will send a letter thanking him for his service to the Township.

Chief Sherman discussed the need for putting up no parking signs and other signs in the Township due to snow removal purposes. Mr. Geistwhite made a motion to allow Chief Sherman to put up the signs. Mr. Stabile seconded the motion and it passed unanimously.

Mr. Carpenter will forward information to the Planning Commission and have them address the issue of fees with the Turnpike Interchange.

EXECUTIVE SESSION – Chairman Shughart made a motion to adjourn the meeting at 10:30 a.m. for Executive Session. Mr. Geistwhite seconded the motion and it passed unanimously.