

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
December 30, 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
 ENGINEER: Bud Grove

OFFICIALS ABSENT: **FIRE CHIEF:** Ed Beam

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

PUBLIC HEARING: Chairman Stabile turned the meeting over to the Township Solicitor Keith Brenneman. Mr. Brenneman reported that the public hearing is on the proposed Township Zoning Ordinance text amendment pertaining to changeable signs. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Reviews and comments were provided by the Middlesex Township Planning Commission and the Cumberland County Planning Department with recommendation for approval of the ordinance. Paula Leicht, Attorney and Patrick Lyons, Representative of the Petitioner that initiated the Zoning Ordinance were present at which time Mr. Brenneman asked if what is proposed as revised from the client's application is satisfactory or if they would like to make any comments concerning the Ordinance. Paula Leicht stated that the revisions are satisfactory to the client and then reviewed the purpose of the client's application and the revisions. Mr. Brenneman then turned the hearing over to Chairman Stabile for public comment. Chairman Stabile stated that the Ordinance is different than the one proposed by the applicant Premiere Media as a result of review by the Supervisors and the Planning Commission. He also stated that one of the main topics of discussion was the amount of time the signs had to remain fixed at which it was a compromise to agree on twenty (20) seconds for billboard changeable signs and fifteen (15) minutes for all other signs. The Supervisors took a conservative view of some of the standards since this is a new approach to signs in order to see how this will work. There being no further questions or comments, Chairman Stabile turned the meeting over to Mr. Brenneman to close the hearing. At the direction of the Solicitor, Chairman Stabile declared the hearing closed.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES FOR NOVEMBER 18, 2011 AND DECEMBER 7, 2011: On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to approve the minutes of November 18, 2011. On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to approve the minutes of December 7, 2011.

FINAL MINOR SUBDIVISION PLAN OF LOT ADDITIONS FOR STUART AND STANSFIELD TRACTS: Joe Burgett of Burgett & Associates presented to the Supervisors the revised plans for the Stuart and Stansfield Tracts according to the Planning Commission's

comments. There were two (2) minor changes. One being a title sheet change with a name change to Final Minor Subdivision of Lot Additions and the note #19 was added stating that the two (2) lot additions had to be merged together with legal descriptions being provided to the Township for review.

On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to in connection with the Final Minor Subdivision Plan of lot additions for Stuart and Stansfield tracts dated 10/27/2011 revised 12/29/2011, to approve and grant the six (6) waivers as shown on the cover sheet of the proposed plan.

On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to in connection with the same plan to approve the Final Minor Subdivision Plan for lot additions, subject to the following conditions: 1) that the applicant comply with and satisfy the comments of the Planning Commission dated 12/27/2011, 2) that the applicant meet and satisfy the comments of the Township Engineer dated 12/27/2011, 3) that the applicant comply with the comments provided by the County Planning Department under Review #11-141, 4) that the applicant include on the cover page of this plan a note to reflect the existence of the non-closure of the deed description in form satisfactory to the applicant as well as the Township Solicitor prior to the filing of this plan for recording.

BARRY & MARIAN MCCOY - PROPOSED ZONING VARIANCE: Tim McCoy was present with his mother Marian McCoy. His parents Barry and Marian McCoy had submitted a letter to the Supervisors requesting consideration for support of a zoning variance to subdivide forty-four (44) acres lot at 96 & 98 Beagle Club Road, which currently is on one deed and has no road frontage. There is currently a permanent right-of-way recorded on the deed.

In connection with the discussion with Tim McCoy and his mother Marian McCoy regarding the possible subdivision of the forty-four (44) acre tract with addresses currently as 96 & 98 Beagle Club Road, it is the Supervisors understanding that both addresses are existing on a single lot with no access to any road other than over an existing easement on an adjoining neighbor's property. These conditions may have pre-existed the zoning ordinances and the applicant would like to subdivide the 44 acres into two lots which will continue to be interior lots and will continue to use the easement currently granted by the adjacent property owner. The McCoy's have come before the Supervisors today in order to get some sense of the Supervisors' feelings on the need for a variance request if they were to subdivide these lots given the fact that the proposed lots would not have access onto any existing road due to its pre-existing conditions. The Supervisors have considered this today and are inclined to comment favorably on the variance request given the size of the lots, the current existing conditions are non-conforming and that the denial of a variance would create a waste of property. In connection with it the Supervisors would also suggest that before the McCoy's file for a variance request they have the property surveyed and that setback requirements be considered so that if an additional variance requests are needed for the existing conditions and the proposed lot lines, they can include that in their variance request and the Supervisors would comment favorable on that variance request given the fact that the request would also pertain to current existing conditions. Finally, the Supervisors would note that in connection with any variance request, that a new easement agreement for access may be necessary in the event that the existing easement doesn't already cover the multiple lots for access with the adjoining property owner, and be executed for the two proposed lots.

PROPOSED ADOPTION OF ORDINANCE NO. 8 – 2011 TEXT AMENDMENT PERTAINING TO CHANGEABLE SIGNS: On the motion of Chairman Stabile, seconded by Mr. Larson, it was unanimously agreed to adopt Ordinance 8 – 2011 amending Middlesex Township Zoning Ordinance Article 14 pertaining to the use, erection, and permitting of signs in Middlesex Township as part of the proposed Ordinance.

ADOPTION OF 2012 BUDGET: On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to adopt the 2012 Budget in the amount of revenue as \$2,835,237.00 and expenses in the amount of \$2,806,914.00, with a UCC Fund balanced budget of \$57,134.00. This surplus in budget will bring the millage rate from .988 to 1.22 mills.

ORDINANCE NO. 9 - 2011 ESTABLISHING THE 2012 MILL RATE OF TAXATION AND THE FOOT FRONTAGE ASSESSMENT FOR STREET LIGHT DISTRICT 1: On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to adopt Ordinance No. 9 – 2011 establishing the millage for taxation and the assessment for Street Light District 1 for the year 2012.

RESOLUTION NO. 2011 - 11 ESTABLISHING THE FOOT FRONT ASSESSMENT FOR LIGHTING IN STREET LIGHT DISTRICT 1: On the motion of Chairman Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to adopt Resolution No. 2011 – 11 establishing the Foot Front Assessment for lighting in Street Light District 1 for the year 2012.

After much discussion of the dangerous conditions traveling East on the Carlisle Pike coming off of the Turnpike, Chairman Stabile has asked the staff to send a letter to PennDot, the Turnpike, Senator Vance and Representative Stephen Bloom so that they are aware of this situation.

ACCREDITATION FOR THE POLICE DEPARTMENT: Chief Sherman requested approval from the Supervisors to seek accreditation for the Middlesex Township Police Department. The PA Chiefs of Police Association have guidelines that must be followed in order to get accredited. This is a long process that will give additional credentials to the Police Department and will help to lower the insurance premiums. On the motion of Mr. Geistwhite, seconded by Chairman Stabile, it was unanimously agreed to authorize Chief Sherman to continue pursuing the accreditation for the police department from The PA Chiefs of Police Association.

Chief Sherman reported that the traffic controllers on the Miracle Mile have been replaced and are of no use to the Township. On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to authorize Chief Sherman to sell the old traffic controllers.

PLANNING COMMISSION / ZONING HEARING BOARD APPLICANT: Mrs. Gault presented a resume from a resident interested in serving on either the Planning Commission or the Zoning Hearing Board. Mr. Geistwhite has asked that this matter is tabled until additional resumes have been submitted.

On the motion of Chairman Stabile, seconded by Mr. Geistwhite and there being no further business, it was unanimously agreed to adjourn the meeting at 9:33 a.m.