

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 24, 2011**

START TIME: 7:05 p.m.

END TIME: 8:30 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Jim Dries
Rod Groff

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Steve Zeigler
Michael Buchanan
Mike Cornfield

AGENDA:

- TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES
- TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 2
- TPF 11-1 1500 HARRISBURG PIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 04-06-2011)
- TPF 11-2 JAMES AND ANN KULICK
ASA MODIFICATION PROPOSAL
- OTHER BUSINESS: FEBRUARY 14, 2011 MEETING DATE

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

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APPROVE PAST MINUTES OF January 10, 2011.

Jim Dries made a motion to approve the minutes of the January 10, 2011, meeting as amended. The motion was seconded by Rod Groff and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 11-1 1500 HARRISBURG PIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 04-06-2011)**

W. John Madden of Madden Engineering was in attendance to represent the plan. Bud Grove, Township Engineer, summarized his comments on the plan. Mr. Madden reported that there were no floor drains so there would be no leaking chemicals. The previous owner has owned the property since 1981 and they do not know if there were any underground tanks at that time. Mr. Grove stated that the township cannot require that they search for any such tanks. Jeff Kelly, Cumberland County Planning, reviewed the County's comments. Mr. Claycomb noted that the questions from the Planning Commission have all been covered by Mr. Grove and the County in their reviews.

There being no further comments or questions, Rod Groff made the following motion: "Pursuant to 1500 Harrisburg Pike Final Minor Land Development Plan, TPF 11-01, dated December 15, 2010, I move that we recommend approval of the 6 waivers requested and the approved 3 additional waivers requested in Gerald Grove's letter to Larry Claycomb of January 24, 2011."

This was seconded by Jim Dries and passed unanimously.

Mr. Groff made the following motion:

"Pursuant to 1500 Harrisburg Pike Final Minor Land Development Plan, TPF 11-01, dated December 15, 2010, I move that we recommend approval with the following conditions:

1. That the comments listed in the letter from Bud Grove to Larry Claycomb dated January 24, 2011, be met.
2. That the comments of the Cumberland County Planning Commission Review #11-005 dated December 22, 2010, be met." This was seconded by Jim Dries and passed unanimously.

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**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES**

Mark Carpenter spoke to Michael Buchanan and he said the committee can meet Thursday and have something ready for next month.

TPF 11-2 JAMES AND ANN KULICH – ASA MODIFICATION PROPOSAL

Mark Carpenter stated that this has to go to the Board of Supervisors and they will decide if they want to go forward with this first and then come back to the Planning Commission.

**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP ENGINEER ON
MIDDLESEX TOWNSHIP SOTRMWATER MANAGEMENT ORDINANCE
– DRAFT 2**

Bud Grove, Township Engineer, announced that he will have another version ready by the end of the week for the Board of Supervisors meeting. He reviewed the concepts of the ordinance in a general way. There were some administrative questions asked and answered. There was extensive discussion of the difference between repair and maintenance and replacement, along with other items. It is the consensus of the Planning Commission that they agree with the concepts of the Storm Water Management Ordinance. The Planning Commission, however, does not feel comfortable with making a recommendation until it is cleaned up and in a final form. Keith Brenneman, Township Solicitor, stated that it would be okay to do that.

OTHER BUSINESS:

A plan to redevelop the Gables Truck Plaza into a Blue Beacon Truck Wash is coming in soon.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission