

MIDDLESEX TOWNSHIP
SPECIAL MEETING
JUNE 20, 2000

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

Chairman Robert Eppley called the meeting to order at 7:03 PM in the Middlesex Township Municipal Building.

A PUBLIC HEARING AMENDING ORDINANCE No. 3-89 (THE "MIDDLESEX TOWNSHIP ZONING ORDINANCE") BY DELETING SECTION 6.02 I OF ARTICLE VI AND BY DELETING ARTICLE XVI, PLANNED RESIDENTIAL DEVELOPMENTS – Chairman Eppley turned the meeting over to Township Solicitor Keith Brenneman. Mr. Brenneman noted that this was the time and place for the public hearing on the Middlesex Township Zoning Ordinance. This hearing has been properly advertised two times in the Sentinel on June 5th and June 12th with the text of the Ordinance and the meeting notice and hearing notice. The Ordinance proposes to repeal Ordinance 3-89 a portion of the Middlesex Township Zoning Ordinance as amended by deleting section 6.02 I of Article VI and by deleting Article XVI, Planned Residential Developments. The Ordinance has been reviewed by County Planning at a meeting on June 15, 2000 and by a letter dated June 15, 2000 directed to Middlesex Township. The County Planning Commission reviewed the amendment at a meeting on June 15, 2000 and indicated that the amendment be approved with the following comments: 1. The proposed amendment appears consistent with County comments to the Township, dated January 20, 2000, regarding amendments to PRD regulations, and 2. Deleting this article will allow the Township to study the issue in coordination with the update of the Township's Comprehensive Plan. Mr. Brenneman marked Township exhibit one and two, the Proof of Publication and the letter dated June 15th from the Cumberland County Planning Commission. Also, the Middlesex Township Planning Commission has reviewed the Ordinance and has recommended repeal of the Ordinance. Before the matter is turned over for public comment Supervisor Vic Stabile asked for the floor. Mr. Stabile asked if this Ordinance is actually the Ordinance that was passed on 6 of 93. Mr. Stabile stated that tonight's hearing is to consider the repeal of Ordinance 6-93. This issue arose with an attempt by McNaughton to develop certain land in Middlesex Township. The Planning Commission considered the repeal of the PRD Ordinance for further study not to eliminate their type of development, but to study and create a new zoning ordinance section. Mr. Brenneman then turned the hearing over for comment.

The public hearing record was closed at 9:19 PM.

Mr. Vic Stabile made a motion to adopt the Ordinance 3-2000 that was published to repeal the present PRD provisions in the existing Middlesex Township Zoning Ordinance. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made an additional motion that the zoning for the Country Club area be reconsidered by the Planning Commission to determine what is appropriate in light of what has happened in this hearing. Mr. Shughart seconded the motion and it passed unanimously.

Mr. Stabile asked Mr. Carpenter what exactly was submitted from **Art Olsen for KMWW**. Mr. Carpenter reported that he received a tentative master plan, including 3 sets of drawings for 991 units on 503 acres, on June 5th. A tentative master plan, a plan called statistical facts, a plan called a phasing plan with a letter from their attorney and a letter from Mr. Olsen. After reviewing the plan requirements and the PRD Ordinance that was in effect at the time Mr. Carpenter determined that the submission was an incomplete plan. Mr. Carpenter suggested that it is more like a glorified sketch plan. Mr. Carpenter also stated that no fees were included with the submission. No application and review fees for Middlesex Township, no Cumberland County Planning Commission Review Fee, no Planning Module for Land Development Sewage Planning Module for the Department of Environmental Protection, no statement from Middlesex Township guaranteeing the adequacy of any service extension of water and sewer, no traffic study, no environmental impact study, no preliminary grading plan, no storm water plan, no landscaping plan, no description of each lot, no details of street design or sewer and water details. Mr. Carpenter stated that he also has a 3 page list of zoning requirements that have not been met. Mr. Brenneman stated that he had helped Mr. Carpenter review the plan because it was troubling Mr. Carpenter. When a plan is properly submitted you have 60 days to review a plan and hold a public hearing. Mr. Brenneman also stated that a submission like this with the absence of information severely undermines that process, particularly since our engineer has yet to review the plan. Mr. Stabile stated that he would like to recommend the return of the plan, asking that Mr. Olsen try to work with the Township. After hearing comments from Mr. Olsen, Mr. Grove suggested that he misunderstood the Township zoning. Mr. Stabile made a motion that Mr. Carpenter return the plan with the appropriate documentation to Mr. Olsen. Seconded by Mr. Shughart the motion passed unanimously.

The meeting was adjourned at 10:08 PM.