

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
July 16, 2021**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	ZONING/CODES ENFORCEMENT:	Mark D. Carpenter
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault

OFFICIALS ABSENT: DIRECTOR OF PUBLIC SAFETY: Chief Steve Kingsborough
ASST. CODES/MS4
COORDINATOR: Gerald Steigleman
ENGINEER: Bud Grove

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: None.

REQUEST BY THE ESTATES OF LINWOOD B. PHILLIPS, JR. AND ROBERT M. FREY TO CONTINUE THE CONDITIONAL USE HEARING FROM JULY 30, 2021, TO THE WORKSHOP MEETING ON OCTOBER 29, 2021: Zoning Officer Mr. Carpenter reported that a required traffic study is not completed yet, therefore, a continuation of the hearing is being requested to give the applicant 90 days to complete a traffic study.

Mr. Scott Rohrer, 457 Wolfs Bridge Road, asked what happens if the study is not completed in the 90 days, since there was no study done at the first hearing in April. Township Solicitor Mr. Brenneman responded that the applicant would be granted another hearing extension because under the law the Township has an obligation to engage with the applicant in good faith. The applicant could refile if the extension were denied.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the Estates of Linwood B. Phillips, Jr. and Robert M. Frey to continue the Conditional Use Hearing from July 30, 2021, to the Workshop Meeting on October 29, 2021.

NEW BUSINESS: Chairman Geistwhite reported that the Township and the Municipal Authority need to finalize the agreement pertaining to the MS4.

Mr. Carpenter reported that the Cumberland Preserve Development on Country Club Road (153 lots) did get an approval from DEP for their planning module, but unsure about the NPDES Permit.

Chairman Geistwhite asked about the Popeye's/Burger King Plan. Mr. Carpenter responded that he did give them a conditional approval letter and that Township Solicitor Mr. Brennenman has been working with them on the improvement agreement. A new buyer is buying the property.

There was some discussion about water tanks at larger warehouses to hold more capacity in case of an emergency. This could be included in the Zoning Ordinance or Subdivision and Land Development Ordinance (SLDO). It was suggested that a neighboring municipality may already have this ordinance in place.

EXECUTIVE SESSION: There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 7:59 a.m. to Executive Session.