

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 22, 2011**

START TIME: 7:00 p.m.

END TIME: 8:26 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Jim Dries
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Mike Cornfield

AGENDA:

- PUBLIC COMMENT
- TPF 11-08 HOLIDAY INN EXPRESS & SUITES FOR RAYS HOSPITALITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 11-02-2011)
- OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from June 13, 2011, as amended.
Steve Zeigler seconded the motion, and it passed unanimously.

Steve Zeigler made a motion to approve the minutes from August 8, 2011, as amended.
Jim Dries seconded the motion, and it passed unanimously.

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Larry Claycomb commended the Planning Commission members on the Zoning Hearing Board's acceptance of the Love's Travel Stop Special Exception Request with the conditions as recommended by the Planning Commission. He feels that this is a compliment to the Planning Commission.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

**TPF 11-08 HOLIDAY INN EXPRESS & SUITES FOR RAYS HOSPITALITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
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Raj Parekh from Rays Hospitality, Jim Snyder from Snyder Secary and Associates, and Bill Gladstone from NAIC Realty were in attendance to represent the plan. They will be able to add 6 or 7 more parking spaces. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County Planning Commission. Questions were asked and answered. Bud Grove, Township Engineer, reviewed his comments and the applicant's requested waivers. Keith Brenneman, Township Solicitor, had a question about the traffic signal, and the applicant assured him that there will be no changes necessary to the signal. Mark Carpenter, Township Zoning Officer, had no further questions. Larry Claycomb, Chairman of the Planning Commission, had some questions which were asked and answered. There was further discussion and clarification of the Preliminary Plan submission requirement and how they would request a waiver.

Michael Buchanan made the following motion:

"Pursuant to TPF 11-08 dated 25 July 2011, titled Holiday Inn Express & Suites for Ray's Hospitality Preliminary/Final Land Development Plan, I recommend granting the 4 waivers requested. In addition, this recommendation is contingent on the applicant requesting a 5th waiver for an Environmental Assessment and clarifying the request for the preliminary plan submission to Section 306 in lieu of Section 502 as currently stated."

This was seconded by Steve Zeigler and passed unanimously.

Michael Buchanan made the following motion:

"I move that we recommend approval of TPF 11-08 dated July 25, 2011, titled Holiday Inn Express & Suites for Ray's Hospitality Preliminary/Final Land Development Plan with the following conditions:

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1. That the conditions of the Cumberland County Planning Commission listed on review Report dated 8-12-11 for Plat Number 11-101 be met.
2. That the conditions listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated August 22, 2011 be met.
3. That the conditions listed in the first two sections in the review report of Larry Claycomb dated August 22, 2011, be met.”

This was seconded by Rod Groff and passed unanimously.

Rod Groff made a motion that the Planning Commission recommend approval of the DEP sewage planning exemption module for TPF 11-08, Holiday Inn Express & Suites for Ray's Hospitality Preliminary/Final Land Development Plan.

This was seconded by Michael Buchanan and passed unanimously.

OTHER BUSINESS:

Mike Cornfield sent an e-mail resigning from the Planning Commission. Larry Claycomb will notify the Township Supervisors. Mark Carpenter asked if anyone has any ideas for candidates to replace Mike Cornfield.

Jim Dries expressed concern that the new website is not being populated or updated in a timely fashion and the old website is still out there. This creates a confusing situation to the public. He felt that perhaps some volunteers might be able to help in this endeavor. Mark Carpenter stated that it is being worked on and he will bring the issue up again with the Board of Supervisors and the office staff.

There being no further business, Jim Dries made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:26 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission