

MIDDLESEX TOWNSHIP PLANNING COMMISSION
January 10, 2022

START TIME: 7:00 p.m.

END TIME: 8:50 p.m.

MEMBERS PRESENT:

Michael Buchanan (by telephone)
Larry Claycomb
Tom Ryan
Wes Beard

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Tracy Gleim
Jim O'Connell
Steve Zeigler
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

AGENDA:

REORGANIZATION – DISCUSSION AND POSSIBLE ACTION ON NOMINATIONS
AND ELECTION OF CHAIR & VICE-CHAIR OFFICERS FOR 2022 YEAR

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF
DECEMBER 13, 2021

PUBLIC COMMENT

TPF 21-8 DISCUSSION AND POSSIBLE ACTION ON
CONDITIONAL USE APPLICATION FOR APPROVAL OF
UDA OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON
FREY & PHILLIPS WOLFS BRIDGE ROAD PROPERTIES
(BOS Public Hearing scheduled for January 28, 2022)

TPF 21-25 DISCUSSION AND POSSIBLE ACTION - INFORMAL REVIEW OF
CHARTER HOMES DEVELOPMENT PROPERTIES XX, INC.
APPLICATION FOR COMPREHENSIVE PLAN AND ZONING
ORDINANCE AMENDMENTS ON ABOUT 214 ACRES OF PROPERTY
LOCATED ALONG W. TRINDLE ROAD AND ARMY HERITAGE DRIVE

TPF 21-22 DISCUSSION AND POSSIBLE ACTION ON
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
20 ROADWAY DRIVE LLC
(BOS action deadline April 6, 2022)

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MEETING MINUTES

REORGANIZATION – DISCUSSION AND POSSIBLE ACTION ON NOMINATIONS AND ELECTION OF CHAIR & VICE-CHAIR OFFICERS FOR 2022 YEAR

Wes Beard made a motion to nominate Larry Claycomb for Chair and to close the nominations. Tom Ryan seconded the motion and it passed unanimously.

Tom Ryan made a motion to nominate Tracy Gleim for Vice Chair and to close the nominations. Wes Beard seconded the motion and it passed unanimously.

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF DECEMBER 13, 2021

Tom Ryan made a motion to approve the minutes of the December 13, 2021, meeting as submitted. This motion was seconded by Wes Beard and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 21-22 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 20 ROADWAY DRIVE LLC (BOS action deadline April 6, 2022)

Mike Wadel was present to represent the plan. Mike Wadel explained the plan to the commission members. Questions were asked and answered. Mike Wadel will return to the next meeting for further review.

TPF 21-25 DISCUSSION AND POSSIBLE ACTION - INFORMAL REVIEW OF CHARTER HOMES DEVELOPMENT PROPERTIES XX, INC. APPLICATION FOR COMPREHENSIVE PLAN AND ZONING ORDINANCE AMENDMENTS ON ABOUT 214 ACRES OF PROPERTY LOCATED ALONG W. TRINDLE ROAD AND ARMY HERITAGE DRIVE

Anthony Faranda-Diedrich with Charter Homes, Charles Courtney and Chris Knarr of McNees, Wallace & Nurick were in attendance to represent the plan. Larry Claycomb presented written plan review comments on the proposed Zoning Ordinance Amendment. There was a lot of discussion about many issues related to the plan. The representatives will return to the next meeting for further review.

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**TPF 21-8 DISCUSSION AND POSSIBLE ACTION ON
CONDITIONAL USE APPLICATION FOR APPROVAL OF
UDA OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON
FREY & PHILLIPS WOLFS BRIDGE ROAD PROPERTIES
(BOS Public Hearing scheduled for January 28, 2022)**

Mark Carpenter explained that although the Planning Commission had previously recommended in favor of this application with conditions. As a result of discussion during Public Hearings conducted by the Board of Supervisors on the matter, supplemental information has been submitted including a detailed traffic impact study, typical architectural documents, parking needs analysis, community impact analysis, etc. Mark Carpenter explained that Bud Grove is reviewing the supplemental information to report by the next Planning Commission meeting on January 24, 2022, and the applicant and consultants will be present at that meeting to discuss the matter. Mark Carpenter said the Board of Supervisors need the Planning Commission to review the supplemental information and make another recommendation on the matter.

There being no further business, Wes Beard made a motion to adjourn the meeting. The motion was seconded by Tom Ryan passed unanimously at 8:50 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission