

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
January 13, 2025

START TIME: 7:00 p.m.

END TIME: 7:53 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Tom Ryan
Robynn Eppley
Tracy Gleim

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

Annual Reorganization – Discussion and Possible Action on Planning Commission nominations and elections for 2025 Offices of Chairperson and Vice-Chairperson.

Discussion and Possible Action on past minutes of December 9, 2024

Public Comment

TPF 24-20 Discussion and Possible Action on
Final Minor Lot Addition Subdivision Plan for 9 Mill Road
(BOS action deadline March 5, 2024)

TPF 24-23 Discussion and Possible Action on proposed changes to Comprehensive Plan
Future Land Use Map and Zoning Map to return the following properties to those
future land uses and Zoning Districts that they had immediately prior to
November 22, 2024: (I) 21-07-0467-025A (151 Wolfs Bridge Road); and (II) 21-
07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-
004C, 21-07-0467-004G, and 29-17-1587-119 (Collectively 106 Wolfs Bridge
Road).
(BOS Public Hearing Scheduled for February 5, 2025)

TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES:

Annual Reorganization – Discussion and Possible Action on Planning Commission nominations and elections for 2025 Offices of Chairperson and Vice-Chairperson.

Larry Claycomb announced that he will be stepping down as Chairperson after over 20 years as Chairperson. Larry Claycomb nominated Tom Ryan for Chairperson. Robynn Eppley seconded that motion and Tracy Gleim moved to close the nominations and Wes Beard seconded that. The motion carried unanimously, electing Tom Ryan as Chairperson of the Planning Commission.

Wes Beard nominated Tracy Gleim as Vice-Chair and Robynn Eppley seconded the motion. Tracy Gleim was then elected unanimously as Vice-Chairperson of the Planning Commission.

Discussion and Possible Action on past minutes of December 9, 2024

Wes Beard made a motion to accept the minutes of the December 9, 2024, meeting as amended. This was seconded by Larry Claycomb and passed unanimously.

Public Comment

Mr. Ryan asked if there was any public comment, and there was none.

**TPF 24-20 Discussion and Possible Action on Final Minor Lot Addition
Subdivision Plan for 9 Mill Road
(BOS action deadline March 5, 2024)**

Zach Lupold was in attendance to represent the plan. He is the surveyor. They received comments from Mr. Grove and they have been addressed. Mr. Grove reviewed the comments and conditions. Questions were asked and answered. The County comments were reviewed.

Wes Beard made the following motion.

“I move we recommend approval of waivers numbered 1, 2, 3, 5, 7, and 8 and that waivers numbered 3 and 6 be dropped for TPF 24-20, Final Minor Lot Addition Subdivision Plan for 9 Mill Road dated 11/01/2024.”

This was seconded by Larry Claycomb and passed unanimously.

Wes Beard made the following motion.

“I move we recommended approval of TPF 24-20, Final Minor Lot Addition Subdivision Plan for 9 Mill Road dated 11/01/2024 with the following conditions.

1. That the conditions and comments in Bud Grove’s letter to Larry Claycomb dated 12/19/2024 be met.
2. That the comments in Cumberland County Review Report #P24-623 dated 11/20/2024 be met.”

This was seconded by Larry Claycomb and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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**TPF 24-23 Discussion and Possible Action on proposed changes to Comprehensive Plan Future Land Use Map and Zoning Map to return the following properties to those future land uses and Zoning Districts that they had immediately prior to November 22, 2024: (I) 21-07-0467-025A (151 Wolfs Bridge Road); and (II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (Collectively 106 Wolfs Bridge Road).
(BOS Public Hearing Scheduled for February 5, 2025)**

Mark Carpenter stated that the Board of Supervisors has reversed the decision to rezone the Wolfs Bridge Road property due to public comments received.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 24-23, the proposed changes to Comprehensive Plan Future Land Use Map and Zoning Map to return the following properties to those future land uses and Zoning Districts that they had immediately prior to November 22, 2024: (I) 21-07-0467-025A (151 Wolfs Bridge Road); and (II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (Collectively 106 Wolfs Bridge Road).

This was seconded by Wes Beard and passed unanimously.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Mark Carpenter and Troy Truax are hoping to finalize this and bring it to the meeting next month.

Township Staff Informational Comments with no discussion.

Mr. Carpenter distributed a list of dwelling units that are available for construction in the township and explained the details. This is a list that he provides to the school district every year.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 7:53 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission