

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 2007**

START TIME: 7:00 p.m.

END TIME: 8:27 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano

AGENDA:

1. APPROVE PAST MINUTES OF JANUARY 8, 2007
2. PUBLIC COMMENT
3. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – February 7, 2007, requested 30 day
extension of review time until March 12, 2007)
4. (TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – March 7, 2007)
5. (TPF 06-18) HRISTOS K & CHRISTINE KANELAKIS - REQUEST FOR
ZONING MAP AMENDMENT BY CITIZEN PETITION
(BOS Public Hearing scheduled for March 7, 2007)
6. (TPF 07-1) MARY K BARRICK
FINAL SUBDIVISION PLAN
(BOS action deadline – April 4, 2007)
7. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 2007**

MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 8, 2007

Tracy Gleim made a motion to approve the minutes of January 8, 2007, with no corrections. Steve Zeigler seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

**(TPF 06-18) HRISTOS K & CHRISTINE KANELAKIS - REQUEST FOR
ZONING MAP AMENDMENT BY CITIZEN PETITION
(BOS Public Hearing scheduled for March 7, 2007)**

Justin Kuhn was present for the Kanelakis'. There was no new information for the Commission. Cumberland County reviewed the plan on January 18, 2007. The change is consistent with the comprehensive plan. Mark Carpenter, Township Zoning Officer, agrees with the County's comments.

Tracy Gleim made the following motion:

"Pursuant to the Hristos K. & Christine Kanelakis Request for Zoning Map Amendment by Citizen's Request (TPF 06-18), I move that we recommend approval for the reasons stated in the letter from Kirk Stoner to the Board of Supervisors dated January 18, 2007."

The motion was seconded by Steve Zeigler and passed unanimously.

**(TPF 07-1) MARY K BARRICK
FINAL SUBDIVISION PLAN
(BOS action deadline – April 4, 2007)**

Jennifer Alan W. Smith, M.D. was in attendance to represent the plan. The comments from Cumberland County were reviewed. Bud Grove and Mark Carpenter had no further comments.

Tracy Gleim made the following motion:

"Pursuant to Final Subdivision Plan #TPF 07-01, titled Mary K. Barrick Final Subdivision Plan, I move we recommend approval with the following condition:

That the comments of the Cumberland County Planning Commission No. 07-03 dated January 18, 2007, be met.

The motion was seconded by Mike Buchanan and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 2007**

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – March 7, 2007)**

Francis C. McNaughton and Francis J. McNaughton of The McNaughton Company were in attendance accompanied by Bob Fisher of R. J. Fisher & Associates. Mr. Fisher explained the changes that were made to the plan to address the previously submitted comments. They just received comments from Cumberland County and Bud Grove so they need to have a meeting with Mr. Grove to work on these comments. They expressed a desire to have all the remaining comments before that meeting. All agreed to strive to that end.

**(TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – February 7, 2007, requested 30 day
extension of review time until March 12, 2007)**

Pam Fisher and Rob Wright, EIT, from Dawood Associates were present along with Susie Hixenbaugh of Saidis, Flower and Lindsay and Bob Miller from Kaybro of Middlesex. Bud Grove will meet with them to work on his comments including some storm water management issues. They have hired a hydrogeologist to study the problem. The comments were reviewed including their request to have sidewalks on only one side of the street. Cumberland County had recommended disapproval due to noncompliance with this issue. There was discussion of pedestrian access to the open space and what "access" means and also what the open space will be used for. There was more discussion regarding the traffic study and impact on the "miracle mile" area. In addition, there is a concern for the development of sinkholes on the property. The developer has filed a 30-day time extension for the plan. Mark Carpenter asked if they could give a 90-day extension. He also explained that we need a revised letter from Robert Saidis referencing an expiration date of March 12, 2007, rather than February 10, 2007. Of course, if they allow a 90-day extension, that date will be further revised. Tracy Gleim brought up the idea of changing some of the zoning to allow for moving the open space to the area along Claremont Road and moving the homes from that area to the area currently slated for the open space. Doing this would move the homes away from the existing light industrial use across Claremont Road and also solve some of the storm water issues. Bob Miller stated that they had already invested a lot in the plan as it stands but that they would look at the possibility. They will be back at the next meeting in three weeks - February 12, 2007.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)**

Mark Carpenter stated that there was no further information in this regard.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 2007**

OTHER BUSINESS:

Bud Grove's daughter, Eva, was introduced to the members. She had accompanied her dad and did her homework in the next room during the meeting.

The Cumberland County Planning Commission is hosting a Planning Commissioner training on February 27, 2007. The township will pay the \$10.00 fee for anyone on the Commission who wishes to attend. Please let Mark Carpenter know if you wish to attend.

Keith Brenneman shared with the Commission that the Dickinson Township Planning Commission was very impressed with the new Middlesex Township Sign Ordinance.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 8:27 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission