

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
January 22, 2024**

START TIME: 7:00 p.m.

END TIME: 7:49 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Tracy Gleim
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tom Ryan
Steve Zeigler

AGENDA:

Discussion and Possible Action on past minutes of January 8, 2024

Public Comment

- TPF 23-17 Discussion and Possible Action on
 Final Minor Lot Addition Subdivision Plan, Jones Property
 (BOS action deadline February 7, 2024)
- TPF 23-18 Discussion and Possible Action on Grange Development –
 Preliminary/Final Subdivision and Land Development Plan for Phases 1,
 2, 3 & 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4
 (BOS action deadline February 7, 2024)
- TPF 23-22 Discussion and Possible Action on
 Preliminary/Final Major Land Development Plan For
 Tender Years Child Development Center
 (BOS action deadline April 5, 2024)
- TPF 23-24 Discussion and Possible Action on Final Major Subdivision & Land
 Development Plan for Cumberland Preserve Phase II
 (BOS action deadline April 3, 2024)

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of January 8, 2024

Wes Beard made a motion to accept the minutes of the January 8, 2024, meeting as amended. This was seconded by Robynn Eppley and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

**TPF 23-17 Discussion and Possible Action on
Final Minor Lot Addition Subdivision Plan, Jones Property
(BOS action deadline February 7, 2024)**

Laura Curran was in attendance to represent the plan. She explained that this lot is being created to allow for a pool that was built next to the property line. This will place the property line about 10-15 feet away from the pool.

The comments from the County were reviewed. Questions were asked and answered.

Comments from Bud Grove were reviewed. There were no questions.

Robynn Eppley made the following motion.

"I move we recommend approval of TPF 23-17, Final Minor Lot Addition Subdivision Plan for Jones Property with the following conditions.

1. That the conditions in the letter of Bud Grove to Larry Claycomb dated 1/21/2024 be met.
2. That the conditions in the Cumberland County Planning Review #23-144 dated October 17, 2023 be met."

This was seconded by Jim O'Connell and passed unanimously.

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TPF 23-18 Discussion and Possible Action on Grange Development – Preliminary/Final Subdivision and Land Development Plan for Phases 1, 2, 3 & 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4 (BOS action deadline February 7, 2024)

Mr. Carpenter announced that the developer has asked that the Planning Commission table this item.

Wes Beard made a motion to table this item and this was seconded by Jim O'Connell and passed unanimously.

TPF 23-22 Discussion and Possible Action on Preliminary/Final Major Land Development Plan For Tender Years Child Development Center (BOS action deadline April 5, 2024)

Mark Magrecki from Penn Terra Engineering and Mike Kistler from Lobar Associates were in attendance to represent the plan. Mark Magrecki said they are proposing to build a child daycare center on the property where Hoss's used to be. They have five waivers which were reviewed for the Planning Commission members.

Mr. Grove's comments were reviewed.

The LeTort Regional Authority comments were reviewed and discussed.

Wes Beard made the following motion.

"I move we recommend approval of the 5 waivers requested on TPF 23-22, Preliminary/Final Land Development Plan for Tender Years Child Development Center as revised January 2, 2024."

This was seconded by Jim O'Connell and passed unanimously.

"I move we recommend approval of TPF 23-22, Preliminary/Final Land Development Plan for Tender Years Child Development Center as revised January 2, 2024, with the following conditions.

1. That the comments in Bud Grove's letter to Larry Claycomb dated 1/18/2024 be met.
2. That the comments in Cumberland County review for Plan No. P23-117 dated 10/2/2023 be met, except for comments #15 and #18.
3. That the comments in the letter of Andrew C. Parker, Chairman, LeTort Regional Authority, to Christopher Sestrich dated 12/15/2023 be met."

This was seconded by Jim O'Connell and passed unanimously.

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**TPF 23-24 Discussion and Possible Action on Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II
(BOS action deadline April 3, 2024)**

Chase Mader and Doug Gosik of Williams Site Civil were in attendance to represent the plan. This is the third submission for this development. They are requesting a waiver. They have just received comments and have no issues with any of them. Questions were asked and answered.

Jim O'Connell made the following motion.

"I move we recommend approval of the 2 additional waivers requested for the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II, Proposed Residential UDA/TND Development."

This was seconded by Wes Beard and passed unanimously.

Jim O'Connell made the following motion.

"I move we recommend approval of the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II, Proposed Residential UDA/TND Development, with the following conditions.

1. That the comments of Bud Grove's letter to Larry Claycomb dated 1/22/2024 be met.
2. That the comments of Cumberland County Planning Review for Plan No. #23-400 dated 12/28/2023 be met."

This was seconded by Robynn Eppley and passed unanimously.

Township Staff Informational Comments with no discussion

Mark Carpenter reported that he received two new plans today. SAIA bought the Red Roof Inn property for a trailer storage lot. He has plans for the Planning Commission members if they want to take them home.

The Grange plan will be back for the next meeting February 12th.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 7:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission