

MIDDLESEX TOWNSHIP PLANNING COMMISSION
January 24, 2022

START TIME: 7:00 p.m.

END TIME: 8:32 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Wes Beard
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer
Elizabeth Grant, Cumberland County Planning Commission

MEMBERS & STAFF ABSENT:

Michael Buchanan

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF JANUARY 10, 2022

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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DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF JANUARY 10, 2022

Tom Ryan made a motion to accept the minutes of the January 10, 2022, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked if there was any 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 with Diffenbaugh Wadel Inc. was in attendance to represent the plan. He explained the project to the attendees. It will expand the building and a paved area which will allow truck traffic in and then to back into the new building. This will increase the impervious coverage to the maximum allowed. They just received Bud Grove's comments on Saturday. Mr. Grove's comments were reviewed, and questions were asked and answered.

Wes Beard made the following motion.

"I move that we recommend approval of the three waivers requested for TPF 21-22, Preliminary/Final Land Development Plan for 20 Roadway Drive."

This was seconded by Tom Ryan and passed unanimously.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 21-22, Preliminary/Final Land Development Plan for 20 Roadway Drive with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated January 21, 2022, be met.
2. That the conditions of the Cumberland County Planning Commission review #21-154 dated 12/202021 be met."

This was seconded by Tom Ryan and passed unanimously.

**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)**

Tom Nehill was in attendance to represent the application.

He explained the history of this application and plan for the Planning Commission members. They are back at the Planning Commission at the request of the Board of Supervisors to summarize the traffic study. Their hearing with the Board of Supervisors has been continued to January 28th at 7 a.m.

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Jay States with Grove Miller Engineering then explained the traffic impact study to the Planning Commission members. He delineated the intersections that were studied and gave some historical information regarding older traffic studies. Questions were asked and answered. Mr. Grove explained why the traffic study was requested.

Tom Ryan made the following motion.

"I recommend approval of TPF 21-8, The Estate of Linwood B. Phillips, Jr., and Robert M. Frey, Wolfs Bridge Road Properties Application for Conditional Use Approval of a UDA Development; Second Submission package with the condition that all of the comments of Bud Grove in his letter to Donald Geistwhite, Jr., dated January 20, 2022, be met."

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

**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, Charlie Courtney and Chris Knarr of McNees, Wallace & Nurick were in attendance to represent the plan.

Bud Grove's report is not quite finished and will be published soon. He paraphrased it for the applicants, starting with the history of the UDA ordinance.

Charlie Courtney with McNees, Wallace and Nurick talked about the revisions to the plan which will be done when they receive Mr. Grove's comments. They asked for any comments from the Planning Commission members so that they can be included in their next set of revisions.

Issues were discussed and questions were asked and answered.

Elizabeth Grant asked for a clarification of a parking issue which was provided.

The applicant will return after receiving the rest of the comments and revise the proposed amendment for next month.

Ralph Deitch of 390 S Middlesex Rd. was in attendance as a neighboring property owner. He has questions about water runoff. The applicant will sit down with him and go over all of his questions as soon as the meeting is over.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 8:32 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission