

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
February 10, 2020**

START TIME: 7:00 p.m.

END TIME: 7:58 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Jim O'Connell
Tracy Gleim
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF JANUARY 13, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline May 6, 20c20)

TPF 20-4 AMEER FARHAT, 490 HOLLOW BROOK DRIVE
REVIEW DEP SEWAGE FACILITIES PLANNING MODULE
FOR SMALL FLOW SEWAGE TREATMENT FACILITY
(BOS action deadline March 23, 2020)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Tracy Gleim made a motion to approve the minutes from January 13, as amended.
Michael Buchanan seconded the motion and it passed unanimously.

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PUBLIC COMMENT:

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

**TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline May 6, 2020)**

John Madden and Joe Dorian were in attendance to represent the plan. They have been working on all the comments that they received. They reviewed the purpose of the plan for the benefit of Wes Beard, a member who was not on the Planning Commission when the application was originally received. Questions about landscaping and stormwater management were asked and answered. There was a question about lighting which was discussed. They don't have definite plans for a building yet, so that will be submitted with the building permit application. He agreed to put some lighting on the plan. Larry Claycomb pointed out some existing conditions that need to be shown on the plan and the applicant agreed to put them on it.

Michael Buchanan made the following motion.

"Regarding TPF 18-15 Preliminary / Final Development Plan for Carlisle Steel Supply, LLC, dated 12/18/18, as revised 10/25/19, I move we recommend granting the three waivers requested.

This was seconded by Steve Zeigler and it passed unanimously.

Mike Buchanan made the following motion.

"I move we recommend approval of TPF 18-15 Preliminary / Final Land Development Plan for Carlisle Steel Supply, LLC, dated 12/18/18 as revised 10/25/19 with the following conditions

1. That the conditions stated in Bud Grove's letter to Larry Claycomb dated February 7, 2020, be met.
2. That the conditions listed in Cumberland County Planning Review #19-002 dated 1/11/2019, be met.
3. That all entrances to the proposed building be shown along with any proposed entrance lighting.
4. That the distance to the building on Lot #7 southeast of the tract be determined and if it is less than 100' it be shown on the plan per SALDO 501,A,26,d.
5. That the driveway, from Lot #7 onto Stover Drive directly south of the tract be shown on the plan per SALDO 501,A,26,d.
6. That the exiting utility pole be shown on the plan per SALDO 50,A,26,1.
7. That a note be added to the plan that lighting will comply with all applicable township ordinances.
8. That the existing building be identified as "To Be Removed" per SALDO 501,C,2,a.

Steve Zeigler seconded the motion and it passed unanimously.

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Ameer Farhat was in attendance to explain that they want to build a new house with some agricultural activity. They did some perk testing and the property failed, so they have applied to have a small flow sewage treatment facility. Mark Carpenter explained the process that was followed when the property was tested and explained the proposed small slow sewage treatment facility that is being proposed to the Planning Commission. Questions were asked and answered.

Michael Buchanan made a motion to authorize the Chairman to sign the application for small flow sewage treatment facility.
Seconded by Tracy Gleim and passed unanimously.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark Carpenter announced that there is nothing new to report.

OTHER BUSINESS:

Mark Carpenter distributed an invitation to the Planning Commission training course being given March 30th from 6 to 9 p.m. at the Cumberland County Planning Office.

The Wolfs Bridge Project will begin very, very soon. Completion date is expected to be April 14, 2021.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim O'Connell seconded the motion and it passed unanimously at 7:58 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission