

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
FEBRUARY 12, 2007**

START TIME: 7:02 p.m.

END TIME: 9:23 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Americo Gines-Serrano

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF JANUARY 22, 2007
2. PUBLIC COMMENT
3. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline –March 12, 2007)
4. (TPF 07-2) KEYSTONE ARMS – LOT 162
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:02 p.m.

APPROVE PAST MINUTES OF JANUARY 22, 2007

The January 22, 2007, minutes were not available and will be reviewed at the next meeting.

PUBLIC COMMENT

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

**(TPF 07-2) KEYSTONE ARMS – LOT 162
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

John Snyder from Rettew Associates was in attendance to represent the plan for a community center for Keystone Arms. Approximately 2000 square feet of the driveway is in Middlesex Township. They would like a waiver for review of the plan since North Middleton Township is reviewing it, as the majority of the area is in North Middleton Township. The Commission

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reviewed the comments from the Cumberland County Planning Commission.

The following motion was presented by Rod Groff:

"Pursuant to the Preliminary/Final Land Development Plan #TPF 07-02 dated October 16, 2006, titled Keystone Arms, Lot 162, I move that we recommend granting the waiver for reviewing this plan as a Land Development Plan by Middlesex Township with the condition that Middlesex Township receive a copy of the signed plan with the change of the Lot #162 walk path documented."

The motion was seconded by Tracy Gleim and passed unanimously.

**(TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN**

Steve Fisher of Dawood Associates and Attorney Susie Hixenbaugh of Saidis, Flower and Lindsay, Bob Miller and Lee Kaplan of Kabro of Middlesex, Jay States, traffic engineer of Grove Miller Engineering, Inc., and Eric Slabin, hydrogeologist, of Earth Resource Associates, Inc. were in attendance. Steve Fisher addressed Larry Claycomb's comments from the last meeting. They had met with Bud Grove and Mark Carpenter regarding traffic, etc. Jay States from Grove Miller Engineering, Inc., discussed the traffic study extensively. The Commission members were concerned about the impact of this development combined with the future impact from PennTerra, Cumberland Knoll and Knight Transportation and the ability to get through the intersections on the "miracle mile." Mr. States will return with responses to these concerns.

Eric Slavin from Earth Resource Associates, Inc., then embarked upon a lengthy, informative presentation about closed depressions, fracture traces, bedrock outcropping mapping, sink holes, etc. His conclusion is that this site does not have any more predisposition to sink holes than any other site in the area. They are drilling test holes on the site to confirm this. The commission asked that they add a couple more test drills in specific sites of concern. They will submit a report to Bud Grove, Township Engineer.

Then the issue of sidewalks and street width was explored. Mark Carpenter introduced the idea of "bump out" parallel parking as a possibility. After discussion, the consensus of opinion was that the Commission prefers sidewalks on both sides of the street would not likely support a waiver of that requirement.

Steve Fisher commented that it have been difficult to get time with Bud Grove. This plan was submitted in October of 2006 and they have only been able to get together with Mr. Grove twice.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 9:23 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission