

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
FEBRUARY 13, 2023**

START TIME: 7:00 p.m.

END TIME: 8:41 p.m.

MEMBERS PRESENT:

Robynn Eppley
Tracy Gleim
Wes Beard
Steve Zeigler
Tom Ryan
Larry Claycomb

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of January 23, 2023

Public Comment

- | | |
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| TPF 22-11 | Discussion and Possible Action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 3 (BOS action deadline April 5, 2023) |
| TPF 22-14 | Discussion and Possible Action on Preliminary Land Development Plan, Take 5 Car Wash and Oil Change (BOS action deadline March 1, 2023) |
| TPF 22-21 | Discussion and Possible Action on Revised Preliminary Subdivision Plan, Pine Hill Industrial Park (BOS action deadline March 1, 2023) |
| TPF 22-23 | Discussion and Possible Action on Final Subdivision Plan, Meadowbrook Farms Phase X (BOS action deadline April 5, 2023) |
| TPF 23-2 | Discussion and Possible Action on Final Subdivision Plan, Pine Hill Industrial Park Phase 2 (BOS action deadline May 3, 2023) |
| TPF 23-3 | Discussion and Possible Action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 4 (BOS action deadline May 3, 2023) |

Township Staff Informational Comments

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MEETING MINUTES

PUBLIC COMMENT

Larry Claycomb asked if there was any public comment and there was none at this time.

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF JANUARY 23, 2023

Tom Ryan made a motion to accept the minutes of the January 23, 2023, meeting as amended. This was seconded by Tracy Gleim and passed unanimously.

**TPF 22-14 Discussion and Possible Action on Preliminary
Land Development Plan, Take 5 Car Wash and Oil Change
(BOS action deadline March 1, 2023)**

Connor Hendersen was in attendance to represent the plan. They have been in contact with Bud Grove, Township Engineer, and have whittled down his comments to just a few. They are using a managed release for storm water and are in the process of working through the details. He reviewed the waivers that they are requesting. They have submitted to the LeTort Authority. The planning exemption module has been applied for, as has the NPDES permit. They hope for conditional approval at the next meeting.

**TPF 22-11 Discussion and Possible Action on Preliminary Final Major
Land Development Plan, Pine Hill Industrial Park Lot 3
(BOS action deadline April 5, 2023)**

Betsy Davison explained that they will put in one 2-story self-storage building, all climate controlled, with covered parking. They have comments from Mr. Grove which they will discuss with him. They have waivers, which she enumerated. They will bring this back to the Planning Commission after they have worked with Bud Grove and Ed Beam.

**TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline March 1, 2023)**

Betsy Davison explained the details of this plan. This is the remainder of the Pine Hill Industrial Park. They have also submitted this plan to North Middleton Township since part of it is in that township. This is a proposed layout which will allow future development of this tract. They have not yet received all of Mr. Grove's comments at this time and are working with him to achieve this. Questions were asked and answered. They will be back in two weeks.

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**TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline May 3, 2023)**

Betsy Davison was in attendance to represent this plan. They have not received any comments from Mr. Grove on this plan yet. This will create an 11.5 acre lot and include two commercial lots along route 11 which the owner will be acquiring. Questions were asked and answered.

**TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline May 3, 2023)**

Betsy Davison explained this plan for Lot 4 of the Pine Hill Industrial Park. This is 11.6 acres. Barry Bowman was in attendance from Flight Systems. They wish to relocate from their building on Post Road. Bud Grove has not submitted comments on this plan. North Middleton Township will be looking at this plan also. Questions were asked and answered. They will await Mr. Grove's comments and return to a future meeting.

**TPF 22-23 Discussion and Possible Action on
Final Subdivision Plan, Meadowbrook Farms Phase X.
(BOS action deadline April 5, 2023)**

This application has requested to be tabled. Robynn Eppley made a motion to table this plan. Steve Zeigler seconded it and it passed unanimously.

Township Staff Informational Comments

Mark Carpenter reported on upcoming plans.

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 8:41 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission