

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 22, 2016**

START TIME: 7:00 p.m.

END TIME: 8:47 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 8, 2016

PUBLIC COMMENT

TPF 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
FINAL MINOR SUBDIVISION PLAN AND
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 8, 2016.

Jim Dries made a motion to approve the minutes of the February 8, 2016, meeting as amended. The motion was seconded by Randy Waggoner and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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(BOS action deadline April 6, 2016)**

Ambrose Heinz of Stevens and Lee and Justin Kuhn with BL Companies were in attendance to represent the plan. Michael LaCesa, Director of Real Estate at Sheetz and Brent Brubaker of Sheetz, were also in attendance. Mr. Kuhn described some changes that have been made to the plan which affect the waivers requested. They have worked with Mr. Grove over the past few weeks to improve the storm water management provisions of the land development plan. Questions were asked and answered.

Randy Waggoner made the following motion.

“I move that we recommend approval of the one waiver requested on TPF 15-13, titled Final Minor Subdivision Plan, Sheetz Store, dated December 23, 2015, and revised January 29, 2016.”

Michael Buchanan seconded the motion and it passed unanimously.

Randy Waggoner made the following motion.

“I move that we recommend approval of TPF 15-13, titled Final Minor Subdivision Plan, Sheetz Store, dated December 23, 2015, and revised January 29, 2016, with the following conditions.

1. That the comments stated in Bud Grove’s letter to Larry Claycomb dated February 19, 2016, be met.
2. That the comments in the Cumberland County Planning Commission review No. 16-006 dated January 4, 2016, be met.
3. Correction of the ownership from Sheetz to Oakdale Suites LLC.”

Jim Dries seconded the motion and it passed unanimously.

Randy Waggoner made the following motion.

“I move that we recommend approval of the DEP Sewer Planning Exemption for TPF 15-13, titled Final Minor Subdivision Plan, Sheetz Store, dated December 23, 2015, and revised January 29, 2016.”

Jim O’Connell seconded the motion and it passed unanimously.

Michael Buchanan made the following motion.

“I move we recommend approval of the 5 waivers requested on TPF 15-13, titled Final Major Land Development Plan, Sheetz Store, dated December 23, 2015, and last revised February 19, 2016, with the following conditions.

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1. That the Subdivision and Land Development reference be corrected and that the waiver request for off-street parking areas and the ingress and egress onto Rt. 11 be justified in a letter.
2. Add Section 303 to the first waiver.
3. Add a new waiver for driveways citing section 708.c.2 to the existing waiver on driveways.
4. Remove section 719.c.7a from waiver for existing trees.
5. Waiver letter must be updated with supportive justification.”

Randy Waggoner seconded the motion and it passed unanimously. *

Michael Buchanan made the following motion.

“I move we recommend approval of TPF 15-13, titled Final Major Land Development Plan, Sheetz Store, dated December 23, 2015, with final revision date February 19, 2015, with the following conditions.

1. That the comments stated in Bud Grove’s letter to Larry Claycomb dated February 19, 2016, be met.
2. That the comments in the Cumberland County Planning Commission review No. 16-005 dated January 5, 2016, be met.
3. Note for Ord. 6-2011, Sect 303.K.5 required for plans in Karst regions of the township be added.
4. The plan be revised to add 4 additional trees to comply with SALDO Section 719.c.7.a.”

Randy Waggoner seconded the motion and it passed unanimously. *

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, distributed a copy of a Notice of Zoning Hearing to the members. The Comfort Inn on Shady Lane wants to put a sign on Hoss’s property and need a variance. He will e-mail the application to the Commission members if they wish to look it over.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:47 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission

* See minutes of March 14, 2016 for further action on this plan, TPF 15-13.