

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 22, 2021**

START TIME: 7:08 p.m.

END TIME: 8:10 p.m.

MEMBERS PRESENT:

Larry Claycomb via Zoom
Tracy Gleim
Michael Buchanan via Zoom
Jim O'Connell
Wes Beard

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 23, 2020

PUBLIC COMMENT

REORGANIZATION – NOMINATIONS AND ELECTION OF
CHAIR AND VICE-CHAIR OFFICERS FOR 2021 YEAR

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR CUMBERLAND
PRESERVE
(BOS action deadline May 5, 2021)

TPF 21-3 REVIEW BRUCE WERNER PLANNING MODULE FOR SMALL
FLOW SEWAGE TREATMENT FACILITY AT 171 CLEMSON
DRIVE

OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF NOVEMBER 23, 2020.

Wes Beard made a motion to approve the minutes of the December 28, 2020, meeting as presented. The motion was seconded by Jim O'Connell and passed unanimously.

Larry Claycomb was nominated for Chair by Wes Beard. Michael Buchanan moved to close the nominations. This was seconded by Wes Beard and passed unanimously.

Wes Beard nominated Tracy Gleim for vice chair. Jim O'Connell made a motion to close the nominations. This was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 21-3 REVIEW BRUCE WERNER PLANNING MODULE FOR SMALL
FLOW SEWAGE TREATMENT FACILITY AT 171 CLEMSON
DRIVE**

Bruce Werner and his wife were in attendance. They have a 75-acre farm, and they wish to make a significant addition to their house. They are required to add sewer capacity and they wish to add a small flow sewer treatment facility at 172 Clemson Drive. Mark Carpenter will fill out the Planning Module Component 4A form. There were no questions from the Planning Commission members. Michael Buchanan made a motion to approve the Component 4A form and that Larry Claycomb will sign the form. This was seconded by Wes Beard and passed unanimously.

**TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE
(BOS action deadline May 5, 2021)**

Doug Gosik of Williams Site Civil explained the plan to the Planning Commission members. The layout has remained essentially the same as before. They will meet with Bud Grove next week to go over his seven pages of comments. They will use Microsoft Teams to meet. There were some items discussed which will be discussed further next week with Mr. Grove.

The County comments were discussed with Elizabeth Grant and questions were answered. There was extensive discussion of item number 13 on the County list which brings up the idea of a connector street to the northeast. This will be further discussed with Mr. Grove and its possible future traffic impact on the development. The consensus of the Planning Commission members is that this is unnecessary, as the

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adjoining property will have its own access to a public road.

There was discussion about the lighting and whether the HOA would maintain it or if it would be dedicated to the township. This will be determined with the Final Plan.

There was further discussion of the clear sight distance along the curve of Country Club Road. They have an agreement to remove the trees across the road but there needs to be a maintenance agreement and easement to keep the vegetation down. After discussion, the applicant agreed to meet with the Township Engineer to review this matter and will present a solution for discussion at a future Planning Commission meeting.

The applicant will return in the future once the comments have been resolved.

OTHER BUSINESS

The Supervisors are going to interview a person for the Planning Commission the beginning of March.

Mark Carpenter announced that there is a plan that has been received for Phillips & Frey for about 300 residential lots on Wolfs Bridge Road. They are applying for a Zoning Map Amendment to UDA Overlay District and approval of a Conditional Use Master Development Plan.

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 8:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission