

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 23, 2015**

START TIME: 7:00 p.m.

END TIME: 8:08 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer
Jeff Kelly, Cumberland County Planning Department

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 9, 2015

PUBLIC COMMENT

- TPF 15-1 L. DAVID & MARILYN WETZEL
 FINAL LOT ADDITION SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)
- TPF 15-2 LOT 9 / LOT 10 APPALACHIAN ESTATES
 FINAL LOT ADDITION SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)
- TPF 15-3 MEADOWBROOK FARMS PHASE VIII
 FINAL SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)
- TPF 15-4 CUMBERLAND VALLEY COMMONS
 PRELIMINARY SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)

OTHER BUSINESS

REVIEW & DISCUSS CUMBERLAND COUNTY PLANNING
DEPARTMENT MODEL GUIDELINES FOR WIRELESS
COMMUNICATION FACILITIES

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MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from February 9, 2015, as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 15-1 L. DAVID & MARILYN WETZEL
FINAL LOT ADDITION SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Eric Diffenbaugh of C. W. Junkins Associates was in attendance to represent the plan. The comments from the County were reviewed. The comments from Bud Grove were also reviewed. Mark Carpenter, Township Zoning Officer, also had a comment to add a note to the plan. There being no further questions, the following motion was proposed by Michael Buchanan.

"I move that we recommend approval of TPF 15-1, titled L. David & Marilyn Wetzel Final Lot Addition Subdivision Plan with the following conditions:

1. That the comments of the letter from Township Engineer Bud Grove to Larry Claycomb dated February 20, 2015, be met.
2. That a note requiring Lot Consolidation by Deed be added in accordance with the SALDO, Section 307, that the non-building waiver note be removed from the plan."

The motion was seconded by Jim Dries and passed unanimously.

**TPF 15-2 LOT 9 / LOT 10 APPALACHIAN ESTATES
FINAL LOT ADDITION SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Dave Weihbrecht of Advantage Engineering Services was in attendant to represent the plan. Bud Grove, Township Engineer, reviewed his comments. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County Planning Commission. Mr. Weihbrecht had no problem with any of the comments. The following motion was made by Jim O'Connell.

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"I move that we recommend approval of waiver number 2 requested of TPF 15-2, titled Lot 9/Lot 10 Appalachian Estates Final Lot Addition Subdivision Plan with the condition that the SALDO reference be revised as stated in Bud Grove's letter to Larry Claycomb dated February 20, 2015, and that waiver number 1 be deleted from the plan."

This was seconded by Michael Buchanan and passed unanimously.

The following motion was also made by Jim O'Connell.

"I move that we recommend approval of TPF 15-2, titled Lot 9/Lot 10 Appalachian Estates Final Lot Addition Subdivision Plan with the following conditions:

1. That the comments in Bud Grove's letter to Larry Claycomb dated February 20, 2015, be met.
2. That the comments of the Cumberland County Planning Commission listed in review report 15-024 dated February 5, 2015, be met.

This was seconded by Jim Dries and passed unanimously.

**TPF 15-3 MEADOWBROOK FARMS PHASE VIII
FINAL SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

There was no one in attendance to represent the plan. Jeff Kelley reviewed the comments from the Cumberland County Planning Commission. Bud Grove explained the situation that has arisen due to the fact that this project has not progressed according to the phasing plan. Applicable ordinances have been updated since the original preliminary plan approval and the Bud Grove is asking which ordinances this plan should be reviewed under. Mr. Grove will discuss this with the Township Solicitor. There was extensive discussion of this matter. Mr. Carpenter will communicate with the project engineer so that this issue can hopefully be resolved. Mr. Claycomb would like the developer to respond to Mr. Grove's comments in writing.

**TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Tracy Gleim made a motion to table this plan. Jim Dries seconded it and the motion passed unanimously.

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OTHER BUSINESS:

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Jeff Kelly of the Cumberland County Planning Department, who had worked on drafting the model, gave a summary of the guidelines. Mr. Kelly stated that the current ordinance that was adopted by the township a couple of years ago contains most of the same requirements. There was discussion whether the township should amend the existing township ordinance or if the township should delete the current township ordinance and adopt the county's model. Mr. Kelly volunteered to review the township's ordinance and compare it to the County model and let the Planning Commission know what needs to be done to make them match. A subcommittee of Michael Buchanan, Jim Dries and Jim O'Connell will review what Mr. Kelly comes up with.

Mr. Carpenter mentioned that all of the ethics forms have not yet been received from the commission members.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 8:08 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission