

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 25, 2019**

START TIME: 7:00 p.m.

END TIME: 8:20 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Kirk Stoner, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Tracy Gleim
Steve Zeigler
Randy Waggoner
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 11, 2019

PUBLIC COMMENT

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS, AND VC ZONING DISTRICTS.

TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR EXPANSION OF EXISTING TRUCKING FACILITY AT 100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC (BOS action deadline March 6, 2019)

TPF 19-2 COMPREHENSIVE PLAN UPDATE

OTHER BUSINESS:

MEETING MINUTES

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

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APPROVE PAST MINUTES OF FEBRUARY 11, 2019.

Jim Dries made a motion to approve the minutes of the February 11, 2019, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
EXPANSION OF EXISTING TRUCKING FACILITY AT
100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC
(BOS action deadline March 6, 2019)**

Bryan Clement of H. F. Lenz was in attendance to represent the plan. He reviewed the changes that have been made to the plan, including the addition of a lighting plan. They received comments from Bud Grove, Township Engineer, within the last few days. Larry Claycomb reviewed those comments with the applicant. They will put a note on the landscaping plan that the existing trees between the fence and property line along the north side are not to be removed. They have not received any further comments from the Fire Chief. There was discussion about the height of the light fixtures being 25 feet. The explanation was that the twenty-foot poles are mounted on five-foot bollards. They also want to have as few bollards as possible since it is a trucking facility and having fewer obstacles is a good thing. Jim Dries had a question about the LeTort Regional Authority's letter where they raised concern about there not being a landscaping plan. Mr. Clement explained that the fact that the drainage swales and basins are grass and plant lined, it helps to cool the drainage water. They are waiting for NPDES technical comments at this time and they will look at this also.

Michael Buchanan made the following motion.

"Regarding TPF 18-11 Preliminary/Final Land Development Plan For Expansion Of Existing Trucking Facility At 100 Roadway Drive For Saia Motor Freight Line, LLC, dated 11/14/18 as revised 2/8/19, I move we recommend approval of the 4 waivers requested with the provision that the waiver of SALDO 501.C.8 be contingent upon a statement being put on the plan that the existing tree line at the north property line of the property shall be maintained between the fence and the property line.

This was seconded by Jim O'Connell and passed unanimously.

Michael Buchanan made the following motion.

"We recommend approval of TPF 18-11, Preliminary/Final Land Development Plan For Expansion Of Existing Trucking Facility At 100 Roadway Drive For Saia Motor Freight

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Line, LLC, dated 11/14/18 as revised 2/8/19 with the following conditions:

1. That the comments of the Cumberland County Planning Commission Number 18-148, dated December 17, 2018, be met.
2. That the comments of Bud Grove's letter to Larry Claycomb dated 2/22/2019 be met.
3. That State required "NO IDLING" signs be shown on the plan.

We also recommend that the Board of Supervisors allow the applicant's request to mount light fixtures at a height of 25 feet because higher poles permit fewer poles, reducing the obstacles to movement of trailers within the facility."

This was seconded by Jim O'Connell and passed unanimously.

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS, AND VC ZONING DISTRICTS.

Mark D. Carpenter, Township Zoning Officer, distributed a copy of the ordinance to the Planning Commission members as it stands so far. He explained some of the changes that were made. There was discussion about how long an owner should be allowed to store chicken manure. Mr. Carpenter will edit it and give the current version to the Board of Supervisors to pass on to Keith Brenneman, Middlesex Township Solicitor, to put it into ordinance format.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Jim Dries has been doing some research on how to develop a comprehensive plan. A decision needs to be made as to the size of the committee to work on this. Kirk added that they have been working with other municipalities in this regard. There are grants available in case we want to hire a consultant to help. He suggests to keep it focused tightly and don't get too complicated. Jim Dries pointed out that the most important thing is to get goals, objectives, and public buy-in. They will meet with Kirk to get his input.

OTHER BUSINESS:

Mark D. Carpenter, Township Zoning Officer, distributed a mariner East 2 pipeline newsletter to the members and explained its purpose. It is a report explaining the progress of the pipeline installation.

Mr. Carpenter also reported on the Wolfs Bridge Road project. Construction should be starting in the fall of 2019. Mr. Stoner added that all of the approvals are done.

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Mr. Stoner shared about the grants that are available, also trainings that are available. Elizabeth Grant is the new staff person to replace Jeff Kelly, who retired.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:20 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission