

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 26, 2007**

START TIME: 7:00 p.m.

END TIME: 8:58 p.m.

MEMBERS PRESENT:

Americo Gines-Serrano
Michael Buchanan
Larry Claycomb
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planner
Mark D. Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary

MEMBERS & STAFF ABSENT:

David Hukill

AGENDA:

1. APPROVE PAST MINUTES OF JANUARY 22, 2007 AND FEBRUARY 12, 2007
2. PUBLIC COMMENT
3. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline –March 12, 2007)
4. (TPF 06-17) HEAVY DUTY TIRES & TREADS INC.
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – March 7, 2007)

MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 22, 2007

Steve Zeigler made a motion to approve the minutes of January 22, 2007, with 4 corrections.
Rick Serrano seconded the motion. The motion passed unanimously.

APPROVE PAST MINUTES OF FEBRUARY 12, 2007

Mike Buchanan made a motion to approve the minutes of February 12, 2007, as drafted. Steve Zeigler seconded the motion. The motion passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 26, 2007**

PUBLIC COMMENT

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

(TPF 06-14) KENSINGTON

PRELIMINARY SUBDIVISION PLAN

Robert Saidis from Saidis, Flower and Lindsay and Pam Fisher from Dawood were present to represent the plan. A report was submitted from Grove Miller Engineering regarding the traffic concerns. The report contends that, with a right turn lane on Middlesex Road and timing adjustments on Route 11 lights, the intersections should work at a D level. Eric Slavin of Earth Resource Associates, Inc., reviewed the information that he presented at the previous meeting for the benefit of those who were not there. He then elaborated on storm water management for the site and also reported on the core drilling that had been done. There are seams in the bedrock that can take in water. Therefore, the detention basins should be lined. There was a discussion regarding the NPDES permit which will be necessary. They are proposing a meeting with DEP and Bud Grove, Township Engineer, requested to be present at that meeting. Jeff Kelly had no further comments from Cumberland County. Bud Grove had met with the applicant and they had gone over all of his comments. Mr. Saidis explained that they are proposing to install sidewalks on both sides of the streets with the proposed 30 foot cartway width and parking limited to one side of the streets. There followed a discussion regarding the allowed width for streets. Donald Geistwhite, Jr., Township Supervisor, who was in attendance at the meeting, stepped out and called Barry Sherman, Police Chief, regarding the street width and Mr. Sherman stated that he would prefer 32 feet. Mr. Claycomb polled the Commission members and the majority are in favor of a street width of 32 feet.

(TPF 06-17) HEAVY DUTY TIRES & TREADS INC.

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

Erik Fleisher of Madden Engineering Services was in attendance to represent the plan. Bud Grove's comments were reviewed and questions were answered. A total of 6 waivers will be requested including waiver of sidewalks and curbs. Jeff Kelly went over the comments from Cumberland County. The plan has been sent to the LeTort Regional Authority for review.

Mike Buchanan made the following motion:

"Pursuant to the Preliminary/Final Land Development Plan #06-16 dated 11/11/2006 and revised 11/21/2006, titled Heavy Duty Tires and Treads, Inc., I move that the requested four waivers be granted and that the additional waiver requests for sidewalks and curbing (section 709 and 710 SLDO) be approved if requested."

Steve Zeigler seconded the motion and it passed unanimously.

Mike Buchanan made the following motion:

"I move that we recommend approval of Preliminary/Final Subdivision Plan #06-16 dated 11/11/2006 and revised 11/21/2006, titled Heavy Duty Tires and Treads, Inc., with the following conditions:

1. That the conditions listed in the letter to the Planning Commission from the Township

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 26, 2007**

Engineer, Bud Grove, dated 2/26/2007, be met.

2. That waivers for curbs and sidewalks be required from the applicant.
3. Subject to applicant meeting SLDO design requirements for driveway and parking for requesting appropriate waivers.
4. That the condition of the Cumberland County Planning Commission listed on Review Report No. 06-299 dated 11/16/2006 be met."

Rod Groff seconded the motion and it passed unanimously.

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN**

Mark Carpenter explained the overall proposed Sewage Facilities Plan and locations of pumping stations.

Tracy Gleim made the following motion:

"I move to grant authorization to Chairman Larry Claycomb to sign the planning module for Cumberland Knoll."

Steve Zeigler seconded the motion and it passed unanimously.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, explained to the members that Cumberland Knoll is addressing all comments and will be back in March. Two new Sheetz stores are proposed in the Township and will require approval by the Zoning Hearing Board. Lane Enterprises has requested a zoning map change from VC and RT to LI. The board of Supervisors must decide if the matter will be scheduled for a Public Hearing and review by the Planning Commission. CNR Hospitality is going to submit a subdivision plan to separate the Quality Inn from the Express Mart.

Larry Claycomb will not be at the next two meeting due to being on vacation.

Rod Groff may not be able to attend on the meeting on March 12, 2006.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:58 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission