

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
February 26, 2024**

START TIME: 7:00 p.m.

END TIME: 9:06 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tracy Gleim
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tom Ryan

AGENDA:

Discussion and Possible Action on past minutes of February 12, 2024

Public Comment

TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline March 6, 2024)

TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline March 6, 2024)

TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline March 6, 2024)

TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of February 12, 2024

Robynn Eppley made a motion to accept the minutes of the February 12, 2024, meeting as amended. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

**TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline March 6, 2024)**

Betsy Davison from HRG Assoc. was in attendance to represent the plan. The plan is to plan for development of the remaining parcels of the Pine Hill Industrial Park. They have the most recent comments from Bud Grove, Township Engineer. The waivers requested were discussed. Questions were asked and answered. There was discussion regarding placement of utility poles in lieu of underground electrical service due to PPL's requirement that service be carried underneath all other services. There is a water line that needs to be crossed and also a storm water sewer line that is in the way, so they need to run the power above ground to a specific point and then run it underground. Betsy Davison explained this at the meeting to the Township Engineer's approval. Further administrative comments will be addressed and they will update their waiver letter per Betsy's discussion at tonight's meeting. There is a letter from the Municipal Authority stating that they are satisfied with the plan.

Elizabeth Grant had a few questions for the applicant and they were answered.

Larry Claycomb made the following motion.

"I move we recommend approval of waivers 1 through 5 requested on TPF #22-21 Revised Preliminary Subdivision Plan, Pine Hill Industrial Park as revised on December 12, 2023, and that waivers #6 be eliminated and that SLDO Section 1101 be waived and that waiver request for underground power lines will be allowed per discussions with the developer's engineer."

Wes Beard seconded the motion and it passed unanimously.

Larry Claycomb made the following motion.

"I move that we recommend approval of Revised Preliminary Subdivision Plan, Pine Hill Industrial Park as revised on December 12, 2023, with the following conditions.

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1. That the conditions in Bud Grove's letter to Larry Claycomb dated January 16, 2024, be met.
2. That the conditions of Cumberland County Planning Review #23-9 dated February 13, 2023, be met."

Steve Zeigler seconded the motion and it passed unanimously.

**TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline March 6, 2024)**

Ms. Davison explained that this plan creates a non-building lot and a building lot. She reviewed the waivers that have been requested.

Larry Claycomb made the following motion.

"I move we recommend approval of five waivers requested excluding waivers number 2 and 7 since they are not necessary on TPF 23-2, Final Subdivision Plan, Pine Hill Industrial Park as revised on 1/24/2024."

This was seconded by Steve Zeigler and passed unanimously.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 23-2, Final Subdivision Plan, Pine Hill Industrial Park as revised on 1/24/2024 with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated January 24, 2024, be met.
2. That the conditions in Cumberland County review #23-9 dated 2/13/2023 be met."

This was seconded by Steve Zeigler and passed unanimously.

**TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline March 6, 2024)**

This lot will be developed for use by Flight Systems. Ms. Davison explained the plan and the waivers.

Larry Claycomb made the following motion.

"I move we recommend approval of waivers 1 and 3 requested on TPF #23-3, Preliminary/Final Land Development Plan for Lot 4 of Pine Hill Industrial Site, as revised on January 22, 2024."

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Steve Zeigler seconded the motion and it passed unanimously.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF #23-3, Preliminary/Final Land Development Plan for Lot 4 of Pine Hill Industrial Site, as revised on January 22, 2024, with the following conditions.

1. That the conditions of Bud Grove's letter to Larry Claycomb dated February 26, 2024, be met.
2. That the conditions of Cumberland County Planning Review #23-11 dated 2/13/2023 be met."

Steve Zeigler seconded the motion and it passed unanimously.

The applicant will be at the next Board of Supervisors meeting on March 6th.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Larry Claycomb distributed his view of the Planning Commission's task in this review. He suggested dividing up the section that describes use regulations among the Planning Commission members for review. He went over what he did on Article 2, sharing his comments on the content with the Planning Commission members.

Justin Coon of 250 Pine Creek Drive, Carlisle, was in attendance. He is a consultant and also a potential landowner in Middlesex Township. He had a question about a particular parcel in the Kensington development. He also had some more questions that he will submit online so that they can be tracked and addressed.

There was subsequent discussion about word usage in various areas and appropriate definitions. Beginning with page 109, Larry Claycomb assigned 20 pages to each member present.

Township Staff Informational Comments with no discussion

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 9:06 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission