

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 27, 2023**

START TIME: 7:00 p.m.

END TIME: 7:57 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

AGENDA:

Discussion and Possible Action on past minutes of February 13, 2023

Public Comment

TPF 22-14 Discussion and Possible Action on
Preliminary/Final Land Development Plan
Take 5 Car Wash and Oil Change
(BOS action deadline March 1, 2023)

TPF 22-23 Discussion and Possible Action on
Final Subdivision Plan, Meadowbrook Farms Phase X
(BOS action deadline April 5, 2023)

Township Staff Informational Comments

MEETING MINUTES:

Public Comment

Larry Claycomb asked if there was any public comment and there was none at this time.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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FEBRUARY 27, 2023**

Discussion and Possible Action on past minutes of February 13, 2023

Tom Ryan made a motion to accept the minutes of the January 23, 2023, meeting as amended. This was seconded by Tracy Gleim and passed unanimously.

**TPF 22-14 Discussion and Possible Action on
Preliminary/Final Land Development Plan, Take 5 Car Wash and Oil
Change
(BOS action deadline March 1, 2023)**

Connor Henderson of Pennoni was in attendance to represent the plan. They have resubmitted to the township and Mr. Grove has submitted his comments. Mr. Henderson reviewed some of the items that had been discussed at the previous meeting related to Emergency Services. The planning module has been prepared. Other items include storm water, housekeeping items related to various signatures. Mr. Henderson said they will address review comments of the LeTort Regional Authority.

Tom Ryan made the following motion.

“I move we recommend approval of the four waivers requested for TPF 22-14, Preliminary/Final Land Development Plan, Take 5 Car Wash and Oil Change, as revised February 24, 2023.”

This was seconded by Tracy Gleim and passed unanimously.

Tom Ryan made the following motion.

“I move we recommend approval of TPF 22-14 Preliminary/Final Land Development Plan, Take 5 Car Wash and Oil Change, as revised February 24, 2023, with the following recommended conditions.

1. That the conditions in Bud Grove’s memo to Larry Claycomb dated February 27, 2023, be met.
2. That the conditions in the letter from Max Stoner, P.E., of Glace Associates to Rory Morrison, Manager, Middlesex Township Municipal Authority, dated December 27, 2022, be met.
3. That the conditions of Cumberland County Review Report #22-116 be met.
4. That the Comments from the LeTort Authority dated 20 February 20-23, be reviewed and clarified with the LeTort Authority.

This was seconded by Steve Zeigler and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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**TPF 22-23 Discussion and Possible Action on
Final Subdivision Plan, Meadowbrook Farms Phase X.
(BOS action deadline April 5, 2023)**

John Sepp of PennTerra Engineering was in attendance to represent the plan. He explained changes that had been made to the plan to address the comments of Bud Grove, Township Engineer. Questions were asked and answered.

Jim O'Connell made the following motion.

"I move we recommend approval of the one waiver requested for TPF 22-23, Final Subdivision Plan, Meadowbrook Farms Phase X."

This was seconded by Wes Beard and passed unanimously.

Jim O'Connell made the following motion.

"I move that we recommend approval of TPF 22-23, Final Subdivision Plan, Meadowbrook Farms Phase X with the following recommended conditions.

1. That the conditions in Bod Grove's letter to Larry Claycomb dated February 16, 2023, be met.
2. That the conditions in Cumberland County Review Report #22-162 be met."

This was seconded by Steve Zeigler and passed unanimously.

Township Staff Informational Comments

Mark Carpenter reported that the public meeting on the Redevelopment Opportunity Overlay District was held last Friday and the Supervisors voted not to approve the Comprehensive Plan or Zoning Ordinance amendments at this time. Mr. Carpenter reported on some of the concerns of the public. Larry Claycomb testified as a citizen, not as a Planning Commission member. Vic Stabile had submitted a 10-page letter against the overlay district. The public feedback that was received through this process may be used in developing the new zoning ordinance. Mr. Grove suggested that the Planning Commission might ask the Board to consider increasing the scope of the Zoning Ordinance Rewrite Project to include standards to encourage redevelopment of blighted properties along the Miracle Mile. Mr. Carpenter said he will prepare a proposal about this for consideration at the next meeting. Township resident, Brad Filipovich was in attendance this evening and he agreed with this idea. There was discussion about these issues.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:57 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission