

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MARCH 11, 2013**

START TIME: 7:00 p.m.

END TIME: 7:59 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Sean Oldfield
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Tracy Gleim
Vic Stabile

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 25, 2013

PUBLIC COMMENT

TPF 13-4 COMFORT INN
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline June 5, 2013)

MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 25, 2013.

Jim Dries made a motion to approve the minutes of the February 25, 2013, meeting as amended. The motion was seconded by Sean Oldfield and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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Tim Mellott of Mellott Engineering, Inc. and James Strong of McNees, Wallace and Nurick were in attendance to represent the plan. It will be an 86-room, 3-story hotel. Mr. Mellott gave an overview of the plan and pointed out some changes that were made since they were here before with the special exception request. There was extensive discussion about storm water management issues. They will be requesting some waivers, one of which is for the landscaping requirements. The ordinance sets the tree requirements based on square footage and they feel that they have adequate numbers of trees based on the building footprint. Mr. Mellott reviewed the types and numbers of trees that will be disturbed and planted. Mr. Carpenter asked many questions which were answered. Two of the waivers will be for sidewalks and curbing on Shady Lane. Questions were asked and answered. Lynn Hoffmann, the owner of the Kitchen Shoppe property was in attendance and he explained that there is a property line discrepancy in the amount of approximately 4-5 feet on their common property line. This will be resolved by the parties involved. There was more discussion about the subdivision element of the plan and the definition of road frontage. The commission members will review the plans and Mr. Grove will have comments for the next meeting.

OTHER BUSINESS:

There being no further business, Sean Oldfield made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:59 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission