

MIDDLESEX TOWNSHIP PLANNING COMMISSION

March 22, 2021

START TIME: 7:08 p.m.

END TIME: 8:23 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan via Zoom
Tracy Gleim
Tom Ryan

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell
Wes Beard

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 22, 2021

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE
(BOS action deadline May 5, 2021)

TPF 21-7 PROPOSED ZONING ORDINANCE MAP AMENDMENT TO
UNIFIED DEVELOPMENT AREA OVERLAY DISTRICT ON
CERTAIN PROPERTIES ALONG CLEMSON DRIVE, WEST
MIDDLESEX DRIVE AND WOLFS BRIDGE ROAD IN THE RF
AND RC ZONING DISTRICTS
(BOS action deadline May 5, 2021)

TPF 21-98 CONDITIONAL USE APPLICATION FOR APPROVAL OF UDA
OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON FREY
& PHILLIPS WOLFS BRIDGE ROAD PROPERTIES.
(BOS Public Hearing scheduled for April 30, 2021)

OTHER BUSINESS

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:08 p.m. and introduced Tom Ryan, the new Planning Commission member. Welcome to Tom!

APPROVE PAST MINUTES OF FEBRUARY 22, 2020.

Tracy Gleim made a motion to approve the minutes of the February 22, 2021, 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 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE
(BOS action deadline May 5, 2021)**

Mark Carpenter updated that the applicant wants the plan tabled as they are still working on the comments from Bud Grove. They do want the sewage planning module to moved ahead.

Tom Ryan made the following motion.

"I move that we recommend approval of the Cumberland Preserve Sewage Facilities Planning Module and authorize the chairman to sign the Component 4A Municipal Planning Agency Review for that development."

This was seconded by Tracy Gleim and the motion passed unanimously.

Tracy Gleim made a motion to table the plan. It was seconded by Tom Ryan and passed unanimously.

**TPF 21-7 PROPOSED ZONING ORDINANCE MAP AMENDMENT TO
UNIFIED DEVELOPMENT AREA OVERLAY DISTRICT ON
CERTAIN PROPERTIES ALONG CLEMSON DRIVE, WEST
MIDDLESEX DRIVE AND WOLFS BRIDGE ROAD IN THE RF
AND RC ZONING DISTRICTS
(BOS action deadline May 5, 2021)**

Tom Nehilla was in attendance to represent the zoning map change request. He explained the project to the Planning Commission members. Linwood Phillips and Robert Fry are the applicants. The current zoning is RF and RC, and they would like it

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changed to UDA for their development. They explained the layout of the property, including the fact that there are parcels that these applicants do not own. They explained that UDA gives them more flexibility in development. Larry Claycomb expressed that it might not be good for the township. There was discussion about the purpose of the UDA District which was to allow more flexibility in development and mixed use along with traditional neighborhoods. There was discussion about the extension of sewer service to the area and how it will affect future development. The Municipal Authority will be designing the extension. Questions were asked and answered.

**TPF 21-8 CONDITIONAL USE APPLICATION FOR APPROVAL OF UDA
OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON FREY
& PHILLIPS WOLFS BRIDGE ROAD PROPERTIES.
(BOS Public Hearing scheduled for April 30, 2021.)**

Mr. Nehilla went on to describe the conditional use application for the UDA development. He described the master plan in a general way. 313 units on 204 acres. 255 single family homes on various sized lots. The remainder will be duplexes. There will be a lot of open space, green space. Questions were asked and answered. They have submitted to the County Planning Commission.

The Planning Commission will meet again on April 26, 2021 and the applicant will return.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

There is nothing new to report on the comprehensive plan.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:23 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission