

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 23, 2015**

START TIME: 7:00 p.m.

END TIME: 9:00 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Steve Zeigler
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT: None.

AGENDA:

APPROVE PAST MINUTES OF MARCH 9, 2015

PUBLIC COMMENT

- TPF 15-3 MEADOWBROOK FARMS PHASE VIII
 FINAL SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)
- TPF 15-4 CUMBERLAND VALLEY COMMONS
 PRELIMINARY SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)
- TPF 15-8 CUMBERLAND RANGE ESTATES PHASE 1
 FINAL SUBDIVISION PLAN
 (BOS action deadline last meeting prior June 3, 2015)
- ZHB 15-1 LOVE'S TRAVEL STOP & COUNTRY STORES, INC - REVIEW APPLICATION
 FOR SPECIAL EXCEPTION TO ALLOW EXPANSION OF NON-CONFORMING
 TRUCK REPAIR AND SERVICE FACILITY USE
 (Zoning Hearing scheduled for April 8, 2015)
- TPF 15-5 COUNTY PLANNING DEPARTMENT REVIEW OF ZONING ORDINANCE
 AMENDMENT TO REGULATIONS FOR ANTENNAS AND PERSONAL
 WIRELESS SERVICE FACILITIES ENACTED IN PRIOR ORD. NO. 98-2

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES:

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

APPROVE PAST MINUTES OF MARCH 9, 2015.

Jim Dries made a motion to approve the minutes of the March 9, 2015, 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 15-3 MEADOWBROOK FARMS PHASE VIII
FINAL SUBDIVISION PLAN**

The comments are not yet ready for this plan and the applicant was not in attendance. Therefore, Randy Waggoner made a motion to table this item since the comments are not yet ready. Jim Dries seconded the motion and it passed unanimously.

**TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION PLAN**

The applicant was not in attendance to represent the plan. Mr. Grove also stated that he has more comments to make on this plan. Michael Buchanan moved that the item be tabled and Randy Waggoner seconded it and it passed unanimously.

**TPF 15-8 CUMBERLAND RANGE ESTATES PHASE 1
FINAL SUBDIVISION PLAN**

Dave Weihbrecht of Advantage Engineering Services was in attendance to represent the plan. All comments have been addressed on this plan at this time and the Planning Commission has no further questions.

Therefore, Steve Zeigler made the following motion.

"I move that we recommend approval of TPF 15-8, titled Cumberland Range Estates Phase I Final Subdivision Plan dated February 23, 2015, with the following conditions:

1. That the comments in the letter of Bud Grove to Larry Claycomb dated March 23, 2015, be met.
2. That the comments in the Cumberland County Review #15-037 dated March 5, 2015, be met.
3. That the comments of the Middlesex Municipal Authority dated March 19, 2015, be met.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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Jim Dries seconded the motion and it passed unanimously.

Mark Carpenter, Township Zoning Officer, advised Mr. Weihbrecht that this plan will go to the Board on March 27, 2015 at 7:30 am.

**ZHB 15-1 LOVE'S TRAVEL STOP & COUNTRY STORES, INC - REVIEW APPLICATION
FOR SPECIAL EXCEPTION TO ALLOW EXPANSION OF NON-
CONFORMING TRUCK REPAIR AND SERVICE FACILITY USE**

Chet Savage with Harrison, French and Associates and Ron Lucas of Stevens and Lee were in attendance to represent the plan. Mr. Lucas reported that the mechanical repairs have been stopped for the time being and the signs advertising such have been removed. Larry Claycomb briefly reviewed the request for the benefit of Steve Zeigler who was not in attendance at the last meeting. The applicant presented more legible large plans to the Commission members. There is included a 60-foot x 15-foot uncovered concrete area on the east side of the building that was not included on the original submission. This area is proposed to be used for changing tires only when the two inside bays are in use. Questions were asked and answered. There was extensive discussion about the options available to the Commission. Since the full request was not included in the original submission, the consensus of the Commission members is not to approve the request tonight since everything is not in writing. There will be a special Planning Commission meeting next Monday, March 30, 2015, at 7:00 p.m., and the applicant will provide fully completed plans with everything that they want to change. There was also discussion about the possibility of traffic obstruction resulting from a trailer sticking out of the repair building. Mark Carpenter, Township Zoning Officer, had some questions about their environmental management issues.

**TPF 15-5 COUNTY PLANNING DEPARTMENT REVIEW OF ZONING ORDINANCE
AMENDMENT TO REGULATIONS FOR ANTENNAS AND PERSONAL
WIRELESS SERVICE FACILITIES ENACTED IN PRIOR ORD. NO. 98-2**

Jeff Kelly, Cumberland County Planning Commission, reviewed the highlights of his review of the existing ordinance and the model ordinance prepared by the County the beginning of the year. There was extensive discussion regarding several definitions of terminology used in the township ordinance versus the model ordinance. The subcommittee will work on amending the current ordinance.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 9:00 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission