

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 25, 2013**

START TIME: 7:00 p.m.

END TIME: 8:18 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Vic Stabile
Sean Oldfield

AGENDA:

APPROVE PAST MINUTES OF MARCH 11, 2012

PUBLIC COMMENT

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

OTHER BUSINESS

MEETING MINUTES:

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

APPROVE PAST MINUTES OF MARCH 11, 2013.

Mike Buchanan made a motion to approve the minutes of the March 11, 2013, meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 13-4 PRELIMINARY-FINAL SUBDIVISION/LAND DEVELOPMENT PLAN
FOR COMFORT INN (SHADY LANE)
(BOS action deadline June 5, 2013)**

Tim Mellott of Mellott Engineering, Inc., and Charles Courtney of McNees, Wallace and Nurick were in attendance to represent the plan. Nothing about the plan has changed since the last meeting. Mr. Mellott stated that they have received Mr. Grove's comments. Mr. Claycomb distributed his comments to the applicant and reviewed the items with them. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments with the applicant. Bud Grove, Township Engineer, reviewed his comments with the applicant. There is some additional testing pending regarding the storm water issues, so Mr. Grove is reserving those comments until the results are known. Mike Denko from Trout Unlimited was at the meeting and brought up the issue that lighting attracts insects away from the creek. He wanted to know if lights that don't attract insects can be used so that the insects remain in their habitat at the creek. Other members of the Planning Commission presented their concerns. The applicant's traffic expert, Jason Wheeler of Traffic Planning and Design, answered some questions about traffic patterns that will be created by this type of use, especially traffic turning left onto Shady Lane from Route 11 southbound. Mark Carpenter, Township Zoning Officer, explained that they may resubmit prior to the next Planning Commission meeting. They will let him know when they will be returning.

OTHER BUSINESS:

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:18 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission