

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 26, 2012**

START TIME: 7:00 p.m.

END TIME: 10:33 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Rod Groff
Steve Zeigler

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:

Victor Stabile

AGENDA:

APPROVE PAST MINUTES OF MARCH 12, 2012

PUBLIC COMMENT

- TPF 12-01 CARLISLE SPORTS EMPORIUM INC – FINAL MINOR SUBDIVISION
AND LOT CONSOLIDATION PLAN
(Last BOS prior to end of 90 day review period April 4, 2012)
- TPF 12-02 QUALITY INN - FINAL MINOR SUBDIVISION
AND LOT CONSOLIDATION PLAN
(Last BOS prior to end of 90 day review period April 4, 2012)
- TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 4, 2012)
- TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 4, 2012)
- TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 4, 2012)

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TPF 12-07 **BARRY L. AND MARION W. MCCOY - OPTIONAL SKETCH PLAN
SHOWING POSSIBLE FUTURE SUBDIVISION**
(Informal plan submission for unofficial nonbinding review)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 12, 2012.

Michael Buchanan made a motion to approve the minutes of the March 12, 2012, meeting as revised. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 12-07 BARRY L. AND MARION W. MCCOY - OPTIONAL SKETCH PLAN
SHOWING POSSIBLE FUTURE SUBDIVISION**

Kurt Williams with Salzman Hughes and Joe Burget were in attendance to explain the plan. Mr. Claycomb advised the applicant that since this is a sketch plan, the Planning Commission is not required to act on it. They wish to subdivide the lot to convey a 15-acre lot to the one son. The father will retain the remaining 30 acres and live in the other existing residence. They will be seeking a waiver of the Preliminary Final Plan. Mr. Williams explained the access and history of the septic and water systems. There was in depth discussion regarding a driveway easement and/or right of way and the requirements in either instance. There is also an undefined dirt road that goes out to Beagle Club Road. There was some discussion regarding defining the dirt road in this process. Mark Carpenter, Township Zoning Officer, asked them to send him a letter requesting a written opinion of this issue so that he may confer with Keith Brenneman, Township Solicitor, about this issue. Mark Carpenter, Township Zoning Officer, asked whether any sewage planning would be done, since they are creating a new lot. The owner, Mr. McCoy, stated that he had received permits to put in both of the septic systems. Mr. Carpenter will call the sanitarian to make sure that the township is doing the right thing in this instance. Mr. Williams will send all of their arguments to Mr. Carpenter so that they can get the answers that they need. Mr. Carpenter asked if they wanted to go to the BOS with this and Mr. Williams stated that they will work out the existing issues with Mr. Carpenter and Mr. Brenneman first.

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**TPF 12-07 LOVE'S TRAVEL STOP EXPANSION
Final Minor Land Development Plan**

Mark Matthews with Loves Travel Stores was in attendance. Jeff Kelly, Cumberland County Planning Commission, reviewed the county's comments. Bud Grove, Township Engineer, went over his comments with the applicant. There was discussion regarding possible waivers and their justifications.

The following motion was presented by Steve Zeigler.

"I move we recommend approval of the waivers for TPF 12-07 titled Love's Travel Plaza Expansion – Land Development Plan dated December 21, 2011.

That the waivers requested in Bud Grove's letter of March 26, 2012, be met with the condition they are listed on the plan and justified in a letter."

It was seconded by Michael Buchanan and passed unanimously.

The following motion was presented by Steve Zeigler.

"I move we recommend approval of TPF 12-07 titled Love's Travel Plaza Expansion – Land Development Plan dated 12/21/2011, with the following conditions:

1. That the comments provided by the Cumberland County Planning Department dated March 12, 2012, be met.
2. That the comments provided by Bud Grove, Township Engineer, dated March 26, 2012, be met.
3. Show the correct setback (front) on Route 11 as 75 feet.
4. Show the correct Board of Supervisors signature block.
5. Add the required number of parking spaces to the plan with approval contingent upon meeting the Zoning Ordinance."

It was seconded by Tracy Gleim and passed unanimously.

**TPF 12-01 CARLISLE SPORTS EMPORIUM INC – FINAL MINOR SUBDIVISION
AND LOT CONSOLIDATION PLAN**

Shannon Rusk with Oppidan was in attendance along with Keith Plasterer owner of the Sports Emporium and Brian Fischbach, PE. All of the subdivision plans have been revised to incorporate the comments. Jeff Kelly, Cumberland County Planning Commission, reviewed his comments on the plans. Bud Grove, Township Engineer, reviewed his comments. Mark Carpenter, Township Zoning Officer, had a couple of questions. There was discussion to clarify the fact that the triangle piece on the other side of route 81 cannot be developed or used for any other purpose than for the existing billboard.

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The following motion was made by Michael Buchanan.

"I move we recommend approval of the 4 waivers requested for TPF 12-01 titled Final Minor Subdivision – Lot Addition and Consolidation Plan for Carlisle Sports Emporium, Inc. dated December 27, 2011, and revised February 26, 2012."

Seconded by Steve Zeigler and passed unanimously.

Michael Buchanan presented the following motion.

"I move we recommend approval of TPF 12-01 titled Final Minor Subdivision – Lot Addition and Consolidation Plan for Carlisle Sports Emporium, Inc, dated December 27, 2011, and revised February 26, 2012, with the following conditions:

1. That the conditions stated in the Cumberland County review #12-005 dated January 12, 2012, be met.
2. That the conditions stated in the letter of Bud Grove, Township Engineer, to Larry Claycomb dated March 19, 2012, be met.
3. The scale indicator should be corrected on sheet sub 01-01.
4. The words "or use" be added after the word "development" in General Note 2 on the cover sheet."

It was seconded by Steve Zeigler and passed unanimously.

**TPF 12-02 QUALITY INN - FINAL MINOR SUBDIVISION
AND LOT CONSOLIDATION PLAN**

The same people were in attendance. Bud Grove, Township Engineer, reviewed his comments. There was discussion regarding the parking requirements. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments. Jim Dries pointed out that the Country Club Diner is identified as Eat and Park.

Jim Dries made the following motion.

"I move we recommend approval of the 4 waivers requested for TPF 12-02 dated December 27, 2011, and revised March 2, 2012, titled Quality Inn final Minor Subdivision and Lot Consolidation Plan."

Rod Groff seconded the motion and it was passed unanimously.

Jim Dries made this additional motion.

"I move we recommend approval of TPF 12-02 dated December 27, 2011, and revised

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March 2, 2012, titled Quality Inn Final Minor Subdivision and Lot Consolidation Plan with the following conditions:

1. That the conditions stated in the Cumberland County review #12-012 dated January 12, 2012, be met.
2. That the conditions stated in the letter of Bud Grove, Township Engineer, to Larry Claycomb dated March 2, 2012, be met.
3. That the restaurant be relabeled "restaurant" from "Eat 'N Park."

It was seconded by Rod Groff and passed unanimously.

**TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

The same individuals were in attendance. Mr. Grove stated that there are too many storm water management issues to recommend on this plan at this time. Mr. Grove reviewed these issues in depth. There was discussion about the lighting plan and the height of the light poles and whether they could reduce the height from 30 feet. They will look at the issue and come back with the possibilities with shorter light poles. The applicant will be meeting with Mr. Grove on Friday to further discuss the stormwater issues. Jeff Kelly, Cumberland County Planning Department, had a question about a drainage easement on the Sunday property.

**TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

The same persons were in attendance. Mr. Grove reviewed his comments. There was no lighting plan submitted because the applicant did not feel that it was needed because the existing light pole is sufficient. Mr. Grove asked Brian Fischbach to address this issue in writing. There are some issues with the stormwater management plan that will be discussed on Friday. There were no further questions or comments on this plan.

**TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

The same persons were in attendance. Mr. Grove reviewed his comments. He is concerned about the bumper boats and whether or not it will be built. Their submission includes 3 options, one if they do not build it and two others if they decide to build it and at which location it would be built. There was discussion regarding 2 parking spaces that are in the right-of-way of South Middlesex Road and how they might be moved to another area. There was discussion regarding lighting and stormwater management

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plan. Mr. Grove has not completed his review of the stormwater management plan. He stated that he will have that completed by Friday when they meet. Mr. Plasterer talked about the parking, street trees, curbing and the rain gardens. He feels that any street trees would be impossible to plant and keep alive because of the bedrock just beneath the soil. Mr. Fischbach had a few questions about some of the comments and these were discussed.

The applicant will provide the township with an extension since things are not ready yet.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 10:33 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission