

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
April 8, 2024**

START TIME: 7:00 p.m.

END TIME: 8:43 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tom Ryan
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of March 25, 2024

Public Comment

TPF 23-18 Discussion and Possible Action on Grange Development –
Preliminary/Final Subdivision and Land Development Plan for Phases 1, 2, 3 with
Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline May 1, 2024)

TPF 24-4 Discussion and Possible Action on
Final Minor Subdivision Plan, Fairview Drive Subdivision
(BOS action deadline June 5, 2024)

TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Discussion and Possible Action on past minutes of March 25, 2024

Robynn Eppley made a motion to accept the minutes of the March 25, 2024, meeting as amended. This was seconded by Wes Beard and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

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**TPF 24-4 Discussion and Possible Action on
Final Minor Subdivision Plan, Fairview Drive Subdivision
(BOS action deadline June 5, 2024)**

This is a 2-lot subdivision. The owner wanted to put it together and then redivide it but the zoning ordinance had changed. The owner wishes to resubdivide it into two lots at this time since the Zoning Hearing Board will now allow this. The applicant will return to the next meeting.

**TPF 23-18 Discussion and Possible Action on Grange Development
Preliminary/Final Subdivision and Land Development Plan for Phases 1,2, 3
& 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline February 23, 2024)**

Anthony Ferranda Diedrich from Charter Homes, and Dave Kegerize of Town Square Engineering were in attendance to represent the plan. Charles Courtney, Esq., was also in attendance. They have received comments from Mr. Grove and will be addressing them. Mr. Grove reviewed the comments in his letter. The letter from the LeTort Regional Authority was also reviewed. The Township's traffic consultant will be reviewing the traffic study. He has no schedule. They are hopeful that they will have those comments before the next meeting. The letter from Glace Associates was also reviewed. The applicant will return to the next meeting.

**TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and
Draft Zoning Map**

Mark Carpenter announced that there is another letter from a property owner regarding the Draft Zoning Ordinance. Aaron Holland with Salzmans Hughes was in attendance representing the Walters family. They own 119 acres of land north of route 11 and the Turnpike. They feel that the best use for this property is Industrial as opposed to agriculture and low density residential. It also seems that the Hempt property should be zoned Industrial along with the Walters property and the Sunday property.

Robynn Eppley reviewed the list of comments that she had made for her section of the draft ordinance.

Steve Zeigler reviewed the list of comments that he had made for his section of the draft ordinance.

Township Staff Informational Comments with no discussion

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 8:43 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission