

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 22, 2024**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Steve Zeigler
Tracy Gleim
Tom Ryan
Jim O'Connell

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer
Elizabeth Grant, County Planning Department

MEMBERS & STAFF ABSENT:

Robynn Eppley

AGENDA:

Discussion and Possible Action on past minutes of April 8, 2024

Public Comment

TPF 23-18 Discussion and Possible Action on Grange Development –
Preliminary and 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 24-1 Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC
(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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES:

Discussion and Possible Action on past minutes of April 8, 2024

Tom Ryan made a motion to accept the minutes of the April 8, 2024, meeting as amended. This was seconded by Jim O'Connell and passed unanimously.

Public Comment

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

TPF 23-18 Discussion and Possible Action on Grange Development – Preliminary and 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)

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. Greg Mellott of TPD was in attendance also. Mr. Ferranda Diedrich recalled the items that needed to be worked on from the previous meeting and how they were added. They are requesting that the Planning Commission recommend conditional approval at this time.

Tom Ryan made the following motion.

"I move we recommend approval of the 9 waivers requested on TPF 23-18 - Grange Development – Preliminary and Final Subdivision and Land Development Plan for Phases 1, 2, & 3 with Conceptual Master Plan as revised January 24, 2024."

This was seconded by Steve Zeigler and passed unanimously.

Tom Ryan then made the following motion.

"I move we recommend approval of TPF 23-18 - Grange Development – Preliminary and Final Subdivision and Land Development Plan for Phases 1, 2, & 3 with Conceptual Master Plan as revised January 24, 2024, with the following conditions.

1. That the conditions of Cumberland County Planning Review #P-23-108 dated September 12, 2023, be met.
2. That the conditions in Bud Grove's letter to Larry Claycomb dated April 5, 2024, be met.
3. That the conditions in Glace Associates, Inc. letter to Rory Morrison, Manager Middlesex Township Municipal Authority, dated April 22, 2024, be met.
4. That the traffic study findings by outside consultant be completed, subject to Bud Grove's approval."

This was seconded by Steve Zeigler and passed unanimously.

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**TPF 24-1 Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC
(BOS action deadline May 1, 2024)**

Bryan Clement was in attendance to represent the plan. They have received comments and have addressed them. They are requesting approval of the subdivision plan to merge the former Red Roof Inn property with their current property.

Wes Beard made the following motion.

"I move we recommend approval of the one waiver requested on TPF 24-1 Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC."

This was seconded by Tracy Gleim and passed unanimously.

Wes Beard then made the following motion.

"I move we recommend approval of TPF 24-1 Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC, with the following conditions:

1. That the comments of Bud grove's letter to Larry Claycomb dated March 8, 2024, be met.
2. That the conditions in Cumberland County Subdivision and Land Development Review Report #24-46 dated February 2, 2024, be met.
3. That the March 20, 2024, response of Zachary Dent, E.I.T. of H.F. Lenz Engineering to the February 2, 2024, letter of Jessica Cohick Cumberland County Planning be met."

Tracy Gleim seconded the motion and it passed unanimously.

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

Justin Kuhn was in attendance to represent the plan. This is the last remaining lot on Fairview Drive and they want to divide it into two lots.

Steve Zeigler made the following motion.

"I move we recommend approval of the one waiver requested on TPF 24-4 Final Minor Subdivision Plan, Fairview Drive Subdivision."

This was seconded by Wes Beard and passed unanimously.

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 24-4 Final Minor Subdivision Plan, Fairview Drive with the following conditions.

1. That the conditions in Cumberland County Subdivision and Land development Review Report P24-145 be met."

This was seconded by Tom Ryan and passed unanimously.

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

Mark Carpenter had distributed a letter from Charles Courtney pointing out many inconsistencies in the new proposed ordinance. He can get together with the consultant and get back to the Planning Commission members.

Shawn Delaney of Stevens and Lee was in attendance. He has been working with the Sunday family in regard to the uses of their land. He had been looking at the requirements of conditional use criteria, as most uses in the Industrial Zone require that. He enumerated some of the lists of requirements. Mr. Carpenter asked him to submit a letter with the details of this request. Tracy Gleim asked if there is a trend toward light assembly as opposed to just warehousing and stated that maybe there could be a requirement to have a certain percentage of light assembly or manufacturing in an Industrial Zone.

Tom Ryan reviewed his comments on the zoning ordinance. Copies of them had been distributed to the Planning Commission members. There was discussion and questions were asked and answered.

Mr. Carpenter will compile all of the comments and get together with Mr. Truax to resolve as many as possible. He will also share them with Elizabeth Grant so she can look it over too.

Township Staff Informational Comments with no discussion

WaWa has submitted a plan and Mark Carpenter distributed copies to the Planning Commission members who wished to have a paper copy.

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 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission