

MIDDLESEX TOWNSHIP PLANNING COMMISSION

April 26, 2021

START TIME: 7:00 p.m.

END TIME: 10:04 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan via Zoom
Tracy Gleim
Tom Ryan
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer via Zoom
Elizabeth Grant, Cumberland County Planning Commission via Zoom

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF MARCH 22, 2020

PUBLIC COMMENT

- TPF 19-2 COMPREHENSIVE PLAN UPDATE
- TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE
(BOS action deadline May 5, 2021)
- TPF 21-7 PROPOSED ZONING ORDINANCE MAP AMENDMENT TO UNIFIED
DEVELOPMENT AREA OVERLAY DISTRICT ON CERTAIN PROPERTIES
ALONG CLEMSON DRIVE, WEST MIDDLESEX DRIVE AND WOLFS BRIDGE
ROAD IN THE RF AND RC ZONING DISTRICTS
(BOS Public Hearing scheduled for April 30, 2021)
- TPF 21-8 CONDITIONAL USE APPLICATION FOR APPROVAL OF
UDA OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON
FREY & PHILLIPS WOLFS BRIDGE ROAD PROPERTIES
(BOS Public Hearing scheduled for April 30, 2021)
- TPF 21-9 FINAL MINOR SUBDIVISION PLAN FOR JOHN W. GLEIM, JR
(BOS action deadline July 7, 2021)
- TPF 21-10 FINAL MINOR SUBDIVISION PLAN FOR KATHLEEN A RILEY
(BOS action deadline July 7, 2021)

MIDDLESEX TOWNSHIP PLANNING COMMISSION

April 26, 2021

- TPF 21-11 FINAL MINOR LOT ADDITION AND SUBDIVISION PLAN FOR DIRK J & BABETTE L MADISON AND VICTOR J & SHIRLEY A MADISON (BOS action deadline July 7, 2021)
- TPF 21-12 APPLICATION OF PAUL A WEIDNER FOR WAIVER OF SALDO REQUIREMENTS TO ALLOW LOT CONSOLIDATION BY DECLARATION OF PREVIOUSLY JOINED LOTS (BOS action deadline April 30, 2021)

OTHER BUSINESS

MEETING MINUTES

APPROVE PAST MINUTES OF MARCH 22, 2020.

Wes Beard made a motion to approve the minutes of the March 22, 2021, meeting as amended. The motion was seconded by Tom Ryan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR CUMBERLAND PRESERVE (BOS action deadline May 5, 2021)

Doug Gosik was present to represent the plan and give an update. They have submitted the NPDES application and are meeting with Bud Grove this week and ask that the plan be tabled from consideration for now.

Tom Ryan made a motion to table this item and Wes Beard seconded the motion and it passed unanimously.

TPF 21-12 APPLICATION OF PAUL A WEIDNER FOR WAIVER OF SALDO REQUIREMENTS TO ALLOW LOT CONSOLIDATION BY DECLARATION OF PREVIOUSLY JOINED LOTS (BOS action deadline April 30, 2021)

The applicant owns 2 lots on Mountain Road which were joined and wishes to consolidate them and redivide them so that they can build a garage that otherwise would reside on the property line. The Board of Supervisors has the right to waive SALDO requirements in lieu of the agreement by the parties involved. Paul Weidner was in attendance at the meeting and answered a question.

Wes Beard made the following motion.

"I move we recommend approval of TPF 21-2, Application of Paul E. Weidner for waiver of SALDO requirements to allow lot consolidation by declaration of previously joined lots."

Tracy Gleim seconded the motion and it passed unanimously.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

April 26, 2021

**TPF 21-7 PROPOSED ZONING ORDINANCE MAP AMENDMENT TO UNIFIED
DEVELOPMENT AREA OVERLAY DISTRICT ON CERTAIN PROPERTIES
ALONG CLEMSON DRIVE, WEST MIDDLESEX DRIVE AND WOLFS BRIDGE
ROAD IN THE RF AND RC ZONING DISTRICTS
(BOS Public Hearing scheduled for April 30, 2021)**

Tom Nehilla and John Snyder were in attendance to represent the zoning ordinance amendment request. Tom Nehilla gave a brief overview of the overlay district and the whole development plan. Mr. Claycomb asked him to limit discussion to the UDA portion first. There were questions asked and answered. There was lively discussion about the size of the development overall. Elizabeth Grant's comments were introduced and there were no questions.

Bud Grove (via Zoom) then discussed his comments. Most importantly, a traffic study must be done now before moving forward on this property. The density of this proposal needs to be determined based on the traffic study so that the neighboring intersections will not be affected. There was more lively discussion about these issues. Mr. Nehilla strongly disagreed with Mr. Grove on this issue. Mr. Grove suggested that he take it up with Keith Breneman for clarification. Mr. Grove explained that only the density would be determined by the traffic study. Mr. Nehilla felt that the traffic study should be done further down the road after approval has been achieved. Mr. Buchanan felt that the applicant sounded like the township is being capricious in this particular matter and Mr. Buchanan explained that the township is not being capricious at all. He explained that the applicant needs to prove to the Planning Commission that their desires coincide with the ordinances of the township. Tracy Gleim also suggested that they speak with Mr. Breneman. There was more discussion about these issues and the Planning Commission finally came to a consensus on the matter.

Wes Beard made the following motion.

"I move we recommend approval of TPF 21-7, proposed zoning ordinance map amendment to add a Unified Development Area overlay district on certain properties along Clemson Drive, West Middlesex Drive, and Wolfs Bridge Road in the RF and RC zoning districts; however, the Board of Supervisors needs to address the problem of density in the UDA because the UDA ordinance has been prepared based on the traffic study for Country Club Road which may not be valid for each area of UDA and density should be modified based on a traffic study as to not decrease the level of service at key intersections without mitigation."

Tracy Gleim seconded the motion and it passed unanimously.

**TPF 21-8 CONDITIONAL USE APPLICATION FOR APPROVAL OF
UDA OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON
FREY & PHILLIPS WOLFS BRIDGE ROAD PROPERTIES
(BOS Public Hearing scheduled for April 30, 2021)**

Tom Nehilla and John Snyder were in attendance to represent the conditional use application. Mark Carpenter explained this is the type of development that has been planned for this area. Questions were asked and answered. Bud Grove reviewed his comments and the waivers that have been requested. Mr. Nehilla explained that the waivers do not need to be considered at

MIDDLESEX TOWNSHIP PLANNING COMMISSION

April 26, 2021

this time and will be held for a later date.

Wes Beard made the following motion.

"I move we recommend approval of TPF 21-8, Conditional Use Application for approval of UDA Overlay District Master Development Plan on Frey & Phillips Wolfs Bridge Road properties with the following conditions.

1. That any requirements identified as a result of the traffic study be included in the plan.
2. That the comments of Bud Grove's letter to Larry Claycomb dated 4/1/2021 be met.
3. That the comments of the Cumberland County

This was seconded by Tom Ryan and passed unanimously.

TPF 21-9 FINAL MINOR SUBDIVISION PLAN FOR JOHN W. GLEIM, JR

Chris Chiampi from FSA was in attendance to explain the plan. Mr. Gleim would like to separate about 10 acres from a larger parcel. This is simply the addition of a boundary line. They have received the comments from Bud Grove and will comply. There will be no new dwelling units and no land disturbance.

Tom Ryan made the following motion.

"I recommend approval of the 6 requested waivers on FSA request dated 26 April 2021 for TPF 21-9, Final Minor Subdivision Plan for John W. Gleim, Jr., with modification of location to Sherwood Drive from N Middlesex on waiver 1 and 2."

This was seconded by Wes Beard and passed unanimously.

Tom Ryan made the following motion.

"I move we recommend approval of TPF 21-9, Final Minor Subdivision Plan for John W. Gleim, Jr., with the following conditions.

1. That the comments of Township Engineer, Bud Grove, in his letter to Larry Claycomb dated 4/22/2021 be met.
2. That the comments of Cumberland County Planning #21-030 date 3/31/2021 be met."

The motion was seconded by Wes Beard and passed unanimously.

TPF 21-10 FINAL MINOR SUBDIVISION PLAN FOR KATHLEEN A RILEY (BOS action deadline July 7, 2021)

Robert Riley was in attendance to explain the plan. They wish to divide the property in half. They are requesting a couple of waivers, as Kathleen Riley has not decided if she is going to build on her property or sell it. There is an access easement to the property behind Kathleen's lot and the formal agreement is being worked out.

Tom Ryan made the following motion.

"I move we recommend approval of 2 waivers and 1 deferral for TPF 21-10 Final Minor Subdivision Plan for Kathleen A. Riley.

Tracy Gleim seconded the motion and it passed unanimously..

MIDDLESEX TOWNSHIP PLANNING COMMISSION

April 26, 2021

Tom Ryan made the following motion.

"I move we recommend approval of TPF 21-10 Final Minor Subdivision Plan for Kathleen A. Riley with the following conditions.

1. That the conditions of Bud Grove's letter dated April 21, 2021, revised April 22, 2021 be met.
2. That the conditions of the Cumberland County Planning Commission reviewed on April 7, 2021 be met.

This was seconded by Tracy Gleim and passed unanimously.

TPF 21-11 FINAL MINOR LOT ADDITION AND SUBDIVISION PLAN FOR DIRK J & BABETTE L MADISON AND VICTOR J & SHIRLEY A MADISON (BOS action deadline July 7, 2021)

The applicant wants to rearrange the properties to add one lot and subdivide the remaining lots. They are in the process of working up a maintenance agreement for the shared driveway. Mr. Madison reviewed the comments from Bud Grove and the County comments, along with the requested waivers.

Tracy Gleim made the following motion.

"I move we recommend approval of the 6 waivers requested for TPF 21-11, Final Minor Lot Addition for Dirk J. & Babette L. Madison and Victor J & Shirley A. Madison and that a waiver for a backup system site if requested and justified."

This was seconded by Tom Ryan and passed unanimously.

Tracy Gleim made the following motion.

I move we recommend approval of TPF 21-11, Final Minor Lot Addition for Dirk J. & Babette L. Madison and Victor J & Shirley A. Madison with the following conditions.

1. That the site location be marked more clearly on the Location Map on Sheet 1.
2. That the comments in the Cumberland County Review #21-36 dated April 7, 2021 be met.
3. That the comments of the Township Engineer, Bud Grove, in his letter to Larry Claycomb dated April 23, 2021 be met.

This was seconded by Wes Beard and passed unanimously.

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 10:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission