

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 27, 2020**

START TIME: 7:00 p.m.

END TIME: 7:38 p.m.

MEMBERS PRESENT:

Michael Buchanan (by phone)
Larry Claycomb (by phone)
Tracy Gleim
Ronette Bachurt (by phone)
Steve Zeigler
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 10, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 2020-6 FINAL MINOR LOT ADDITION/LOT CONSOLIDATION & SUBDIVISION PLAN
FOR JOHN W JR & KAREN S GLEIM AND JAMES W & DOREEN G GLEIM

TPF 2020-7 FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR
F & L LIVING TRUST

TPF 2020-8 PRELIMINARY FINAL SUBDIVISION PLAN FOR
HOLLOWBROOK FARM

OTHER BUSINESS

MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF FEBRUARY 10, 2020.

Steve Zeigler made a motion to approve the minutes of the February 10, 2020, meeting as amended. The motion was seconded by Wes Beard and passed unanimously.

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PUBLIC COMMENT

Tracy Gleim asked for public comment and there was none.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark Carpenter stated that he has nothing to report on this issue at this time.

**TPF 2020-6 FINAL MINOR LOT ADDITION/LOT CONSOLIDATION & SUBDIVISION PLAN
FOR JOHN W JR & KAREN S GLEIM AND JAMES W & DOREEN G GLEIM**

Joe Burget of Burget & Associates, Inc. was in attendance to represent the plan. He explained how the property will be consolidated and divided. Questions were asked and answered. There was discussion about the DEP planning and a new water line back to the back lot due to the distance, along with the waivers requested on the plan. Larry Claycomb commented that a note describing that a shared driveway access and maintenance agreement needs to be added to the plan.

Steve Zeigler made the following motion.

"I move we recommend granting the eight (8) waivers requested for TPF 2020-6, Final Minor Lot Addition / Lot Consolidation & Subdivision Plan for John W., Jr & Karen S. Gleim and James W. & Doreen G. Gleim, dated 3/23/2020 as revised 4/8/2020.

This was seconded by Larry Claycomb and passed unanimously.

Steve Zeigler made the following motion.

"I move that we recommend approval of TPF 2020-6, Final Minor Lot Addition / Lot Consolidation & Subdivision Plan for John W., Jr & Karen S. Gleim and James W. & Doreen G. Gleim, dated 3/23/2020 as revised 4/8/2020 with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated 4/22/2020 be met.
2. That the conditions in Cumberland County review #20-052 dated 4/13/2020 be met.
3. That a note be put on the plan that a shared driveway access easement and maintenance agreement be identified on the plan.

This was seconded by Larry Claycomb and passed unanimously.

**TPF 2020-7 FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR
F & L LIVING TRUST**

Ted Pluta of Brehm Lebo was in attendance to represent the plan. He explained the intent of the lot addition which they are adding to the existing residential lot. He explained the waivers that are being requested to the Planning Commission members.

Steve Zeigler made the following motion.

"I move we recommend approval of the six (6) waivers requested for TPF 2020-7 Final Minor Lot Addition Subdivision Plan for F & L Living Trust, dated 3/23/2020 as revised 4/2/2020.

This was seconded by Wes Beard and passed unanimously.

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REGULAR MEETING MINUTES
April 27, 2020**

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 2020-7 Final Minor Lot Addition Subdivision Plan for F & L Living Trust, dated 3/23/2020 as revised 4/2/2020, with the following conditions.

1. That the conditions listed in Bud Grove's letter to Larry Claycomb dated 4/16/2020 be met.
2. That the conditions listed in Cumberland County Review #20-048 dated 4/7/2020 be met.

This was seconded by Wes Beard and passed unanimously.

**TPF 2020-8 PRELIMINARY FINAL SUBDIVISION PLAN FOR
HOLLOWBROOK FARM**

The applicant has requested that this item be tabled at this time.

Steve Zeigler made a motion to table this item. It was seconded by Wes Beard and passed unanimously.

OTHER BUSINESS:

Mark Carpenter announced plans received for review in May. Keystone Arms submitted a plan to consolidate already built townhome buildings onto several new lots instead of having each unit on a lot. There is also an application for on-lot sewage facilities planning module approval to allow an existing lot on Horners Road to be approved for development of a single residential dwelling. He asked if members would prefer to have plans delivered to their homes and the consensus was that electronic delivery of plans was ok. There was discussion about the format of the meetings for next month.

Mark Carpenter will provide an updated list of Zoning Ordinance Amendments to the Planning Commission members.

There being no further business, Wes Beard made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission