

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 8, 2006**

START TIME: 7:00 p.m.

END TIME: 9:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Americo Gines-Serrano
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill

AGENDA

1. APPROVE PAST MINUTES OF APRIL 24, 2006
2. PUBLIC COMMENT
3. (TPF 06-2) ZONING ORDINANCE AMENDMENT BY CITIZEN PETITION
4. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
5. (TPF 06-4) LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
6. (TPF 06-5) REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
7. (TPF 06-6) REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
8. (TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
9. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
10. REVIEW UPDATED ZONING MAP

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MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 24, 2006

Mike Buchanan made a motion to approve the minutes with several corrections. Steve Zeigler seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

(TPF 06-2) ZONING ORDINANCE AMENDMENT BY CITIZEN PETITION

Mark Carpenter reported that Cornerstone Land Trust had asked that this be tabled for tonight. They are working on traffic issues. The public hearing will be rescheduled on May 19, 2006. The Planning Commission will report to the Board of Supervisors regarding changes.

**(TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN**

Mark Carpenter reported that he had not heard from the surveyor who presented this plan previously.

**(TPF 06-4) LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN**

John Snyder of Rettew Associates and Charles Courtney of McNees, Wallace and Nurick, LLC were present to represent the plan. All changes addressed in previous comments have been made on the plan.

The following motion was made by Mike Buchanan.

"I move that we recommend approval of Final Lot Consolidation Plan #TPF 06-4 dated March 6, 2006, and revised May 5, 2006, titled Lot Consolidation Plan for Keystone Arms with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 06-106 be met."

This motion was seconded by Steve Zeigler and passed unanimously.

**(TPF 06-5) REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN**

John Snyder of Rettew Associates and Charles Courtney of McNees, Wallace and Nurick, LLC represented the plan. They explained that all previously disclosed comments had been addressed on the plan. Some additional County comments were addressed. They have revised the Landscaping Plan.

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A motion was presented by Mike Buchanan.

"Pursuant to the Final Subdivision Plan #TPF 06-5 dated March 6, 2006, and revised May 5, 2006, titled Final Subdivision Plan for Keystone Arms, I move that we recommend granting the 9 waivers requested.

I move that we recommend approval of Final Subdivision Plan #TPF 06-5 dated March 6, 2006 and revised May 5, 2006, titled Final Subdivision Plan for Keystone Arms with the following condition:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 06-110 be met."

This motion was seconded by Rod Groff and passed unanimously.

**(TPF 06-6) REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN**

A motion was made by Mike Buchanan.

"Pursuant to the Final Land Development Plan #TPF 06-6 dated March 6, 2006, and revised May 5, 2006, titled Revised Land Development Plan for Keystone Arms, I move that we recommend granting the 9 waivers requested.

I move that we recommend approval of Preliminary/Final Land Development Plan #TPF 06-6 dated March 6, 2006, and revised May 5, 2006, titled Revised Land Development Plan of Keystone Arms with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report dated April 20, 2006, be met.
2. Subject to approval of DEP Planning Module for the additional EDUs requested."

This motion was seconded by Steve Zeigler and passed unanimously.

**(TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN**

John Snyder of Rettew Associates and Charles Courtney of NcNees, Wallace and Nurick, LLC represented the plan. There was discussion regarding the proposed lighting and they will list the fixture detail on the plan. A discussion ensued regarding screening facing Route 11 and, in the course of discussion, it was discovered that they would not be allowed to plant bushes there due to the water and sewer right-of-way. They will plan for a fence for that purpose. Bud Grove pointed out that they would need a waiver request for the 50-foot driveway for lot 165.

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

Bud Grove is meeting with them tomorrow. No one was present to represent the plan.

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REVIEW UPDATED ZONING MAP

Mark Carpenter presented the new zoning map and the members looked at it. This was produced by the County office using their software.

OTHER BUSINESS

Mark Carpenter updated the Commission regarding the Chesapeake Bay Strategy. There are workgroups meeting regarding sewer strategies and possible redesign of the limits to include actual capacities and design flows. A final policy is projected to be in place by July of 2006.

There being no further business, Rod Groff made a motion to adjourn the meeting and Mike Buchanan seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:30 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission