

MIDDLESEX TOWNSHIP PLANNING COMMISSION

May 9, 2022

START TIME: 7:00 p.m.

END TIME: 8:23 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Bud Grove, Township Engineer
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler
Margie Flatley-Carpenter, Secretary

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF MARCH 28, 2022

PUBLIC COMMENT

TPF 22-3 DISCUSSION AND POSSIBLE ACTION ON LETORT ESTATES LLC
APPLICATION FOR COMPREHENSIVE PLAN AND ZONING ORDINANCE
AMENDMENTS ON APPROXIMATE 8 ACRE PROPERTY AT NW
INTERSECTION OF CLAREMONT ROAD AND HARMONY HALL DRIVE,
COUNTY TAX PIN 21-08-0575-003D AND 21-08-0575-003E
(BOS Public Hearing scheduled for May 20, 2022)

TPF 22-5 DISCUSSION AND POSSIBLE ACTION ON
CHARTER HOMES DEVELOPMENT PROPERTIES XX, INC.
APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
AMENDMENTS FOR PROPOSED NEIGHBORHOOD.
(BOS Public Hearing scheduled for May 20, 2022)

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF MARCH 28, 2022

Tom Ryan made a motion to accept the minutes of the March 28, 2022, meeting as written.
Wes Beard seconded the motion and it passed unanimously.

TPF 22-3 **DISCUSSION AND POSSIBLE ACTION ON LETORT ESTATES LLC
APPLICATION FOR COMPREHENSIVE PLAN AND ZONING ORDINANCE
AMENDMENTS ON APPROXIMATE 8 ACRE PROPERTY AT NW
INTERSECTION OF CLAREMONT ROAD AND HARMONY HALL DRIVE,
COUNTY TAX PIN 21-08-0575-003D AND 21-08-0575-003E
(BOS Public Hearing scheduled for May 20, 2022)**

Eric Hume with Saxton & Stump, and Joseph Fisher and Elissa Fisher of Letort Estates, LLC,
were in attendance to represent the plan.

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Eric Hume presented information about the proposal. The Planning Commission members discussed details about the proposal.

Tom Ryan made the following motion.

"I move we recommend approval of TPF 22-3, Letort Estates LLC application for Comprehensive Plan and Zoning Ordinance amendments on approximate 8 acre property at NW intersection of Claremont Road and Harmony Hall Drive, County Tax PIN 21-08-0575-003D and 21-08-0575-003E. "

This motion was seconded by Jim O'Connell and the motion carried with 3 voting in favor: Tom Ryan, Wes Beard and Jim O'Connell, and 2 voting against: Larry Claycomb and Tracy Gleim.

**TPF 22-5 DISCUSSION AND POSSIBLE ACTION ON
CHARTER HOMES DEVELOPMENT PROPERTIES XX, INC.
APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
AMENDMENTS FOR PROPOSED NEIGHBORHOOD.
(BOS Public Hearing scheduled for May 20, 2022)**

Anthony Faranda-Diedrich with Charter Homes, and Charles Courtney and Chris Knarr of McNees, Wallace & Nurick were in attendance to represent the plan.

Charles Courtney presented information about the proposal. The Planning Commission members discussed details about the proposal. Township Engineer, Bud Grove presented his review comments. After discussion, Charles Courtney agreed the applicant will propose to revise the SALDO amendments to meet Bud Grove's review comments. Charles Courtney will discuss this process with Township Solicitor, Keith Brenneman.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 22-5, Charter Homes Development Properties XX, Inc. application for Subdivision and Land Development Ordinance amendments for proposed Neighborhood Design Developments, with the following recommended provisions:

1. That the comments in Bud Grove's letter to Larry Claycomb dated April 25, 2022 be met.
2. That the comments of the Cumberland County Review Report dated April 1, 2022 be met, except for comments #2 through #5 as noted below:
Regarding comment #2, this will be addressed at plan approval.
Regarding comment #3, the beauty strip will be renamed to landscape strip.
Regarding comment #4, the word boulevard will be removed.
Regarding comment #5, the Typical Street/Alley – Paving Section will be removed."

This motion was seconded by Tom Ryan and passed unanimously.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. This was seconded by Wes Beard and passed unanimously at 8:23 p.m.

Respectfully submitted by
Margie Flatley-Carpenter
Secretary to the Planning Commission