

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 14, 2007**

START TIME: 7:00 p.m.

END TIME: 9:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 23, 2007
2. PUBLIC COMMENT
3. (TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(Review period ends – June 8, 2007, 3rd extension)
4. (TPF 06-8) DAVID J. RAUDABAUGH
FINAL SUBDIVISION PLAN
(Review period ends – August 11, 2007)
5. (TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – August 11, 2007)
6. (TPF 07-7) MIDDLESEX MUNICIPAL AUTHORITY (WELL SITE 1 & 2)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – August 11, 2007)

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:04 p.m.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 14, 2007**

APPROVE PAST MINUTES OF APRIL 14, 2007

Tracy Gleim made a motion to accept the minutes of the April 14, 2007, meeting with a few changes. This was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

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

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN**

Cumberland Knoll has asked to be tabled until the next meeting. They will be meeting with Bud Grove, Township Engineer, on May 17, 2007, to go over Mr. Grove's comments.

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

Eric Diffenbaugh was in attendance to represent the plan. This is for a five lot development along North Middlesex Road. They had already received Preliminary Plan approval and now come for Final Plan approval. They have a letter from the Municipal Authority and their capacity letter. They have met all of Mr. Grove's comments. A few things were gone over during the meeting. They will return to the next meeting for any comments by Mr. Grove.

**(TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Brian Soyka, PE, Engineering for Sheetz and Rick Bitner of H. Edward Black Associates were present. They explained the changes and new construction for this new Sheetz store on Route 11. Mark Carpenter asked if Sheetz would be interested in escrowing monies to improve the intersection. They will take that under advisement. There was discussion about sidewalks, driveways, street trees, etc. Hopefully, Mr. Grove's comments will be available for the next meeting.

**(TPF 07-7) MIDDLESEX MUNICIPAL AUTHORITY (WELL SITE 1 & 2)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

John Madden of Madden Engineering Services, Inc. was in attendance. They explained that the Municipal Authority has drilled a municipal water supply well that is producing about 1,000 gallons per minute. They have acquired the land necessary along South Middlesex Road and Horners Road. There was discussion regarding several issues. The Commission members had several questions which were answered. The Commission hopes to recommend on this plan at the next meeting.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 14, 2007

OTHER BUSINESS

Mark Carpenter reported that the township will enter into an agreement with the developer of the Kensington Plan to conditionally approve the preliminary plan subject to NPDES approval and then revise the plan and return to the Planning Commission for review.

There is a Rutter's being planned for the land across route 11 from Hoss's Restaurant.

There is a restaurant planned for the land in front of the Hampton Inn.

Sheetz has acquired more land for the Trindle Road proposed site.

Keystone Arms is still building townhouse units.

The conservation design ordinance is still not done.

For the next meeting, Steve Zeigler and Mike Buchanan will not be in attendance. There was discussion about the status of Dave Hukill and the following motion was presented by Tracy Gleim.

"We recommend consideration of removal of Dave Hukill from the Planning Commission due to non-attendance for over one year."

This was seconded by Mike Buchanan and passed unanimously.

Mark Carpenter will take the matter to the Supervisors' meeting on May 25, 2007, at 7:00 a.m.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 9:30 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission