

**MIDDLESEX TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**May 20, 2024**

**START TIME: 7:00 p.m.**

**END TIME: 8:42 p.m.**

**MEMBERS PRESENT:**

Larry Claycomb  
Wes Beard  
Steve Zeigler  
Tom Ryan  
Jim O'Connell  
Robynn Eppley

**STAFF PRESENT:**

Mark D. Carpenter, Zoning Officer  
Margie Flatley-Carpenter, Secretary  
Bud Grove, Township Engineer  
Elizabeth Grant, County Planning Department

**MEMBERS & STAFF ABSENT:**

Tracy Gleim

**AGENDA:**

Discussion and Possible Action on past minutes of May 13, 2024

Public Comment

TPF 24-7 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road (BOS action deadline June 28, 2024)

TPF 24-8 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road (BOS action deadline June 28, 2024)

TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

**MEETING MINUTES:**

**Discussion and Possible Action on past minutes of May 13, 2024**

Tom Ryan made a motion to accept the minutes of the May 13, 2024, meeting as amended. This was seconded by Steve Zeigler and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**May 20, 2024**

**Public Comment**

Mr. Claycomb asked if there was any public comment and there was none at this time.

**TPF 24-7      Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road  
(BOS action deadline June 28, 2024)**

**TPF 24-8      Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road  
(BOS action deadline June 28, 2024)**

Mark Carpenter explained that TPF 24-7 and TPF 24-8 are two zoning map amendment requests asking for a change from Residential Farm and Village Center to Village Center. He showed the Planning Commission members where they are on the map. The County Planning Department is in favor of these changes with some recommendations. Mr. Carpenter reviewed the report from the Cumberland County Planning Department. He also had prepared a memo explaining their comments.

Anthony Maris from Pinnacle Realty was in attendance to represent the plans. They are proposing townhouses, stacked apartments and single-family units. This is work-force housing. Their target customer is a \$75,000-\$80,000-per-year-income family. The homes will be FHA eligible. The applicant is prepared to improve the intersection at Wolf's Bridge Road and Route 11. Questions were asked and answered. There was discussion among the Planning Commission members about issues including traffic, schools, police force, future planning, growth, affordability of housing, buyer demographics, etc.

Steve Zeigler made the following motion:

"We recommend to the Board of Supervisors consider possible action on the application of Pinnacle Realty Development Company for Zoning Map change referencing TPF 24-7 and TPF 24-8."

This was seconded by Tom Ryan and passed unanimously.

**TPF 22-18      Discussion and Possible Action on Review of  
Draft Zoning Ordinance and Draft Zoning Map**

Mr. Carpenter reviewed the "Keeping of Chickens" section of the draft Zoning Ordinance. He feels that there is a typographical error in the ordinance and described it. For section b (1) it should read "Three chickens shall be permitted for the first ¼ acre."

**MIDDLESEX TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
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The Cumberland County Planning Department is preparing draft comments on this item and will meet with Mr. Carpenter and the consultant, Troy Truax to discuss them.

**Township Staff Informational Comments with no discussion**

There being no further business, Tom Ryan made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:42 p.m.

Respectfully submitted by

Margie Flatley-Carpenter  
Secretary to the Planning Commission