

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 22, 2006**

START TIME: 7:00 p.m.

END TIME: 7:58 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Keith Brenneman, Township Attorney
Mark D. Carpenter, Zoning Officer
Margie Flatley, Secretary
Jeff Kelly, County Planning

MEMBERS & STAFF ABSENT:

David Hukill
Bud Grove, Township Engineer

AGENDA

1. APPROVE PAST MINUTES OF MAY 8, 2006
2. PUBLIC COMMENT
3. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
4. (TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – July 5, 2006)
5. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
6. (TPF 06-9) MEADOWBROOK FARMS
FINAL PLAN - PHASE VI - DESIGN PLANS
FINAL SUBDIVISION PLAN
(BOS action deadline – August 2, 2006)

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 8, 2006

Tracy Gleim made a motion to approve the minutes with a few corrections. Steve Zeigler seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

(TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)

Mark Carpenter reported that the applicant is revising their plans per the comments of the Planning Commission and expect to be at the next meeting.

(TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – July 5, 2006)

Sean P. Delaney of McNees, Wallace and Nurick and John Snyder of Rettew Associates were in attendance to represent the plan. They presented a revised plan which addressed all of the previous comments. A 5-foot vinyl picket fence will be constructed to shield headlights from traffic on route 11 and the water line is being moved to accommodate this fence. They also prepared a photometric plan as per the Planning Commissions request. Larry Claycomb asked for clarification of the dumpster pad's location. The previously questioned 50-foot driveway has been reduced to 35 feet to meet the ordinance. There was also discussion regarding shielding of lights. Jeff Kelly pointed out that there was an error in the calculations on the landscaping plan and that there was one more tree needed for a total of 44.

The following motion was made by Mike Buchannan.

"Pursuant to the Preliminary/Final Land Development Plan #TPF06-7 dated 03-06-2006 AND REVISED 05-17-2006 titled Commercial Lot #165 for Keystone Arms, I move that we recommend granting the three waivers requested."

This was seconded by Rod Groff and passed unanimously.

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Another motion was presented by Mike Buchannan.

"I move that we recommend approval of Final Land Development Plan #TPF06-7 dated 03-06-2006 and revised 05-17-2006, titled Commercial Lot #165 for Keystone Arms with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 06-105 be met.
2. That the comments listed in the letters to the Planning Commission from the Township Engineer, Bud Grove, dated 05-08-2006 and 05-19-2006 be met.
3. Contingent on approval of the DEP Planning Module for additional flows.
4. Contingent on payment of recreational fees in lieu of providing recreational area."

The motion was seconded by Tracy Gleim and passed unanimously.

(TPF 06-8) DAVID J. RAUDABAUGH
 PRELIMINARY SUBDIVISION PLAN
 (BOS action deadline – July 5, 2006)

Mark Carpenter reported that the applicant met with Bud Grove and are revising their plan per the comments of the Planning Commission.

(TPF 06-9) MEADOWBROOK FARMS
 FINAL PLAN - PHASE VI - DESIGN PLANS
 FINAL SUBDIVISION PLAN
 (BOS action deadline – August 2, 2006)

Mark Carpenter reported that this plan was received on May 9, 2006, and requested that the Commission members take the plans home and look them over.

OTHER BUSINESS

Cumberland County is sponsoring a training session on July 13, 2006, for Planning Commission Members. He distributed the information to the members and asked that they let him know if they wished to attend and to which session. Registrations are due before July 7, 2006.

Larry Claycomb asked Mark if there was any news about Pennterra. Mark reported that he had met with them about a month ago. K. Hovnanian Homes are interested in building part of the project.

McNaughton Homes should be bringing preliminary plans soon.

The Township Supervisors are reviewing the Conservation Design Ordinance.

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There being no further business, Rod Groff made a motion to adjourn the meeting and Tracy Gleim seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:58 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission