

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MAY 22, 2023**

START TIME: 7:00 p.m.

END TIME: 7:30 p.m.

MEMBERS PRESENT:

Larry Claycomb
Robynn Eppley
Tracy Gleim
Jim O'Connell
Tom Ryan

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Wes Beard
Steve Zeigler
Margie Flatley-Carpenter, Secretary

AGENDA:

Discussion and Possible Action on past minutes of May 8, 2023

Public Comment

- TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline June 7, 2023)
- TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline August 2, 2023)
- TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline August 2, 2023)
- TPF 23-8 Discussion and Possible Action on Preliminary/Final Minor Lot Addition
and Consolidation Plan, Remaining Lands of the Pine Hill Industrial Park
and Properties 1058 & 1060 Harrisburg Pike
(BOS action deadline August 2, 2023)
- TPF 23-11 Discussion and Possible Action on Proposal by Board of Supervisors TO
Amend Zoning Map to rezone Portions of the CH-Commercial Highway
Zoning Districts to IG-Industrial General Zoning Districts
(Public Hearing Scheduled June 30, 2023)

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Township Staff Informational Comments with no discussion

MEETING MINUTES:

PUBLIC COMMENT

Larry Claycomb asked if there was any public comment and there was none.

Discussion and Possible Action on past minutes of May 8, 2023

Tom Ryan made a motion to accept the minutes of the May 8, 2023, meeting as submitted. This was seconded by Robynn Eppeley and passed unanimously.

**TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline June 7, 2023)**

**TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline August 2, 2023)**

**TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline August 2, 2023)**

Tom Ryan made a motion to table these three items, TPF 22-21, TPF 23-2 and TPF 23-3. This was seconded by Robynn Eppeley and passed unanimously.

**TPF 23-8 Preliminary/Final Minor Lot Addition and Consolidation Plan,
Remaining Lands of the Pine Hill Industrial Park and Properties 1058
& 1060 Harrisburg Pike
(BOS action deadline August 2, 2023)**

Betsy Davison of H Edward Black & Associates, Ltd. was present to represent the plan, and gave a brief presentation about the plan. Questions were asked and answered.

Robynn Eppeley made the following motion.

“I move that we recommend approval of the waiver requested on TPF 23-8, Preliminary/Final Minor Lot Addition and Consolidation Plan, Remaining Lands of the Pine Hill Industrial Park and Properties 1058 & 1060 Harrisburg Pike, dated 4/15/2023.”

This was seconded by Jim O’Connell and passed unanimously.

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Robynn Eppley made the following motion.

"I move that we recommend approval of TPF 23-8, Preliminary/Final Minor Lot Addition and Consolidation Plan, Remaining Lands of the Pine Hill Industrial Park and Properties 1058 & 1060 Harrisburg Pike, dated 4/15/2023; with the following conditions.

1. That the conditions stated in Township Engineer, Bud Grove's letter to Larry Claycomb dated 5/19/2023 be met.
2. That the conditions in Cumberland County Review #23-58 dated 5/3/2023 be met.
3. Approval conditioned on compliance with Bud Grove's comments and conditional on the Preliminary/Final Minor Lot Addition and Consolidation Plan for Lot 1 be recorded before this plan before us is recorded; and the deed to Lot 1 be recorded also before this plan before us is recorded."

This was seconded by Tom Ryan and passed unanimously.

TPF 23-11 Discussion and Possible Action on Proposal by Board of Supervisors to Amend Zoning Map to rezone Portions of the CH-Commercial Highway Zoning Districts to IG-Industrial General Zoning Districts

Mark Carpenter explained the Township Solicitor's letter and draft ordinance presenting the proposal. There was discussion among members about the proposal.

Tracy Gleim made a motion to approve TPF 23-11, Proposal by Board of Supervisors to Amend Zoning Map to rezone Portions of the CH-Commercial Highway Zoning Districts to IG-Industrial General Zoning Districts. This was seconded by Robynn Eppley and passed unanimously.

Township Staff Informational Comments with no discussion

There were no township staff informational comments.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 7:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission