

MIDDLESEX TOWNSHIP PLANNING COMMISSION
May 24, 2021

START TIME: 7:00 p.m.

END TIME: 8:28 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan via Zoom
Tracy Gleim
Tom Ryan
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer via Zoom
Elizabeth Grant, Cumberland County Planning Commission via Zoom

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF APRIL 26, 2021

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE
(BOS action deadline May 5, 2021)

TPF 21-14 PRELIMINARY FINAL LAND DEVELOPMENT PLAN
FOR 96 SOUTH MIDDLESEX ROAD

TPF 21-15 APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT TO CREATE
INSTITUTIONAL DISTRICTS AND MAP AMENDMENTS TO REZONE
CERTAIN TRACTS OF LAND TO INSTITUTIONAL DISTRICTS

OTHER BUSINESS

MEETING MINUTES

APPROVE PAST MINUTES OF APRIL 26, 2021.

Wes Beard made a motion to approve the minutes of the April 26, 2021, meeting as amended.
The motion was seconded by Tom Ryan and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 21-2 PRELIMINARY MAJOR SUBDIVISION PLAN FOR CUMBERLAND PRESERVE (BOS action deadline May 5, 2021)

Andrew Williams of Williams Sites was in attendance to represent the plan. He reviewed the changes that were made due to the comments that were submitted to them.

They are under technical review for the NPPDS. Water and Sewer Authority review is in progress. Some other details are in progress currently.

Questions were asked and answered about the waivers that are requested. There was discussion about the street names on the preliminary plan and it was suggested that they submit a waiver for that, since the names have yet to be determined. Bud Grove reported about ongoing discussions of the intersection that was talked about last time. The area where the sight distance was an issue on the curve and whether a maintenance agreement would be appropriate or not. The Township Solicitor must review this issue and get back to the Planning Commission. The intersection has been evaluated and it will meet the standard for level A with a right-in, right-out requirement.

Greg Schwartz explained that the seven street trees that they want to relocate will be in the park area.

Elizabeth Grant had a comment about the necessity of reporting to the USPS regional growth coordinator.

Larry Claycomb made the following motion.

"I move we recommend approval of the 12 requested waivers in TPF 21-2, Preliminary Subdivision and Land Development Plan for Cumberland Preserve, Submission No. 2, Plan dated 1/21/21 as revised 5/10/21."

Wes Beard seconded the motion and it passed unanimously.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 21-02, Preliminary Subdivision and Land Development Plan for Cumberland Preserve, Submission No. 2 Plan dated 1/21/21 as revised 5/10/21 with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated 5/24/21 be met.
2. That the conditions in Cumberland County Planning Review No. 21-006 dated 2/4/21 be met.
3. With the provision that the intersection clear site distance of Street 2 with Country Club Drive be resolved.
4. That the conditions of Zack Zook, Township Roadmaster, letter dated 5/21/21 be met.
5. That the required approval of the US Postal Service be obtained.

The motion was seconded by Tracy Gleim and passed unanimously.

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TPF 21-14 PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR 96 SOUTH MIDDLESEX ROAD

The developer has requested that this plan be tabled at this time.

Wes Beard made a motion to table TPF 21-14, Preliminary Final Land Development Plan For 96 South Middlesex Road.

The motion was seconded by Tom Ryan and passed unanimously.

TPF 21-15 APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENTS TO CREATE INSTITUTIONAL DISTRICTS AND MAP AMENDMENTS TO REZONE CERTAIN TRACTS OF LAND TO INSTITUTIONAL DISTRICTS.

Ron Lucas of Stevens and Lee, Chris Dellinger, Engineer with HRG, and Kirk Stoner, County Planning, were in attendance to represent the application. Mr. Lucas explained the intent of the proposed changes. He also explained the details of the changes which are proposed and some new terminology and definitions. Questions were asked and answered.

Wes Beard and Michael Buchanan,

"I move we recommend approval of TPF 21-15 Application for Zoning Ordinance Text Amendments to Create Institutional Districts and Map Amendments to Rezone Certain Tracts of Land to Institutional Districts with the following modification - Change the maximum height requirements in section 23.05.a. for all permitted uses with public water and sewer from 75 feet to 50 feet."

This was seconded by Tom Ryan passed unanimously.

OTHER BUSINESS

Mark Carpenter announced that he has received a couple of plans and will get them to the Planning Commission members shortly.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:28 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission