

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 26, 2009**

START TIME: 7:00 p.m.

END TIME: 8:40 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Rick Gines

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Tracey Gillespie
Rod Groff

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 27, 2009
2. PUBLIC COMMENT
3. TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline August 7, 2009)
4. TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF APRIL 27, 2009.

Mike Buchanan made a motion to approve the minutes of the April 29, 2009, meeting as submitted. The motion was seconded by Tracy Gleim and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Wes Madden was in attendance to represent the plan. They have redesigned to provide for easier tractor trailer accessibility. The plan is to have deliveries made early in the morning before the business(es) open. Mr. Madden explained the changes that have been made. Questions were asked and answered. The comments from Bud Grove, Township Engineer, were reviewed also. A note will be placed on the plan relative to the number of parking spaces required for proposed usages. Jeff Kelly reviewed the comments from Cumberland County. Keith Brenneman had no comments on this plan. There was more discussion regarding the turning radius in the back in order to accommodate the trash truck. Mark Carpenter also suggested that they put a note on the plan regarding the maximum allowable sewage flow. There being no further questions, Steve Zeigler made the following motion.

“Pursuant to Preliminary/Final Land Development Plan #TPF 09-3, titled Heritage Business Center, Preliminary/Final Land development Plan dated January 27, 2009, as revised on May 12, 2009; I move that we recommend approval of the 4 waivers requested.”

This was seconded by Mike Buchanan and passed unanimously.

Mr. Zeigler also made the following motion.

“Pursuant to the Preliminary/Final Land Development Plan #TPF 09-3, titled Heritage Business Center, Preliminary/Final Land development Plan dated January 27, 2009, as revised on May 12, 2009, I move that we recommend approval with the following conditions:

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated May 21, 2009, be met.
2. That the comments of the Cumberland County Planning Commission review #09-027 dated February 6, 2009, be met.

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3. That note #5 be amended to include the DEP module number, the maximum capacity approved and the date approved.
4. An accurate number of parking spaces required will be determined at the time the certificate of occupancy is issued."

The motion was seconded by Mike Buchanan and passed unanimously.

**TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Mike Buchanan gave an overview of the purpose of this ordinance. There was discussion regarding whether or not it falls under the definition of Land Development. Keith Brenneman pointed out that this should be addressed under the Zoning Ordinance, as wind turbines do not fall under the Subdivision Land Development Ordinance. There was lengthy discussion regarding different types and sizes of wind generation devices. The definitions of commercial and personal uses were discussed, along with the application requirements for each. Other questions were asked and discussed regarding setbacks, noise, shadow flicker and height references. Mr. Buchanan will incorporate the comments into what he has prepared and bring it back for further discussion.

OTHER BUSINESS:

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Mike Buchanan and passed unanimously at 8:40 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission