

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 29, 2007**

START TIME: 7:05 p.m.

END TIME: 9:14 p.m.

MEMBERS PRESENT:

Michael Buchanan - by phone
Larry Claycomb
Rod Groff
Tracy Gleim

STAFF PRESENT:

Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer
Mark D. Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary
Jeff Kelly, Cumberland County Planner

MEMBERS & STAFF ABSENT:

David Hukill
Steve Zeigler
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MAY 14, 2007
2. PUBLIC COMMENT
3. (TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(Review period ends – June 8, 2007, third extension)
4. (TPF 07-5) DAVID J. RAUDABAUGH
FINAL SUBDIVISION PLAN
(Review period ends – August 11, 2007)
5. (TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – August 11, 2007)
6. (TPF 07-7) MIDDLESEX MUNICIPAL AUTHORITY (WELL SITE 1 & 2)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – August 11, 2007)

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:05 p.m. The late start was due to setting up the telephone so that Mike Buchanan, who was at home, could hear everyone and so that everyone could hear him.

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APPROVE PAST MINUTES OF MAY 14, 2007

Tracy Gleim made a motion to approve the minutes of May 14, 2007, as amended. Rod Groff seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN**

Francis McNaughton, Sr., Joel McNaughton of McNaughton Homes and Bob Fisher of R.J. Fisher Associates were present. There was lengthy discussion regarding sidewalk issues, landscaping issues, drainage swales, and Country Club Road improvements. All of the comments were discussed to include those submitted by Bud Grove, Township Engineer, Jeff Kelley, Cumberland County Planning and Mark Carpenter, Township Zoning Officer. Mike Buchanan brought up parking issues and it was pointed out that they had added 19 more parking spaces to the plan. Mark Carpenter talked about the recreation space and drainage issues for the soccer fields. If the soil is bad, they would have to put in under-field drainage.

Keith Brenneman, Township Solicitor, prepared the following motion which was made by Mike Buchanan.

“With respect to plan number 06-16, submitted November 15, 2006, as revised January 22, 2007 and March 9, 2007, titled Preliminary Subdivision Plan for Cumberland Knoll, I move that we recommend to the Board of Supervisors that the five requested waivers as depicted on the plan and the sixth waiver with respect to the requirement that there be a separate landscaping plan at the preliminary subdivision plan stage, be granted.”

The motion was seconded by Tracy Gleim and passed unanimously.

Keith Brenneman, Township Solicitor, prepared the following motion which was made by Mike Buchanan.

“With respect to plan number 06-16, titled Preliminary Subdivision Plan for Cumberland Knoll, submitted November 15, 2006, as revised January 22, 2007 and March 9, 2007, I move that we recommend to the Board of Supervisors approval of the plan subject to the following conditions:

1. That all the requirements stated in Cumberland County Planning Commission review report no. 06-305 be met.
2. That the comments of Township Engineer Bud Grove, in his memoranda (two memos) of May 16, 2007 be met; with the further conditions that sidewalk be added on the north side of OS-8 and OS-15, and that two 11 foot cartways with 4 foot shoulders and drainage on each side be provided as improvements to Country Club Road for the entire area of Country Club Road adjoining the subject property to the extent that such improvements can be done within the existing right-of-way on the southern side of the roadway.”

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The motion was seconded by Tracy Gleim and passed unanimously.

As Francis McNaughton, Jr., was leaving the room, Larry Claycomb brought up the environmental problems that the McNaughton Company had had and told him that Middlesex Township is very protective of the environment. Mr. McNaughton encouraged Mr. Claycomb to read the case in order to fully understand what it was all about.

**(TPF 07-5) DAVID J. RAUDABAUGH
FINAL SUBDIVISION PLAN**

Eric Diffenbaugh was in attendance to represent the plan. He stated that they had cleaned up the plan according to Mr. Grove's previous comments. They are requesting the same waivers as on the original plan. A few items were reviewed by Mark Carpenter and Jeff Kelley and Larry Claycomb.

Keith Brenneman, Township Solicitor, prepared the following motion which was made by Tracy Gleim.

“With respect to the Final Subdivision Plan for David J. Raudabaugh, plan date April 12, 2007, I move that we recommend to the Board of Supervisors that the three waiver requests depicted on the face of the plan, which are also the three waiver requests that were approved as part of the Preliminary Plan, be granted.”

This was seconded by Rod Groff and passed unanimously.

Keith Brenneman, Township Solicitor, prepared the following motion which was made by Rod Groff.

“With respect to plan number 07-5, titled Final Subdivision Plan for David J. Raudabaugh, dated April 12, 2007, I move that we recommend to the Board of Supervisors approval of the plan subject to the following conditions:

1. That the review comments of Township Engineer Bud Grove, in his memorandum of May 29, 2007 be met.
2. That the review comments of the Cumberland County Planning Commission under Review Report number 07-16 be met.
3. That bearings and distances describing or delineating the boundaries of the stormwater easements on the plan be noted.
4. That note number 4 specify more clearly how street lighting requirements will be met.
5. That all of the same plan notes that appear on the various sheets of the plan be numbered so that all the notes are numbered the same on each plan sheet.

The motion was seconded by Tracy Gleim and passed unanimously.

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**(TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Michael LaCesa, Director of Real Estate, Eastern Region for Sheetz and Brian Soyka, PE, Engineering and Permits for Sheetz along with Rick Bitner of H. Edward Black were present. There was lively discussion of Bud Grove's comments, the Cumberland County Comments and Larry Claycomb's comments. Mark Carpenter pointed out that even though they are requesting a waiver of sidewalks along route 11, they still need to leave room for them if they would need to be installed in the future. The possibility of Sheetz making a contribution to a fund to improve the intersection in the future was brought up by Mark Carpenter. There were also some comments from the Municipal Authority. They will revise the plan and resubmit.

**(TPF 07-7) MIDDLESEX MUNICIPAL AUTHORITY (WELL SITE 1 & 2)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

John Madden was present. The County Comments were discussed. Bud Grove felt that everything was okay. Mark Carpenter agreed as did Keith Brenneman. The following motion was presented by Rod Groff.

"Pursuant to Plan #07-7 submitted May 2, 2007, titled Preliminary/Final Subdivision and Land Development Plan for Middlesex Township Municipal Authority, I move that we recommend granting the two waivers requested."

The motion was seconded by Mike Buchanan and passed unanimously.

The next motion was presented by Rod Groff.

"I move that we recommend approval of Plan #07-7 submitted May 2, 2007, titled Preliminary/Final Subdivision and Land Development Plan for Middlesex Township Municipal Authority with the following condition:

That the comments of the Cumberland County Planning Commission listed on Review Report No. 07-128 be met."

The motion was seconded by Tracy Gleim and passed unanimously.

There being no further business, a motion by Tracy Gleim was made to adjourn the meeting. It was seconded by Rod Groff and passed unanimously at 9:14 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission