

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 22, 2020**

START TIME: 7:00 p.m.

END TIME: 8:34 p.m.

MEMBERS PRESENT:

Ronette Bachert
Larry Claycomb
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Wes Beard
Michael Buchanan
Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF MAY 18, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 17-13 PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
 OF BURGER KING & POPEYES RESTAURANTS
 (BOS action deadline July 1, 2020)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 18, 2020.

Steve Zeigler made a motion to approve the minutes of the May 18, 2020, meeting as amended. The motion was seconded by Jim O'Connell and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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**TPF 17-13 PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT
PLAN OF BURGER KING & POPEYES RESTAURANTS
(BOS action deadline July 1, 2020)**

Jody Evans of McMahon & Associates, Matthew Chartrand from Bohler Engineering and Charles Suhr of Stevens and Lee were in attendance to represent the plan. Larry Claycomb made a short review of the plan for the benefit of the new Planning Commission member. Charles Suhr expounded on the issues and the history of this plan as far as traffic issues and zoning issues are concerned. Bud Grove, Township Engineer, reviewed the waivers which had been requested by the applicant. There was discussion about the requirement for sidewalks along public roads. Matthew Chartrand explained the situation from the developer's point of view. Questions were asked and answered about this issue. The next issue was the 20-foot buffer between the commercial and residential sections of the property. This line is in the middle of their property and there is a natural buffer already existing along the border in the residential zone. They would like to use that as the buffer between them and their residential neighbors. Questions were asked and answered about this issue. Mr. Grove reviewed the remainder of the waiver requests and recommended that we grant the waivers.

Then Mr. Grove moved on to the rest of his comments on the plan. There was discussion about blanket easements for parking, maintenance, stormwater, the current condition of Clinton Avenue and proposed improvements to Clinton Avenue. There will be further discussion with the Township Solicitor about this issue.

Mark Carpenter commented about the Municipal Authority's comments. He suggested that any approval require compliance subject to MTMA's final review and approval.

Steve Zeigler made the following motion.

"I move that we recommend approval of the 13 waivers requested for TPF 17-13 Preliminary/Final Subdivision and Land Development Plan of Burger King & Popeyes Restaurants"

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

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 17-13 Preliminary/Final Subdivision and Land Development Plan of Burger King & Popeyes Restaurants as revised May 29, 2020, with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated June 18, 2020 be met.
2. That conditions of the Cumberland County Planning Review No. 18-008 dated 1/14/2018 be met.
3. That provisions be stated on the plan for the maintenance of proposed

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infrastructure shared by the two properties, such as but not limited to, stormwater management facilities and driveways.

4. Include a note on the plan that sidewalks will be installed within 6 months upon request by the township.
5. Subject to final review by the Middlesex Township Municipal Authority.

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

OTHER BUSINESS:

There being no further business, Ronette Bachert made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:34 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission