

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 23, 2014**

START TIME: 7:00 p.m.

END TIME: 8:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Sean Oldfield
Steve Zeigler
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF MAY 27, 2014

PUBLIC COMMENT

TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS ACTION DEADLINE 07/28/2014)

TPF 14-3 JHCK ENTERPRISES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 07/02/2014)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 27, 2014.

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Steve Zeigler made a motion to approve the minutes of the May 27, 2014, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS ACTION DEADLINE 07/28/2014)**

This plan is tabled since the applicant has not yet submitted the revised plan. Mike Buchanan moved that this be tabled and it was seconded by Sean Oldfield.

**TPF 14-3 JHCK ENTERPRISES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 07/02/2014)**

Darrin Foster and Mike Stover were in attendance to represent the plan. They just received the comments from Mr. Grove this afternoon. Mr. Grove was not able to be at the meeting. Mr. Grove's comments were reviewed. Jeff Kelly's comments had been reviewed previously. Questions from the Commission members were asked and answered.

The following motion was made by Michael Buchanan.

"I move that we recommend approval of the 6 waivers requested on TPF 14-3 titled JHCK Enterprises Preliminary/Final Development Plan with the condition that a consolidated letter justifying said waiver be submitted."

This was seconded by Steve Zeigler and passed unanimously.

Michael Buchanan then made the following motion.

"I move that we recommend approval of TPF 14-3 titled JHCK Enterprises Preliminary/Final Development Plan dated 1/23/14 and revised 6/2/14 with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed in review report 14-044 dated April 8, 2014, be met.
2. That the comments of the letter from Township Engineer Bud Grove to Larry Claycomb dated June 23, 2014, be met and issues be resolved to the

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- satisfaction of the Township Engineer.
3. That a lighting plan be submitted and approved by the Township Engineer.”

This was seconded by Sean Oldfield and passed unanimously.

OTHER BUSINESS:

Jim Dries went through the ordinance 10-2008 as it pertains to open space and trails. He read through some parts that conflicted with each other. He will forward this information to each member so that they can take a look at what he discovered. There was further discussion about the history of the ordinance and the different types of conservation design in use in other areas.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission