

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 26, 2006**

START TIME: 7:00 p.m.

END TIME: 7:55

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Rod Groff
Steve Zeigler
Larry Claycomb

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano

AGENDA

1. APPROVE PAST MINUTES OF JUNE 12, 2006
2. PUBLIC COMMENT
3. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
4. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
5. (TPF 06-9) MEADOWBROOK FARMS
FINAL PLAN - PHASE VI - DESIGN PLANS
FINAL SUBDIVISION PLAN
(BOS action deadline – August 2, 2006)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF JUNE 12, 2006

Steve Zeigler made a motion to approve the minutes with one correction. Mike Buchanan seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN**

Delbin Zullinger was in attendance to represent the plan. Mark Carpenter's comments dated June 22, 2006, were discussed. Jeff Kelly's comments were also addressed. Bud Grove also had comments which were addressed. The storm water waiver that had been requested was dropped since it was not applicable, as there would be no change in the existing buildings or movement of earth.

Tracy Gleim made the following motion:

"Pursuant to the Preliminary/Final Land Development Plan #06-3 dated 01/11/2006 and submitted 03/20/2006 as revised 06/08/2006, titled Preliminary/Final Subdivision Plan for Fred M. and Louise A. Potteiger, Trustees of the F&L Living trust, I move that we recommend granting the 8 waivers requested.

I move that we recommend approval of Preliminary/Final Land Development Plan #06-3 dated 01/11/2006 and submitted 03/20/2006 as revised 06/08/2006, titled Preliminary/Final Subdivision Plan for Fred M. and Louise A. Potteiger, Trustees of the F&L Living Trust, with the following conditions:

1. That the comments listed in the review report of Mark Carpenter dated June 22, 2006, be met.
2. That the discrepancy between Lot No. 1 and Lot No. 2 on the print be corrected.
3. That the comments listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated June 26, 2006, be met.
4. That the DEP non building waiver form be approved."

Steve Zeigler seconded the motion and it passed unanimously.

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

Mark Carpenter reported that the applicant will give the Board of Supervisors an extension of review time that they can continue to revise their plan.

**(TPF 06-9) MEADOWBROOK FARMS
FINAL PLAN - PHASE VI - DESIGN PLAN
FINAL SUBDIVISION PLAN**

Pat Hubert from PennTerra Engineering was present. Bud Grove's comments were reviewed. There were several labeling inconsistencies that needed to be corrected. The Cumberland County Planning

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Commission comments from Jeff Kelly were reviewed along with Mark Carpenter's comments.

Mike Buchanan made the following motion:

"I move that we recommend approval of Final Land Development Plan #TPF06-9 dated March 24, 2006, titled Meadowbrook Farms Final Plan - Phase VI - Design Plan with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 06-149 are met.
2. That the comments listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated June 26, 2006, be met.
3. That the comments listed in the review report of Mark Carpenter dated June 26, 2006, be met.
4. That the comments listed in the MTMA letter dated June 7, 2006, be met."

Rod Groff seconded the motion and it passed unanimously.

OTHER BUSINESS

Mark Carpenter and Larry Claycomb attended the outreach meeting last week. Larry reported that there is a map of the county with zoning, existing land uses, lots, etc. available on the internet. Agricultural Security Areas and Agricultural Easements are shown on this map also.

Tracy Gleim talked about the new markets for soy beans which are being developed for biodiesel and ethanol alternative fuels.

Mark Carpenter announced that the Idle Air System is up and running in 72 spaces at the Petro truck stop.

There being no further business, Tracy Gleim made a motion to adjourn the meeting and Mike Buchanan seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:55 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission