

MIDDLESEX TOWNSHIP PLANNING COMMISSION
June 28, 2021

START TIME: 7:00 p.m.

END TIME: 7:55 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan via Zoom
Tracy Gleim
Tom Ryan
Wes Beard
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer via Zoom
Elizabeth Grant, Cumberland County Planning Commission via Zoom

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF MAY 24, 2021

PUBLIC COMMENT

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-16 FINAL MINOR SUBDIVISION PLAN FOR ROLAND AND DOLORES FENTON

TPF 21-17 PRELIMINARY SUBDIVISION PLAN FOR HICKORY RIDGE

OTHER BUSINESS

MEETING MINUTES

APPROVE PAST MINUTES OF MAY 24, 2021.

Wes Beard made a motion to approve the minutes of the May 24, 2021, 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 21-16 FINAL MINOR SUBDIVISION PLAN FOR ROLAND AND DOLORES FENTON

Doug Brehm of Brehm Lebo was in attendance to represent the applicants. He explained that the Fenton's wish to subdivide their property to sell a portion to their son so that they can move to another residence. The property is divided by Silver Spring Township/Middlesex Township line. Silver Spring is requiring that they have a primary and backup septic location in the remaining 100 acres. Mr. Grove had no comments. Questions were asked and answered. There was a lot of discussion about the sewage situation and Mark Carpenter suggested that we wait until Silver Spring decides what they want done. Elizabeth Grant of Cumberland County Planning Department went over her comments. After discussion, the Planning Commission members agreed that they will go forward.

Jim O'Connell made the following motion.

"I move we recommend approval of the 6 waivers requested for TPF 21-16, Final Minor Subdivision Plan for Roland and Delores Fenton."

It was seconded by Wes Beard and passed unanimously.

Jim O'Connell made the following motion.

"I move we recommend approval of TPF 21-16, Final Minor Subdivision Plan for Roland and Delores Fenton with the following conditions.

1. That the comments of Bud Grove, Township Engineer, in his letter to Larry Claycomb dated June 18, 2021, be acknowledged regarding any future review and additional comments by him.
2. That the comments of the Cumberland County Planning Review Report #321-065 dated 6/9/2021 be met.
3. Subject to Silver Springs Township approval."

This was seconded by Tom Ryan and passed unanimously.

They will come back to the supervisors after Silver Spring Township acts on the plan.

TPF 21-17 PRELIMINARY SUBDIVISION PLAN FOR HICKORY RIDGE

Doug Brehm was in attendance to represent the applicant's plan. He explained the plan in a general way to the Planning Commission members. It is a total of 8 lots. They have submitted the NPDES application. Bud Grove's comments were received by the applicant, and they have no issues with his comments. Mr. Grove explained that since this is a preliminary plan, most of the comments can wait until the final plan is submitted. Elizabeth Grant went over her comment related to the second driveway on lot #2. A waiver of SLDO 703.i.5 is recommended to allow 2 driveways on one building lot. She stated that most of the comments were administrative in nature. Questions were asked and answered.

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Larry Claycomb made the following motion.

I move that we authorize the chairman to sign the Component 4A - Municipal Planning Agency Review form for the DEP Planning Module for TPF 21-17, the Hickory Ridge Preliminary Subdivision Plan.

Seconded by Tom Ryan and passed unanimously.

Tom Ryan made the following motion.

"I move we recommend approval of the 4 waivers requested for TPF 21-17, Preliminary Subdivision Plan for Hickory Ridge. And that an additional waiver of SLDO 703.i.5 be requested."

Seconded by Tracy Gleim and passed unanimously.

"I move we recommend approval of TPF 21-17, Preliminary Subdivision Plan for Hickory Ridge with the following conditions.

1. That the comments #1-6 in the letter from Bud Grove, Township Engineer, To Larry Claycomb dated 5/21/21 be met, and that the additional SLDO and stormwater requirements be addressed at Final Plan approval.
2. That the comments of the Cumberland County Review Report #21-064 be met."

The motion was seconded by Wes Beard and passed unanimously.

OTHER BUSINESS:

Larry Claycomb brought up the current schedule of one meeting per month during the pandemic. He feels that the Planning Commission is not taking the time to thoroughly review the plans that are submitted. He would like to go back to twice a month. Mark Carpenter agreed with him. The next meeting will be July 12th. The meeting by Zoom format will also be discontinued from now on; unless it is necessary in order to achieve a quorum.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 7:55 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission