

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 10, 2006**

START TIME: 7:00 p.m.

END TIME: 8:13 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano
Bud Grove, Township Engineer
Margie Flatley, CMT, Secretary

AGENDA

1. APPROVE PAST MINUTES OF JUNE 26, 2006
2. PUBLIC COMMENT
3. (TPF 06-11) MRS. CALVIN BARRICK
PRELIMINARY / FINAL SUBDIVISION PLAN

MEETING MINUTES

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

APPROVE PAST MINUTES OF JUNE 26, 2006

Minutes were not prepared and will be considered at the next meeting.

PUBLIC COMMENT

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

**(TPF 06-11) MRS. CALVIN BARRICK
PRELIMINARY / FINAL SUBDIVISION PLAN**

Randy and Betty Barrick represented the plan. Randy explained the plan proposes to subdivide 2 acres from his mother's land next door and add it to his land where he resides. Randy said he currently maintains the land to be added to his and uses it for recreation and to access his relatives' adjacent farm property.

Mark Carpenter said that if the lot addition is consolidated with the rest of the Randy Barrick property by deed consolidation, then a DEP planning waiver and non building declaration is not needed.

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Mark said he would provide written review comments and have Bud Grove do the same.

OTHER BUSINESS

Larry Claycomb asked about a proposed development at South Middlesex Road and Claremont Road that was mentioned in a recent news article. Mark Carpenter explained the proposed project, located on the former Line and Clouse farm is called Kabro of Middlesex and a sketch plan was presented to the Board of Supervisors so the developer could get a zoning ordinance interpretation about the number of residential units permitted in the RT District in an open space residential development if open space land is conveyed to the Township in the adjacent RF District. Mark showed the sketch plan to the Planning Commission and explained that about 300 units are proposed, with a mixture of single family detached dwellings and townhouses. Mark said the developer got an interpretation from him with guidance from the Township Solicitor on the maximum number of units allowed, then returned to the Board of Supervisors with a concept plan of widening and realignment of the South Middlesex Road / Claremont Road intersection, since this was an area of safety concern. Larry mentioned that in the future all development sketch plans should be submitted to the Planning Commission for review.

Larry Claycomb asked the status of the proposed conservation design ordinance amendments. Mark Carpenter explained that the consultant, Sally Holbert had finished her work and provided draft language that needs to be refined and inserted into township ordinances. Mark said he was working to incorporate conservation design into township ordinances in late April, and was asked to hold off until Supervisors had a chance to review the draft language. Larry expressed a concern that the amendments should be made as soon as possible.

There being no further business, Tracy Gleim made a motion to adjourn the meeting and Steve Zeigler seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:13 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission