

MIDDLESEX TOWNSHIP PLANNING COMMISSION
July 12, 2021

START TIME: 7:10 p.m.

END TIME: 7:57 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Wes Beard
Michael Buchanan
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF JUNE 28, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-18 CLAREMONT NURSING HOME
FINAL MINOR SUBDIVISION PLAN

TPF 21-19 FINAL MINOR SUBDIVISION PLAN, UNITED STATES OF AMERICA,
DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, TRACT 364-
17, LOT NOS. 1 & 2

TPF 21-20 FINAL MINOR SUBDIVISION PLAN FOR
GREGORY L & BEATRICE BARNINGER

OTHER BUSINESS

MEETING MINUTES

APPROVE PAST MINUTES OF JUNE 28, 2020

Tom Ryan made a motion to approve minutes of the June 28, 2021 meeting as submitted. This motion was seconded by Jim O'Connell and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked if there was any public comment and there was none.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

July 12, 2021

TPF 19-2 COMPREHENSIVE PLAN UPDATE

There is nothing new to report.

TPF 21-18 CLAREMONT NURSING HOME FINAL MINOR SUBDIVISION PLAN

Chris Dellinger of HRG was in attendance to represent the plan. The Board of Supervisors enacted the zoning change last week. He is here to submit the subdivision plan. This is to create a lot line that will allow the nursing home to be on its own lot. They are requesting 3 waivers. Questions were asked and answered. The Planning Commission members will look over the plans and the applicant will come back to the next meeting.

TPF 21-19 FINAL MINOR SUBDIVISION PLAN, UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, TRACT 364- 17, LOT NOS. 1 & 2

John Bixler, Professional Land Surveyor, and Anna Yelp of the Central PA Conservancy were in attendance to represent the plan. The National Park Service is proposing to subdivide Lot 2, located at 301 Bernheisel Bridge Road and improved with a house, barn and outbuildings from residual Lot 1, which is part of the Appalachian Trail properties. Lot 2 would then be conveyed to the Central PA Conservancy. The plan is to renovate the buildings so that they can be used for things like meetings, training and trail maintenance related activities. Craig Dunn of the Cumberland Valley Appalachian Trail Club shared some of the history of the property and its relationship to the Appalachian Trail. Questions were asked and answered. They will attend the next meeting.

TPF 21-20 FINAL MINOR SUBDIVISION PLAN FOR GREGORY L & BEATRICE BARNINGER

Joe Burgett of Burgett and Associates was in attendance to represent the plan. He explained the layout of the property and the plan for subdivision of the property into a lot with an existing house and a vacant lot. ON the vacant lot, there are two septic sites that passed the percolation tests. Each lot will be about 8.8 acres. Mr. Barninger wants to give a lot to each of his daughters. There was discussion about whether a shared driveway agreement will be required. Questions were asked and answered. The applicant will return in two weeks.

OTHER BUSINESS

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 7:57 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission