

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 22, 2024**

START TIME: 7:00 p.m.

END TIME: 8:07 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Jim O'Connell
Tom Ryan
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

Discussion and Possible Action on past minutes of May 20, 2024

Public Comment

TPF 24-9 Discussion and Possible Action on Preliminary/Final Subdivision &
Land Development Plan for Wawa Food Market #8236
(BOS action deadline August 7, 2024)

TPF 24-10 Discussion and Possible Action on Preliminary/Final Land Development Plan for
Pine Hill Lot 1, Paint Booth Building & Trailer Parking
(BOS action deadline October 2, 2024)

TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft
Zoning Map

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Discussion and Possible Action on past minutes of May 20, 2024

Tom Ryan made a motion to accept the minutes of the May 20, 2024, meeting as submitted.
This was seconded by Wes Beard and passed unanimously.

Public Comment

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

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**TPF 24-9 Discussion and Possible Action on Preliminary/Final Subdivision &
Land Development Plan for Wawa Food Market #8236
(BOS action deadline August 7, 2024)**

The applicant was represented by Judd Dayton who presented an overview of the plan to install a Wawa Food Market along route 11 near Sunday Blvd. The entrance will be from Hampton Court. Questions were asked and answered. Mr. Grove went over his comments. He stated that this plan can go forward but is not yet ready for approval. They will need to grant an extension and hope to be considered at the next Planning Commission meeting. There was discussion about some traffic control devices on Sunday Dr. which would probably be a stop sign. Mr. Dayton then reviewed the waivers that they will be requesting so that they could be discussed. They will request an extension and come back next month with a revised plan.

**TPF 24-10 Discussion and Possible Action on Preliminary/Final Land Development
Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking
(BOS action deadline October 2, 2024)**

Betsy Davidson was in attendance to represent the plan. They wish to put up a 13,000 sq ft building for painting and sandblasting. Questions were asked and answered. They expect about 4 additional employees. They will expand the storm water management system. Betsy reviewed the waivers that are being requested. Mr. Grove would like to see more infiltration tests. They will return to the next meeting to address comments.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Mark Carpenter stated that comments have been received from the County and he will meet with the consultant. The comments will be addressed and a new document will be produced. Aaron Holland, Esq., was in attendance representing the Walters family who wish to have their property zoned industrial.

Township Staff Informational Comments with no discussion

Tom Ryan asked about the status of the Flight Systems plan that the Planning Commission had seen a while ago. Mr. Carpenter shared the details of the current delay with PennDOT.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:07 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission