

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 23, 2012**

START TIME: 7:00 p.m.

END TIME: 8:56 p.m.

MEMBERS PRESENT:

Larry Claycomb
Jim Dries
Rod Groff
Steve Zeigler
Vic Stabile

STAFF PRESENT:

Eileen Gault, Township Manager
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Tracy Gleim
Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

AGENDA:

APPROVE PAST MINUTES OF JULY 9, 2012

PUBLIC COMMENT

- TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)
- ZHB 12-3 CLEAN ENERGY – REVIEW SPECIAL EXCEPTION REQUEST TO
ALLOW EXPANSION OF NONCONFORMING IMPERVIOUS AREA FOR
LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
(Zoning Hearing scheduled for August 8, 2012)
- TPF 12-21 DGK REAL ESTATE LP – SECOND SUBMISSION OF
OPTIONAL SKETCH PLAN OF POSSIBLE FUTURE
CONSERVATION SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 9, 2012.

Jim Dries made a motion to approve the minutes of the July 9, 2012, meeting with changes. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 12-3 CLEAN ENERGY – REVIEW SPECIAL EXCEPTION REQUEST TO
ALLOW EXPANSION OF NONCONFORMING IMPERVIOUS AREA
FOR LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
(Zoning Hearing scheduled for August 8, 2012)**

Jim Snyder of Snyder, Secary & Associates, LLC, Ben Steckler, Project manager for the Fieldler Group, and James Strong of McNees, Wallace and Nurick, LLC represented the matter.

Rod Groff made the following motion.

"I move we recommend approval of Clean Energy's application to the Zoning Hearing Board for a Special Exception to allow an increase of impervious coverage from 65.8% to 68% at the Flying J Travel Plaza on Harrisburg Pike with the following condition:

1. That all impacts to the existing storm water management system at the site, including the peat beds be adequately addressed during land development plan review to the satisfaction of the Township Engineer."

Steve Zeigler seconded the motion and it passed unanimously.

**TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)**

Brian Fischbach of Appian Associates, LLC and Keith Plasterer of Carlisle Sports Emporium represented the plan.

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Township Engineer, Bud Grove reviewed his review comments to Larry Claycomb in letter dated 07/23/2012. Several questions were asked and answered.

Jim Dries made the following motion.

"I move we recommend approval of the 13 waivers requested for TPF 12-05 titled Carlisle Sports Emporium Inc. Preliminary Final Land Development Plan dated 12/27/2011 as revised 06/25/2012, as detailed in Bud Grove's letter to Larry Claycomb dated 07/23/2012 with the following clarifications.

- a. Comment #5 of the letter will become waiver #13, and must be noted on the cover page of the plan.
- b. Waiver #11 is modified to grant the waiver only for existing storm water facilities."

Steve Zeigler seconded the motion and it passed unanimously.

Jim Dries made the following motion.

"I move we recommend approval of TPF 12-05 titled Carlisle Sports Emporium Inc. Preliminary Final Land Development Plan dated 12/27/2011 as revised 06/25/2012 with the following conditions:

1. That the conditions stated in the Cumberland County review #12-005 dated 01/12/2012 be met.
2. That the conditions of Bud Grove's letter to Larry Claycomb dated 07/23/2012 be met.
3. In addition, the conditions of the Zoning Hearing Board Decision in Case #08-3 must be met."
4. The applicant provide financial security for public improvements in an amount satisfactory to the Township Solicitor and Township Engineer prior to the plan being recorded.
5. Prior to the Board of Supervisors 08/01/2012 meeting, the applicant should provide a revised set of plans to the Township Engineer that address the comments of Bud Grove's letter dated 07/23/2012.
6. Prior to recording the plan, it must be finally reviewed for compliance with all conditions by the Township engineer."

Steve Zeigler seconded the motion and it passed unanimously.

**TPF 12-21 DGK REAL ESTATE LP – SECOND SUBMISSION OF
OPTIONAL SKETCH PLAN OF POSSIBLE FUTURE
CONSERVATION SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review**

Dave Weihbrecht of Advantage Engineering Services, LLC, represented the plan along with property owners Bruce Darkes and Elizabeth Knouse.

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Dave Weihbrecht explained the proposed conservation subdivision plan design. Several questions were asked and answered.

Larry Claycomb said the members may choose to visit the site with the land owner's permission and would provide informal comments at the next meeting.

OTHER BUSINESS: None.

There being no further business, Vic Stabile made a motion to adjourn the meeting. The motion was seconded by Rod Groff and passed unanimously at 8:56 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission