

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 28, 2014**

START TIME: 7:00 p.m.

END TIME: 9:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Sean Oldfield
Steve Zeigler
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF JULY 14, 2014

PUBLIC COMMENT

- TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline September 3, 2014)
- TPF 14-5 CARLISLE INTERCHANGE SALT SHED – PA TURNPIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline October 1, 2014)
- TPF 14-7 PROPOSED ZONING MAP AMENDMENT TO
CHANGE 50.85 ACRES OF RF DISTRICT TO RT DISTRICT
ON COUNTY TAX PIN 21-08-0573-002
(BOS Public Hearing scheduled for August 29, 2014 at 7:30 AM)
- ZHB 14-1 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUESTS FOR PERSONAL
WIRELESS SERVICE FACILITY AND EXPANSION OF NON-
CONFORMING USE AT 1501 HARRISBURG PIKE

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ZHB 14-2 CAPITAL TELECOM ACQUISITION LLC
 AND CELCO PARTNERSHIP D/B/A VERIZON WIRELESS
 REVIEW SPECIAL EXCEPTION REQUEST FOR PERSONAL
 WIRELESS SERVICE FACILITY AT 100 ROADWAY DRIVE

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 14, 2014.

Mike Buchanan made a motion to approve the minutes of the July 14, 2014, meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 14-7 PROPOSED ZONING MAP AMENDMENT TO
CHANGE 50.85 ACRES OF RF DISTRICT TO RT DISTRICT
ON COUNTY TAX PIN 21-08-0573-002
(BOS Public Hearing scheduled for August 29, 2014 at 7:30 AM)**

John Murphy was in attendance to represent the request. He briefly reviewed the request and entertained questions. There was discussion of how many more units would be allowed if the change in zoning to RT district were to occur versus the current RF district zoning. Jeff Kelly, Cumberland County Planning Commission, reviewed the unofficial comments of the County Planning Commission. The County Planning Commission meets on August 21st and official comments will be available after that meeting.

The option of considering rezoning to Residential Country was brought up by Mark Carpenter. The commission would like to take some more time to consider this application for zoning map amendment.

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**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline September 3, 2014)**

Dave Weihbrecht and Elizabeth Knouse were in attendance to represent the plan. John Gleim was also present. Bud Grove, Township Engineer, stated that he feels that the plan is ready to go and that all the issues have been addressed adequately. There was some discussion about several minor issues. Questions were asked and answered.

Jim Dries made the following motion.

"I move that we recommend approval of the 7 waivers requested on TPF 13 -6 titled Cumberland Range Estates Preliminary Major Subdivision Plan dated April 29, 2013, and last revised June 9, 2014."

It was seconded by Michael Buchanan and passed unanimously.

Jim Dries made the following motion.

"I move that we recommend approval of TPF 13-6 titled Cumberland Range Estates Preliminary Major Subdivision Plan dated April 29, 2013, and last revised June 9, 2014, with the following conditions.

1. That the comments of the Cumberland County Planning review report 13-053 dated May 16, 2013, be met.
2. That the comments in the letter from Bud Grove to Larry Claycomb dated July 8, 2014 be met, as modified below.
 - a. Under the Conditions of Plan Approval, Item 13 is modified to read, 'An access easement agreement with the Potteigers must be recorded as a condition of Preliminary Plan approval.'
 - b. Item 14 is modified to read, 'The applicant agrees to construct the N. Middlesex Road improvements with Phase 3 of this project.'
3. That the comments in the letter from Rory Morrison, MTMA Manager to David Weihbrecht dated May 16, 2014, be met.
4. That the Preliminary Open Space Ownership and Management Plan be reviewed and approved by the Township Solicitor."

It was seconded by Michael Buchanan and passed unanimously.

**TPF 14-5 CARLISLE INTERCHANGE SALT SHED – PA TURNPIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline October 1, 2014)**

Chris Beauregard of Center Point Engineering, Vince Boozer of the facility department and Collin Skinner were in attendance to represent the plan. Mr. Beauregard briefly reviewed the plan. They have received comments from Mr. Grove and from the LeTort Authority.

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Mr. Boozer described the safety measures that will be in place to protect the local environment from salt contamination. They are using double-walled tanks and a leak detection system will be installed. There will be impact protection consisting of a 7-inch curb and pipe bollards. Questions were asked and answered.

Michael Buchanan made the following motion.

"I move that we recommend approval of the 7 waivers requested on TPF 14-5, titled Carlisle Interchange Salt Shed-PA Turnpike Final Minor Land Development Plan dated June 6, 2014."

It was seconded by Tracy Gleim and passed unanimously.

"I move that we recommend approval of TPF 14-5 titled Carlisle Interchange Salt Shed-PA Turnpike Final Minor Land Development Plan dated June 6, 2014, with the following conditions.

1. That the comments of the Cumberland County Planning Commission review report #14-076 dated July 8, 2014, be met.
2. That the comments in Bud Grove's letter to Larry Claycomb dated July 28, 2014, be met.
3. That the stormwater management plan be revised and given approval by the Township Engineer.
4. That the concerns of the LeTort Regional Authority letter dated July 23, 2014, be adequately addressed."

It was seconded by Jim Dries and passed unanimously.

**ZHB 14-1 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUESTS FOR PERSONAL
WIRELESS SERVICE FACILITY AND EXPANSION OF NON-
CONFORMING USE AT 1501 HARRISBURG PIKE**

**ZHB 14-2 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST FOR PERSONAL
WIRELESS SERVICE FACILITY AT 100 ROADWAY DRIVE**

Jamie Strong of McNees Wallace and Nurick was present to represent the request. Scott Von Ryan, Dell Kellman and Sean Paul were also in attendance to answer any questions. Some minor changes have been made to the plans as a result of discussion at the last meeting. Mr. Claycomb reviewed the Planning Commission's criteria for consideration of a recommendation of a special exception request as in general, public

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health, safety, and welfare, and whether it is in harmony with the neighborhood. There was concern expressed about the proximity to the Clean Energy LNG station and the possibility of a fall of the tower. Mr. Carpenter will speak with the fire chief about this concern.

Michael Buchanan made the following motion.

"I move we recommend approval of the Capital Telecom Acquisition LLC and Celco Partners D/B/A Verizon Wireless special exception request for a personal wireless service facility and expansion of nonconforming use at 1501 Harrisburg Pike."

It was seconded by Tracy Gleim and passed unanimously.

Michael Buchanan made the following motion.

"I move we recommend approval of the Capital Telecom Acquisition LLC and Celco Partners D/B/A Verizon Wireless special exception request for a personal wireless service facility at 100 Roadway Drive."

It was seconded by Tracy Gleim and passed unanimously.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 9:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission