

MIDDLESEX TOWNSHIP PLANNING COMMISSION
August 8, 2022

START TIME: 7:00 p.m.

END TIME: 8:08 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Wes Beard
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Tom Ryan
Elizabeth Grant, Cumberland County Planning

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF JULY 25, 2022

PUBLIC COMMENT

- TPF 22-9 DISCUSSION AND POSSIBLE ACTION ON SKETCH PLAN OF ROUGH SITE
GRADING FOR CHARTER HOMES GRANGE DEVELOPMENT
(Informal plan review only, no BOS action deadline)
- TPF 22-13 DISCUSSION AND POSSIBLE ACTION ON FINAL LOT CONSOLIDATION AND
MAJOR LAND DEVELOPMENT PLAN
FOR LETORT ESTATES
(BOS action deadline November 2, 2022)
- ZB 22-4 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF CELLCO
PARTNERSHIP D/B/A VERIZON WIRELESS FOR SPECIAL EXCEPTION TO
ALLOW PERSONAL WIRELESS SERVICE FACILITY DEVELOPMENT AT 25
WAGNER DRIVE IN RC-RESIDENTIAL COUNTRY DISTRICT
(Zoning Hearing scheduled for September 14, 2022)

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF JULY 25, 2022

Steve Zeigler made a motion to accept the minutes of the July 25, 2022, meeting as amended.
This 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

August 8, 2022

**TPF 22-9 DISCUSSION AND POSSIBLE ACTION ON SKETCH PLAN OF ROUGH
SITE GRADING FOR CHARTER HOMES GRANGE DEVELOPMENT
(Informal plan review only, no BOS action deadline)**

Laura Curran with Charter Homes and Charles Courtney with McNees, Wallace and Nurick were in attendance to represent the plan. Ms. Curran explained the plan in general. The plan is 216 acres and is comprised of 800 homes, a mixture of apartments, townhomes, and single-family homes. She pointed out the green space areas and the commercial sections where there will be shops. She also pointed out some changes from when they were at the Planning Commission for the zoning changes that they required. Mr. Grove brought out some possible issues that he will be addressing in a report later this week. Questions were asked and answered.

**TPF 22-13 DISCUSSION AND POSSIBLE ACTION ON FINAL LOT CONSOLIDATION
AND MAJOR LAND DEVELOPMENT PLAN
FOR LETORT ESTATES
(BOS action deadline November 2, 2022)**

Doug Brehm was in attendance to represent the plan. Mark Carpenter distributed the County comments for this plan to the Planning Commission members. This is the former Moose site. They are planning townhouses, a total of 34 units. Questions were asked and answered. The Planning Commission will look the plans over and the applicant will be back for the next meeting on August 22nd.

**ZB 22-4 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF CELLCO
PARTNERSHIP D/B/A VERIZON WIRELESS FOR SPECIAL EXCEPTION TO
ALLOW PERSONAL WIRELESS SERVICE FACILITY DEVELOPMENT AT 25
WAGNER DRIVE IN RC-RESIDENTIAL COUNTRY DISTRICT
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Larry Claycomb reminded the Planning Commission members that a special exception has to go before the zoning hearing board, and they can attach conditions to it. He also read the requirements of the Planning Commission review for special exceptions. Jamie Strong with McNees, Wallace and Nurick was in attendance to represent the plan. He stated that his whole team will be at the next meeting. Verizon Wireless wants to put a cell tower on the McNamara tree farm. They are requesting a variance to the setback requirement for the tower. Mr. Strong explained the reasoning behind that request, that the towers do not fall over at the base when they might fail, they fall into themselves. Questions were asked and answered. They will return for the next meeting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:08 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission