

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
August 12, 2013**

START TIME: 7:00 p.m.

END TIME: 7:54 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
Sean Oldfield
Steve Zeigler
Victor Stabile

AGENDA:

APPROVE PAST MINUTES OF JUNE 24, 2013

PUBLIC COMMENT

TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
 MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
 (BOS Public Hearing scheduled for August 30, 2013)

TPF 13-8 CUMMINGS BROTHERS CARLISLE PROPERTY LLC
 PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN
 (BOS action deadline November 6, 2013)

TPF 13-9 ROBERT E DIEHL
 FINAL MINOR SUBDIVISION PLAN
 (BOS action deadlines November 6, 2013)

OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from June 24, 2013, as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Larry Claycomb asked for public comment and there was none.

**TPF 13-8 CUMMINGS BROTHERS CARLISLE PROPERTY LLC
PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline November 6, 2013)**

Pam Fisher of Land Design and Division, Ltd. was in attendance to represent the plan. The applicants propose to construct a storage building for their existing equipment distribution business. She outlined the waivers that are being requested. Questions were asked and answered. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments. The commission members will review the plans and review the plan again at the next meeting.

**TPF 13-9 ROBERT E DIEHL
FINAL MINOR SUBDIVISION PLAN
(BOS action deadlines November 6, 2013)**

John Madden of Madden Engineering Services, Inc. was in attendance to represent the plan. An existing 7.4 acre lot developed with an existing home will be divided into two lots; a 2 acre lot with the existing home and a 5.4 acre residential building lot. Mr. Madden described the details for the commission members. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments. The commission members will review the plan again at the next meeting.

**TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for August 30, 2013)**

Larry Claycomb reviewed the details of this issue since Tracy Gleim was not at the last meeting.

Jim Dries made the following motion:

"I move that we recommend approval of the proposed ordinance that amends the Zoning Ordinance with respect to changeable signs and planned center identification signs."

This motion was seconded by Michael Buchanan and passed unanimously.

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OTHER BUSINESS:

Larry Claycomb asked about a special meeting of the Board of Supervisors advertised for Wednesday, August 14, 2013 at 7:30 a.m. Mark Carpenter explained the meeting is to consider a proposed agricultural greenhouse use in the RF zoning district for the 107.93 acre property at 85 South Middlesex Road. Mr. Carpenter said the Township Solicitor has determined no land development plan approval is required for the initial proposed 5 acre greenhouse because it is a permitted use in the RF District and is accessory to the existing buildings on the property related to agricultural use. Mr. Carpenter said the project is in the Letort Spring Run drainage basin, and will require a DEP individual NPDES permit approval for stormwater discharge into a high quality stream. Mr. Carpenter said the developer requested the special meeting so the Board of Supervisors can consider their request to waive the requirement for a stormwater management plan since the developer must meet similar standards in the DEP individual NPDES permit application, only propose about 1 acre of gravel drive, parking and loading areas and are proposing to capture, store and reuse all runoff from the greenhouse roof to water plants. Mr. Carpenter said the developer is proposing to grow organic tomatoes in the greenhouse.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 7:54 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission