

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
August 13, 2012**

START TIME: 7:00 p.m.

END TIME: 8:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Jim Dries
Victor Stabile

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF JULY 23, 2012

PUBLIC COMMENT

TPF 12-19 LNG FUELING STATION AT FLYING J TRAVEL CENTER #708
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period September 5, 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

MEETING MINUTES

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

APPROVE PAST MINUTES

Vic Stabile made a motion to approve the minutes from July 23, 2012, as amended.
Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

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Mark Carpenter read the decision by the Zoning Hearing Board from the hearing last Wednesday. Jim Snyder of Snyder, Secary & Associates, LLC, Ben Steckler, Project Manager for the Fieldler Group and James Strong of McNeees, Wallace and Nurick, LLC, were in attendance at the meeting. New plans have been submitted addressing the previous comments. Mr. Snyder explained the changes from the previous version. There was much discussion about where the stormwater goes, how contaminants are handled, safety issues and fire personnel training, hazardous material cleanup, etc. Questions were asked and answered and the requested waivers were reviewed. Bud Grove, Township Engineer, has the revised plan and it is anticipated that he will have comments for the next meeting.

**TPF 12-21 DGK REAL ESTATE LP – SECOND SUBMISSION OF
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CONSERVATION SUBDIVISION PLAN**

Dave Weihbrecht of Advantage Engineering Services, LLC, Elizabeth Knouse, and Bruce Darkes were in attendance to discuss the plan. There were a few questions asked and answered. They will return when they have a formal plan to submit.

OTHER BUSINESS:

Mr. Claycomb brought up a question of waivers and Mark Carpenter, Township Zoning Officer, explained that they are usually separated because the storm water and land development ordinances are separate but related ordinances. They will ask Keith Brennehan, Township Solicitor, about it and see if he can clarify the issue. Also, on the question of e-mail, members may not deliberate about issues or express opinions via e-mail if there are more than three members involved in the e-mail. Vic Stabile also pointed out that any e-mail communication about Township issues may become discoverable in the event of any legal action, even if it is on your personal computer at home.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Rod Groff seconded the motion and it passed unanimously at 8:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission