

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 22, 2016**

START TIME: 7:03 p.m.

END TIME: 8:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler
Jeff Kelly, Cumberland County Planning
Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF AUGUST 8, 2016

PUBLIC COMMENT

TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline September 7, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF AUGUST 8, 2016.

Jim Dries made a motion to approve the minutes of the August 8, 2016, meeting as submitted.
The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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(BOS action deadline September 7, 2016)

The Developer's representatives, Bill Rothman and Sam Reed, John Murphy and Tom Scully of Alpha Consulting Engineers were in attendance to represent the plan. Mr. Claycomb reviewed where things stood at the last meeting about this plan. An updated waiver request has been submitted. Mark Carpenter, Township Zoning Officer, explained the comments from the Municipal Authority in the memo dated August 12, 2016 from their Engineer, Glace Associates. Glace Associates is the Municipal Authority's Engineer and are doing their plan reviews. Randy Waggoner added some more detail to Mr. Carpenter's explanation. Mr. Claycomb reviewed the 17 waivers that were requested. There was extensive discussion regarding the one about screening along the railroad tracks.

Jim Dries made the following motion.

"I move that we recommend approval of waiver requests (as listed in the Alpha waiver request letter dated August 10, 2016) numbers 1 through 10 and 12 through 17 for TPF 15-4 titled Cumberland Valley Commons Preliminary Subdivision and Land Development Plan dated January 26, 2015, and last revised July 25, 2016, with the conditions listed below; and further that if requested and justified, that Subdivision and Land Development Ordinance Section 719.b.(1)(g), requiring identification of street tree species on the Preliminary Plan be waived, with the condition that this information be included in the Final Plans.

1. That the waivers be listed on Sheet #1 of the Plan.
2. Pertaining to waiver request #4 (as listed in the Alpha waiver request letter dated August 10, 2016) that in addition to the developer providing financial security for connecting loop streets from the proposed temporary cul-de-sacs streets if the future phases are not built; that at the time of final plan submission for phases including the proposed temporary cul-de-sac streets, the developer include metes and bounds descriptions and offer dedication of rights-of-way to allow for construction of future connecting loop streets from the proposed temporary cul-de-sac streets if the future phases are not built.
3. That the recommendations for waiver approvals listed in the letter from Bud Grove, Township Engineer, to Larry Claycomb dated August, 9, 2016, be met.
4. For waiver request #11, screening along the railroad tracks, recommend approval of a temporary waiver. A note will be placed on the plan and in the Home Owners Association agreement with the township stating the Home Owners Association is tasked with conducting a vote of home owners after occupancy of the first 50% of the development to determine if the owners/occupants either want the screening or are willing to forgo it. It will be a one time, 'yes or no' vote in which the developer will have no input or vote. If a simple majority of the owners vote 'yes', the developer will be required to install a screen buffer along the train tracks during the next phase of the development in compliance with the existing Subdivision and Land Development Ordinance and Zoning Ordinance."

The motion was seconded by Michael Buchanan and passed unanimously.

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Jim Dries made the following motion.

"I move that we recommend approval of TPF 15-4 titled Cumberland Valley Commons Preliminary Subdivision and Land Development Plan dated January 25, 2015 and last revised July 25, 2016 with the following conditions;

1. That the conditions of the Cumberland County Planning Commission review #15-027 dated February 12, 2015 be met.
2. That the comments in the letter of Bud Grove, Township Engineer, to Larry Claycomb dated August 9, 2016 be met.
3. That the snow easement identified in the letter from Mark Carpenter, Township Zoning Enforcement Officer, to Planning Commission Members dated August 19, 2016 be added to the plan.
4. That the review comments of Middlesex Township Municipal Authority listed in the letter from Glace Associates, Inc. to Cumberland Valley Commons Developers dated August 12, 2016 be met to the satisfaction of the Municipal Authority.
5. That the indications of "brush" identified on the Plan along the railroad reflect actual field conditions.
6. That the erosion control plans will be included with the Final Plan for each phase.
7. That Sheet #1 be revised to reflect the current waiver request, and to correct General Note 26 by striking the first 2 words.
8. That if any changes to the plan are made as a result of subsequent reviews by other government entities that the Plan be returned to Middlesex Township for further review.

The motion was seconded by Michael Buchanan and passed unanimously.

The Planning Commission asked Larry Claycomb to go to the Board of Supervisors meeting to explain their position.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer announced that the Dollar General is built and open. He also met recently with a developer who may be interested in developing the PennTerra property.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission