

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2009

START TIME: 7:00 p.m.

END TIME: 8:59 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF AUGUST 10, 2009
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. TPF 09-8 JOHN W. GLEIM, JR. AND TRACY K. GLEIM
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)
5. TPF 09-9 EUGENE J. AND LINDI R. GRIFFITHS
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2009**

MEETING MINUTES

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

APPROVE PAST MINUTES OF AUGUST 10, 2009.

Steve Zeigler made a motion to approve the minutes of the August 10, 2009, meeting as amended. The motion was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-8 JOHN W. GLEIM JR AND TRACY K. GLEIM
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)**

Joe Burget from Burget and Associates was available to represent the plan. Larry Claycomb briefly described the purpose of the plan for Rod Groff who was absent from the last meeting. Bud Grove's comments were briefly reviewed. Tracy Gleim will be recusing himself from voting as he is one of the applicants. Also, Steve Zeigler will be recusing himself as he is an employee of John Gleim. Rob Groff made the following motion:

"Pursuant to Final Subdivision Plan TPF 09-08 titled Final Minor Subdivision Plan for John, Jr. & Tracy K. Gleim dated July 27, 2009, I move that we recommend approval of the waivers requested with the conditions listed in Bud Grove's letter to Larry Claycomb dated August 6, 2009."

This was seconded by Tracey Gillespie and passed unanimously.

Rod Groff then made the following motion:

"Pursuant to Final Subdivision Plan TPF 09-08 titled Final Minor Subdivision Plan for John, Jr. & Tracy K. Gleim dated July 27, 2009, I move that we recommend approval with the following conditions:

1. That the comments listed in Bud Grove's letter to Larry Claycomb dated August 6, 2009, be met.
2. That the comments listed in Cumberland County Review Report 09-112 dated August 6, 2009, be met.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2009**

3. That an additional waiver is requested for a key map at a scale not less than one inch equals 2000 feet.”

This was seconded by Mike Buchanan and passed unanimously.

Mark Carpenter advised Mr. Burget that the Board of Supervisors will consider this plan on this Friday, August 28, 2009, at 7:30 a.m.

**TPF 09-9 EUGENE J. AND LINDI R. GRIFFITHS
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)**

Steve Fisher was in attendance to represent the plan. Mr. Claycomb asked a few questions in order to clarify the plan for Mr. Groff who was absent from the last meeting. At that time, the Cumberland County comments had been reviewed. Mark Carpenter distributed Bud Grove's comments to the Commission members. He then reviewed them with the Commission. There were questions asked and answered.

At this point, Larry Claycomb, Chairman, had to leave the meeting and turned the meeting over to Tracy Gleim, Vice-Chairman.

The discussion of Mr. Grove's comments continued.

Steve Zeigler made the following motion:

“Pursuant to Preliminary/Final Subdivision Plan TPF 09-09 titled Preliminary/Final Subdivision Plan for Eugene J. and Lindi R. Griffiths dated July 27, 2009; I move that we recommend approval of the 6 waivers requested.”

This was seconded by Michael Buchanan and passed unanimously.

The following subsequent motion was made by Steve Zeigler:

“Pursuant to Preliminary/Final Subdivision Plan TPF 09-09 titled Preliminary/Final Subdivision Plan for Eugene J. And Lindi R. Griffiths dated July 27, 2009; I move that we recommend approval with the following conditions:

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated August 24, 2009, be met.
2. That the comments of the Cumberland County Planning Commission Review #09-114 dated August 6, 2009, be met.
3. And that the Planning Commission specifically recommends approval of the 50-foot road frontage on Hollow Brook Drive for Lot 4A.
4. That a waiver is requested of the requirement for an on-lot sewage system replacement area for the existing home on lot 4B.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2009**

This was seconded by Michael Buchanan and passed unanimously.

Steve Zeigler made a third motion:

"Pursuant to Preliminary/Final Subdivision Plan TPF 09-09 titled Preliminary/Final Subdivision Plan for Eugene J. and Lindi Griffiths dated July 27, 2009, I move that the Planning Commission recommend approval of the DEP Planning Exemption Application Mailer.:

This was seconded by Michael Buchanan and passed unanimously.

Mark Carpenter advised Mr. Fisher that the Board of Supervisors will review the plan at their meeting on Friday, August 28, 2009, at 7:30 a.m.

**TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Michael Buchanan reviewed the changes that he had made since the previous meeting. Questions were asked and detailed discussions took place. The members will review the most recent draft #3 and provide any comments at the next meeting.

OTHER BUSINESS:

Mark Carpenter announced that Rick Gines has resigned from the Planning Commission effective immediately and asked for suggestions from the members for a replacement.

Tracey Gillespie announced that she will miss the meetings in September and November.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Tracey Gillespie and passed unanimously at 8:59 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission