

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 25, 2008**

START TIME: 7:00 p.m.

END TIME: 8:13 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor

MEMBERS & STAFF ABSENT:

Jeff Kelly, Cumberland County Planning

AGENDA:

1. APPROVE PAST MINUTES OF JULY 14, 2008 AND AUGUST 11, 2008
2. PUBLIC COMMENT
3. (TPF 05-7) PROPOSED SUBDIVISION & LAND DEVELOPMENT
ORDINANCE AMENDMENT AND ZONING ORDINANCE
AMENDMENT CONCERNING CONSERVATION DESIGN
4. (TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
DEP SEWAGE PLANNING MODULE EXEMPTION MAILER
(BOS action deadline September 10, 2008)
5. (TPF 08-15) JOHN W., JR AND KAREN S. GLEIM
PRELIMINARY / FINAL SUBDIVISION PLAN
DEP SEWAGE PLANNING MODULE EXEMPTION MAILER
(BOS action deadline October 25, 2008)
6. OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF JULY 14, 2008.

Mike Buchanan made a motion to approve the minutes of the July 14, 2008, meeting as amended. The motion was seconded by Rod Groff and passed unanimously.

APPROVE PAST MINUTES OF AUGUST 11, 2008.

Mike Buchanan made a motion to approve the minutes of the August 11, 2008, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
DEP SEWAGE PLANNING MODULE EXEMPTION MAILER**

Chad Brakeen, PE, of K&W Engineers and Pat Slattery of Cumberland County were present at this meeting. Mr. Brakeen had just received copies of the comments from the Township Engineer and Cumberland County. The applicant is requesting two waivers and there are a couple of comments which they have questions about. Bud Grove, Township Engineer, reviewed his comments. He did not see any blatant problems with the plan. Questions were asked and answered. Mark Carpenter represented Jeff Kelly's comments. Mr. Brakeen agreed that these comments will be resolved.

There being no further questions or comments, Tracy Gleim presented the following motion.

"Pursuant to the Preliminary/Final Land Development Plan #TPF 08-09 dated July 25, 2008, titled Preliminary/Final Cumberland County Public Safety Building and Coroner's Office, I move that we recommend approval of the DEP sewage planning module."

This was seconded by Steve Zeigler and passed unanimously.
Rod Groff presented the following motion.

"Pursuant to the Preliminary/Final Land Development Plan #TPF 08-09 dated July 25, 2008, titled Preliminary/Final Cumberland County Public Safety Building and Coroner's Office, I move that we recommend granting the six waivers requested;"

This was seconded by Steve Zeigler and passed unanimously.

Rod Groff presented the following motion.

"I move that we recommend approval of the Preliminary/Final Land development Plan #TPF 08-09 dated July 25, 2008, titled Preliminary/Final Cumberland County Public Safety Building and

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Coroner's Office with the following conditions.

1. That the condition of the Cumberland County Planning Commission listed on Review Report No. 08-187 be met.
2. That the conditions listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated August 25, 2008, be met."

The motion was seconded by Tracy Gleim and passed unanimously.

The plan will go before the supervisors on Friday, August 29, 2008, at 7:30 a.m.

**(TPF 08-15) JOHN W., JR AND KAREN S. GLEIM
PRELIMINARY / FINAL SUBDIVISION PLAN
DEP SEWAGE PLANNING MODULE EXEMPTION MAILER**

John Madden was present to explain the plan. Mr. Claycomb announced that Steve Zeigler and Tracy Gleim will recuse themselves from the decision making on this plan due to possible conflict of interest. They may ask questions but not vote on this plan. Mr. Madden said that they have received Bud's comments. Mark Carpenter explained the section in the zoning ordinance in regard to the 200-foot width at the setback line for the frontage and that the Planning Commission has the discretion to allow as little as 50 feet.

Rick Gines made a motion to accept the DEP sewage planning module exception mailer. This motion was seconded by Rod Groff and passed unanimously with two abstentions.

Tracey Gillespie made the following motion.

"Pursuant to the Preliminary/Final Land Development Plan #TPF 08-15 dated July 28, 2008, titled Preliminary/Final Subdivision Plan for John W., Jr. and Karen S. Gleim, I move that we recommend granting the two waivers requested;"

This motion was seconded by Rod Groff and passed unanimously with two abstentions.

Tracey Gillespie made the following motion.

"I move that we recommend approval of the Preliminary/Final Land development Plan #TPF 08-15 dated July 28, 2008, titled Preliminary/Final Subdivision Plan for John W., Jr., and Karen S. Gleim with the following conditions.

1. That the condition of the Cumberland County Planning Commission listed on Review Report No. 08-174 be met.
2. That the conditions listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated August 25, 2008, be met."

This was seconded by Mike Buchanan and passed unanimously with two abstentions.
The plan will go before the supervisors on Friday, August 29, 2008, at 7:30 a.m.

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**(TPF 05-7) PROPOSED SUBDIVISION & LAND DEVELOPMENT
ORDINANCE AMENDMENT AND ZONING ORDINANCE
AMENDMENT CONCERNING CONSERVATION DESIGN**

The Planning Commission has received Township Solicitor, Keith Brenneman's final version of the ordinance. Questions were asked and answered.

The following motion was presented by Mike Buchanan.

"I move we recommend approval of the proposed ordinance amending the Middlesex Township Subdivision and Land Development Ordinance and the Middlesex Township Zoning Ordinance to provide for Conservation Design.

The motion was seconded by Rick Gines and passed unanimously.

OTHER BUSINESS:

Mark Carpenter distributed two plans for the next meeting.

Mr. Claycomb commended the commission on the three ordinances that they have worked on this year and asked if they should go to the Board of Supervisors and ask what we should do next. Mike Buchanan suggested further work on the Comprehensive Plan. Mr. Carpenter suggested working on inconsistent zoning in the township. Bud Grove suggested making a list to present to the Board of Supervisors. Larry Claycomb encouraged the members to look at the comprehensive plan and bring information to the next meeting.

The Board of Supervisors adopted the changeable sign ordinance. They are working on the lighting ordinance.

Larry Claycomb went to the Zoning Hearing Board meeting and testified regarding the Planning Commission's concern about putting chlorinated water into the LeTort Spring Run in regard to the Sports Emporium's request before the Zoning Hearing Board.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Tracy Gleim and passed unanimously at 8:13 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission