

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
August 26, 2024**

START TIME: 7:00 p.m.

END TIME: 8:01 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tom Ryan
Tracy Gleim

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of July 22, 2024

Public Comment

- | | |
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| TPF 24-9 | Discussion and Possible Action on Preliminary/Final Subdivision & Land Development Plan for Wawa Food Market #8236
(BOS action deadline November 6, 2024) |
| TPF 24-10 | Discussion and Possible Action on Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking
(BOS action deadline October 2, 2024) |
| TPF 24-15 | Discussion and Possible Action on Zoning Ordinance Amendment to Increase Height of Hotels in Commercial Highway Zoning Districts
(BOS scheduled Public Hearing for October 2, 2024) |
| TPF 22-18 | Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map |

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Discussion and Possible Action on past minutes of July 22, 2024

Tom Ryan made a motion to accept the minutes of the July 22, 2024, meeting as submitted/amended. This was seconded by Robynn Eppley and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

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**TPF 24-9 Discussion and Possible Action on Preliminary/Final Subdivision &
Land Development Plan for Wawa Food Market #8236
(BOS action deadline November 6, 2024)**

Judd Dayton was in attendance to represent the plan. He explained that a lot line needed to be adjusted. The Land Development plan is to install a Wawa Food Market along route 11 near Sunday Blvd. The entrance will be from Hampton Court. There are 5 waivers which were explained. Mr. Grove went over his comments. They have cleaned up all of his comments. They are still waiting for the NPDES permit. They will need an HOP and signal modification from PennDOT. Questions were asked and answered.

Larry Claycomb made the following motion.

"I move we recommend approval of the 5 waivers requested on TPF 24-9, Provco Pinegood Drive, LLC, Proposed lot line Adjustment and the plan for Preliminary/Final Land Development dated 7/24/24 as revised 8/21/24 with the condition that the comments in Bud Grove's letter to Larry Claycomb dated August 23, 2024, be met and that justification be provided for the waivers."

This was seconded by Tom Ryan and passed unanimously.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 24-9, Provco Pinegood Drive, LLC, Preliminary/Final Land Development Plan dated 7/24/24 as revised 8/21/24 with the following conditions.

1. That the comments in Bud Grove's letter to Larry Claycomb dated 8/23/24 be met.
2. That the comments of Rory Morrison, Middlesex Municipal Authority Manager in a letter to Judd W. Dayton, Bohler Engineering PA, LLC dated April 30, 2024, be met.
3. That the comments of the Cumberland County Planning Department number P24-259 dated 5/7/24 be met.

This was seconded by Wes Beard and passed unanimously.

They will attend the Board of Supervisors meeting on September 10th.

**TPF 24-10 Discussion and Possible Action on Preliminary/Final Land Development
Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking
(BOS action deadline October 2, 2024)**

Mark Carpenter mentioned that the applicant has requested that this be tabled for tonight.

Tom Ryan made a motion to table this item. It was seconded by Steve Zeigler and passed unanimously.

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**TPF 24-15 Discussion and Possible Action on Zoning Ordinance Amendment to
Increase Height of Hotels in Commercial Highway Zoning Districts
(BOS scheduled Public Hearing for October 2, 2024)**

The Board of Supervisors has proposed to increase the building height to 65 feet in the Commercial Highway district. The hearing is set for October 2nd.

Robynn Eppley made the following motion.

"I move we recommend approval of the proposed Zoning Ordinance Amendment to increase the maximum height of hotels and motels in the commercial highway zoning districts to 65 feet."

This was seconded by Steve Zeigler and passed unanimously.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Mark Carpenter updated the Planning Commission members. He has met with Mr. Truax several times and will be meeting tomorrow morning again. They will be presenting all of the comments on a spreadsheet so that the Planning Commission members can review them all. There was discussion about the Sunday, Walters, and Hemp properties and the zoning for those plots. There is the capability for 3 million square feet of warehouse space on these properties. The Supervisors would like to zone it Commercial Highway and then allow Warehousing/Distribution in the Commercial Highway under conditional use, as long as it is within ¼ mile of a grade separated highway interchange. Sean Delaney had a comment on behalf of the Sunday family. He feels that these properties are perfectly buffered for this use.

Township Staff Informational Comments with no discussion

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:01 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission