

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING MINUTES  
SEPTEMBER 11, 2006**

**START TIME: 7:00 p.m.**

**END TIME: 8:07 p.m.**

**MEMBERS PRESENT:**

Michael Buchanan  
Larry Claycomb  
Steve Zeigler  
Tracy Gleim  
Americo Gines-Serrano

**STAFF PRESENT:**

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

**MEMBERS & STAFF ABSENT:**

David Hukill  
Rod Groff

**AGENDA**

1. APPROVE PAST MINUTES OF AUGUST 14, 2006.
2. PUBLIC COMMENT
3. (TPF 06-8) DAVID J. RAUDABAUGH  
PRELIMINARY SUBDIVISION PLAN  
(BOS action deadline – October 6, 2006)
4. (TPF 05-9) PINE HILL INDUSTRIAL PARK – PHASE 1  
REVISED PRELIMINARY / FINAL SUBDIVISION PLAN  
(BOS action deadline – December 9, 2006)

**MEETING MINUTES**

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

**APPROVE PAST MINUTES OF AUGUST 14, 2006**

Rick Gines-Serrano made a motion to approve the minutes of August 14, 2006, with one correction. Steve Zeigler seconded the motion. The motion passed unanimously.

**PUBLIC COMMENT**

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

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**DAVID J. RAUDABAUGH**

**PRELIMINARY SUBDIVISION PLAN**

(BOS action deadline – October 6, 2006)

Erik Dieffenbaugh was in attendance to represent the plan. The plan has been reworked to address Bud Grove's comments after meeting with Mr. Grove. Mark Carpenter had several comments and also pointed out that the street name, Wildflower Drive, already exists in the township and they will have to rename that street. He will have his written comments at the next meeting. There were more comments brought out by Larry Claycomb. Erik will revise the plans and present them at a future meeting. He will obtain an extension.

**PINE HILL INDUSTRIAL PARK – PHASE 1**

**REVISED PRELIMINARY / FINAL SUBDIVISION PLAN**

(BOS action deadline – December 9, 2006)

Steve Quigley and Rick Bittner of H. Edward Black and Associates, PC, were in attendance to represent the plan. This plan had been previously submitted and subsequently withdrawn about a year ago. The purpose of the plan is to combine lots 3, 4 and 5 into one lot and subdivide lot 6 into 2 lots. This will make all the lots more equal in size. The sewer and water will be extended to lot 6. Mark Carpenter and Bud Grove will have their written comments at the next meeting, September 25, 2006.

**OTHER BUSINESS:**

Mark Carpenter advised the commission to expect 2 major plans in November. These will be Cumberland Knoll and the development at South Middlesex Road and Claremont Drive.

The owners of the Howard Johnson's are going to the Zoning Hearing Board on September 13, 2006, to see if they can subdivide their property. If successful, they will be bringing a subdivision plan to the Commission.

The Supervisors have authorized Mark Carpenter to proceed with the Conservation Design Ordinance. He will be working on it.

On September 25 and 26, 2006, there will be a Conservation Planning Workshop at Allenberry. Please let Mr. Carpenter know if you wish to attend.

Cumberland County Planning Commission Outreach Meeting will be held at Middlesex Township on September 12, 2006.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. This was seconded by Mike Buchanan and passed unanimously at 8:07 p.m.

Respectfully submitted by

Margie Flatley, CMT  
Secretary to the Planning Commission