

MIDDLESEX TOWNSHIP PLANNING COMMISSION
September 12, 2022

START TIME: 7:00 p.m.

END TIME: 8:41 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Wes Beard
Tom Ryan

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler
Jim O'Connell
Elizabeth Grant, Cumberland County Planning

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF AUGUST 22, 2022

PUBLIC COMMENT

- TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline December 7, 2022)
- TPF 22-16 DISCUSSION AND POSSIBLE ACTION ON FINAL MINOR LOT ADDITION
SUBDIVISION PLAN FOR MILLIKAN & TAVERNA
(BOS action deadline December 7, 2022)
- TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF CRG REAL
ESTATE FOR AMENDMENTS TO COMPEREHENSIVE PLAN, ZONING
ORDINANCE MAP AND TEXT FOR MIRACLE MILE REVITALIZATION
OVERLAY DISTRICT
(PC action deadline September 26, 2022)

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF AUGUST 22, 2022

Tom Ryan made a motion to accept the minutes of the August 22, 2022, meeting as submitted.
This was seconded by Wes Beard and passed unanimously.

PUBLIC COMMENT

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

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September 12, 2022

**TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline December 7, 2022)**

Connor Henderson of Pennoni was in attendance to represent the plan. They had been here previously for a special exemption which was granted by the Zoning Hearing Board. Mr. Henderson explained the layout of the plan and the overall purpose of the carwash and oil change facility. Questions were asked and answered. There was discussion about traffic volumes and the driveway access. They will return to the next Planning Commission meeting.

**TPF 22-16 DISCUSSION AND POSSIBLE ACTION ON FINAL MINOR LOT ADDITION
SUBDIVISION PLAN FOR MILLIKAN & TAVERNA
(BOS action deadline December 7, 2022)**

Chris Chiampi with FSA was in attendance to represent the plan. He explained the lot addition to the Planning Commission members. There is going to be a land swap as indicated on the plan. There are no proposed buildings. Questions were asked and answered. Mr. Grove said he will have comments in two weeks. They have received the comments from the county and there are no problems. They will be back in two weeks.

**TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF CRG REAL
ESTATE FOR AMENDMENTS TO COMPREHENSIVE PLAN, ZONING
ORDINANCE MAP AND TEXT FOR MIRACLE MILE REVITALIZATION
OVERLAY DISTRICT
(PC action deadline September 26, 2022)**

Charlie Courtney and Chris Knarr with McNees, Wallace, and Nurick were in attendance to represent the plan. The purpose of this is to aid in redevelopment of the Miracle Mile along route 11 with flexibility in dimensions and uses. They explained the purposes of the documents which are submitted with the amendments and zoning ordinance overlay district maps. There was a lot of discussion about which properties are included and how far away from route 11 it goes. They would like to have the Planning Commission members comments so that they can revise the draft and work on it some more. They are not worried about the September 26th deadline. The Planning Commission members will review the materials and the applicants will return to the next meeting to work on this further.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 8:41 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission