

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 25, 2006**

START TIME: 7:00 p.m.

END TIME: 8:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Rod Groff
Steve Zeigler
Larry Claycomb
Americo Gines-Serrano (Ric Gines)

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley, Secretary
Jeff Kelly, County Planning

MEMBERS & STAFF ABSENT:

David Hukill
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor

AGENDA

1. APPROVE PAST MINUTES OF SEPTEMBER 11, 2006
2. PUBLIC COMMENT
3. (TPF 05-09) PINE HILL INDUSTRIAL PARK - PHASE I
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 SEPTEMBER 11, 2006

Steve Zeigler made a motion to approve the minutes with no corrections. Mike Buchanan seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 25, 2006**

(TPF 05-09) PINE HILL INDUSTRIAL PARK - PHASE I
REVISED PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline - December 9, 2006)

Steve Quigley and Rick Bittner of H. Edward Black & Associates represented the plan. They presented the planning module postcard to Mark Carpenter. The comments from Cumberland County were reviewed by Jeff Kelley. Mark Carpenter and Bud Grove had no comments on the plan. Larry Claycomb asked about the title of the plan and all agreed that it should be "Revised Preliminary Final Plan." A few other items were discussed and the following motion was made by Mike Buchanan.

Pursuant to the Preliminary/Final Land Development Plan # TPF 05-09, dated August 26, 2006, titled Revised Preliminary/Final Subdivision Plan Phase I for Pine Hill Industrial Park, I move that we recommend granting the 5 waivers requested and an additional waiver of section 305 for separate preliminary final submission.

This was seconded by Ric Gines and passed unanimously.

Mike Buchanan also made the following motion.

I move that we recommend approval of Preliminary/Final Land Development Plan #TPF 05-09 dated August 25, 2006, titled Revised Preliminary/Final Subdivision Plan Phase I for Pine Hill Industrial Park with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 06-227 be met.
2. The title on the plan sheets be consistent with Plan title.
3. Note 15 in general notes to indicate financial bonding for public improvements.

This was seconded by Steve Zeigler and passed unanimously.

Mike Buchanan presented the following motion.

Recommend approval of DEP Planning Module for the Plan #TPF 05-09 dated August 25, 2006, titled Revised Preliminary/Final Subdivision Plan Phase I for Pine Hill Industrial Park.

This was seconded by Rod Groff and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 25, 2006**

(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – October 6, 2006)

Although not on the agenda, comments for the David J. Raudabaugh plans were presented from Cumberland County. Mark Carpenter will forward the comments to Bud Grove, township engineer.

OTHER BUSINESS

Mark Carpenter reported that he attended the Growing Greener Workshop which he found to be interesting. He said that he would have the draft of the Conservation Design Ordinance for the Commission to review. He also reported that he has received comprehensive plans from Perry County, Monroe Township and South Middleton Township. Jeff Kelley will provide the County's comments on these plans to aid in the review.

Discussion ensued regarding the possibility of preserving the view of the north mountain by restricting development on the mountainside, encouraging natural earth tone colors of houses on the mountain, etc.

There being no further business, Tracy Gleim made a motion to adjourn the meeting and Rod Groff seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:09 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission