

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
September 25, 2023**

START TIME: 7:00 p.m.

END TIME: 8:49 p.m.

MEMBERS PRESENT:

Larry Claycomb
Robynn Eppley
Jim O'Connell
Tom Ryan

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer
Elizabeth Grant, Cumberland County Planning Department

MEMBERS & STAFF ABSENT:

Wes Beard
Tracy Gleim
Steve Zeigler

AGENDA:

Discussion and Possible Action on past minutes of September 11, 2023

Public Comment

TPF 23-17 Discussion and Possible Action on
Final Minor Lot Addition Subdivision Plan, Jones Property
(BOS action deadline December 6, 2023)

TPF 23-18 Discussion and Possible Action on Grange Development –
Preliminary Subdivision and Land Development Plan for Phases 1, 2, & 3,
with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline December 6, 2023)

TPF 23-19 Discussion and Possible Action on Grange Development –
Final Subdivision and Land Development Plan for Phases 1 & 2
(BOS action deadline December 6, 2023)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Public Comment

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
September 25, 2023**

Discussion and Possible Action on past minutes of September 11, 2023

Tom Ryan made a motion to accept the minutes of the September 11, 2023, meeting as amended. This was seconded by Jim O'Connell and passed unanimously.

**TPF 23-17 Discussion and Possible Action on
Final Minor Lot Addition Subdivision Plan, Jones Property
(BOS action deadline December 6, 2023)**

**TPF 23-18 Discussion and Possible Action on Grange Development Preliminary
Subdivision and Land Development Plan for Phases 1, 2, & 3,
with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline December 6, 2023)**

**TPF 23-19 Discussion and Possible Action on Grange Development –
Final Subdivision and Land Development Plan for Phases 1 & 2
(BOS action deadline December 6, 2023)**

Anthony Ferranda Diedrich from Charter Homes gave a general overview of the entire project. Bud Grove is still conducting a review of the plans. This is for part of the Stover Farm off of Army Heritage Drive and Trindle Road near Sheetz. About 165 acres are to be developed at this time over the next 15 to 20 years. The development will begin along Army Heritage Drive and progress to the east through phases 1, 2, 3 and 4. There will be 30 acres of open space and 16 acres of storm water facilities. He showed the locations of the open spaces on the map along with the locations of the different types of housing, i.e., 280 1- and 2-bedroom apartments, 710 townhomes, and 310 single family homes. He also provided a packet of pictures and history of the property to the members and went over it in detail. Questions were asked and answered.

The applicant will return in the future to answer comments from the Township Engineer.

Township Staff Informational Comments with no discussion

There were no township staff informational comments.

There being no further business, Tom Ryan made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 8:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission