

MIDDLESEX TOWNSHIP PLANNING COMMISSION
September 26, 2022

START TIME: 7:00 p.m.

END TIME: 7:57 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tom Ryan
Steve Zeigler
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Michael Buchanan
Wes Beard
Bud Grove, Township Engineer
Tracy Gleim

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF SEPTEMBER 12, 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

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September 26, 2022

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF SEPTEMBER 12, 2022

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

PUBLIC COMMENT

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

**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 reviewed the lot addition for the members of the Planning Commission who were not in attendance at the prior meeting. 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's comments were reviewed. The comments from the county were reviewed and there are no problems in meeting them. Tom Ryan made the following motion.

"I move we recommend approval of TPF 22-16, Final Minor Lot Addition Subdivision for Millikan and Taverna with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated 9.26/22 be met.
2. That the conditions in Cumberland County Review Report dated 8/31/22 be met."

Jim O'Connell seconded the motion and it passed unanimously.

**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. He explained the plan for the benefit of the members who were not in attendance at the last meeting. 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. They have received various comments on this plan and are prepared to work on them. They will contact Mr. Grove with any questions that they may have. There was discussion about waivers that they will request for sidewalks, curbs, and managed release stormwater requirements. They do not have a planning module yet because they are exploring options at this time. Elizabeth Grant asked about the shared access agreements that will be needed and the requirement for trees on the lot. Questions were asked and answered. They will return to the next Planning Commission meeting.

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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

The applicant has asked that this be tabled. The Planning Commission members have been given the comments that have come in on this so far. Larry Claycomb encouraged the members to look at this very carefully. Mr. Carpenter pointed out that the Township is rewriting the zoning ordinance and that we may want to hold off on this overlay until the new ordinance is done. Tom Ryan made a motion to table this item. It was seconded by Jim O'Connell and passed unanimously.

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 7:57 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission