

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 28, 2020**

START TIME: 7:00 p.m.

END TIME: 7:41 p.m.

MEMBERS PRESENT:

Ronette Bachert
Wes Beard
Larry Claycomb
Tracy Gleim
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Michael Buchanan

AGENDA:

APPROVE PAST MINUTES OF AUGUST 24, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

ZB 2020-1 AMENDED APPLICATION OF THE GIANT COMPANY LLC FOR A SPECIAL EXCEPTION TO ALLOW DAY CARE CENTER USE AT 1151 HARRISBURG PIKE; AND A SPECIAL EXCEPTION TO PERMIT AN INCREASE IN THE EXISTING NON-CONFORMING IMPERVIOUS AREA CONDITION ON THE PORTION OF THE PROPERTY LOCATED IN THE VC DISTRICT
REVIEW AND RECOMMEND PER ZONING ORDINANCE SECTION 17.7.B.2
(Zoning Hearing scheduled for 10-14-2020)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF AUGUST 24, 2020.

Wes Beard made a motion to approve the minutes of the August 24, 2020, meeting as amended. The motion was seconded by Jim O'Connell and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

ZB 2020-1 AMENDED APPLICATION OF THE GIANT COMPANY LLC FOR A SPECIAL EXCEPTION TO ALLOW DAY CARE CENTER USE AT 1151 HARRISBURG PIKE; AND A SPECIAL EXCEPTION TO PERMIT AN INCREASE IN THE EXISTING NON-CONFORMING IMPERVIOUS AREA CONDITION ON THE PORTION OF THE PROPERTY LOCATED IN THE VC DISTRICT REVIEW AND RECOMMEND PER ZONING ORDINANCE SECTION 17.7.B.2 (Zoning Hearing scheduled for 10-14-2020)

Representing the plan were Jamie Strong, Attorney of McNees, Wallace & Nurick, Doug Gosik, PE of Williams Site Civil, Joe Lacagnina Real Estate Development Manager of Giant and Greg Holsinger President of U-Gro.

Mr. Claycomb reviewed the Zoning Ordinance criteria in Section 17.07 for Planning Commission review of Special Exception Use applications. He also reviewed the purpose of the plan for the members who were not in attendance at the previous meeting.

Mr. Strong reviewed the amended Zoning Hearing Board application for the Planning Commission members. Mr. Lacagnina mentioned the goal of Giant in the proposed development is to fill the needs of families by providing a state of the art learning center to support families and empower children to succeed.

Mr. Holsinger reviewed the 48-year history of U-Gro as a local company with regional locations focused on providing early education and day care to prepare children for kindergarten and promote success in school. In response to a question from Mr. Claycomb, he mentioned the proposed U-Gro Learning Center would be available to anyone in the local community.

Mr. Gosik reviewed details of the amended site plan for the Planning Commission members. Planning Commission members questions were answered about the plan.

Ronette Bachert suggested that the building be rotated 90 degrees so as to allow the children to have play areas on the backside of the building. This design is compatible with the Giant LLC Corporate building but most importantly it will provide a safer area for children to play and the building will block some of the noise generated by the heavy traffic area along Harrisburg Pike. Mr. Gosik stated that rotating the building 90 degrees had been considered but was not possible due to lot width and setbacks on the property. Ronette Bachert stated her opinion that the building can be redesigned and rotated 90 degrees to both fit on the lot and allow the children's outdoor play areas to be located away from Harrisburg Pike to the rear of the day care center building; and that this revised plan would both increase safety and reduce exposure to loud traffic noise for children playing outside at the day care center.

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Ronette Bachert made the following motion.

"I move we recommend approval of ZB 2020-1, the amended application of The Giant Company, LLC for a Special Exception to allow day care center use at 1151 Harrisburg Pike, and a Special Exception to permit an increase in the existing non-conforming impervious area condition on the portion of the property located in the VC District, with the following conditions.

1. That the letter of Edwin Beam, Middlesex Twp. Fire Chief, to Douglas Gosik dated September 18th, which the Planning Commission supports, be provided to the Zoning Hearing Board for their consideration.
2. That the increase in impervious coverage does not free the applicant from the requirements of the Middlesex Township Stormwater Ordinance in any future development."

The motion was seconded by Tracy Gleim and passed unanimously.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 7:41 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission