

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 22, 2018

START TIME: 7:00 p.m.

END TIME: 9:22 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Larry Claycomb
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 8, 2018

PUBLIC COMMENT

ZHB 18-1 APPLICATION OF KATHLEEN GELINAS (RICE) ALZGHIER FOR SPECIAL EXCEPTION AND AMENDMENT OF PRIOR SPECIAL EXCEPTION AND VARIANCE APPROVAL IN ZHB CASE 92-4 FOR PROPERTY AT 40 HARMONY HALL DRIVE IN VC DISTRICT TO ALLOW TWO RESIDENTIAL BUILDINGS ON PROPERTY WITH TWO DWELLING UNITS IN EACH BUILDING.
(Zoning Hearing scheduled for November 14, 2018)

TPF 18-9 DRAFT ZONING ORDINANCE AMENDMENT TO CHANGE ZONING MAP IN AREAS NEAR SOUTH MIDDLESEX ROAD AND CLAREMONT ROAD BY REZONING CERTAIN PROPERTIES FROM LI DISTRICT AND RT DISTRICT TO IG DISTRICT; AND TEXT AMENDMENTS TO ARTICLE XII IG DISTRICTS - SECTIONS 12.03.12., 12.03.17., 12.07.B. AND ARTICLE XIV SUPPLEMENTAL REGULATIONS - SECTION 14.61.B.
(Provide review to Board of Supervisors by October 26, 2018)

OTHER BUSINESS

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MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF OCTOBER 8, 2018.

Michael Buchanan made a motion to approve the minutes of the October 22, 2018, meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Tracy Gleim asked for public comment and there was none.

**ZHB 18-1 APPLICATION OF KATHLEEN GELINAS (RICE) ALZGHIER FOR
SPECIAL EXCEPTION AND AMENDMENT OF PRIOR SPECIAL
EXCEPTION AND VARIANCE APPROVAL IN ZHB CASE 92-4 FOR
PROPERTY AT 40 HARMONY HALL DRIVE IN VC DISTRICT TO
ALLOW TWO RESIDENTIAL BUILDINGS ON PROPERTY WITH TWO
DWELLING UNITS IN EACH BUILDING.
(Zoning Hearing scheduled for November 14, 2018)**

Jim Dries presented a recommendation for the Planning Commission's consideration on this item. Mark D. Carpenter, Township Zoning Officer, distributed a tax map that the applicant had submitted and explained how it answers the questions that were brought up at the last meeting. It shows what is in the vicinity and that it was all residential. There was discussion and questions were resolved.

Jim Dries made the following motion.

"I move we offer the following recommendation to the Zoning Hearing Board regarding ZHB-18-1.

The Planning Commission review has not found any information that would be the basis for overturning the previous determination in Zoning Hearing Board Case 92-4 that the property at 40 Harmony Hall Drive is acceptable for a multi-family use. Since the number of allowable units is directly linked to the zoning variance request, the Planning Commission has no recommendation on that aspect of the application.

However, during the review of the application, the commission learned that the current property improvements were done without appropriate building permits and inspections. Therefore, the Planning Commission recommends that any Zoning Hearing Board approval be conditioned on the property owner obtaining a certificate of occupancy, and if required, any building permits necessary to make the property complaint with code requirements."

This was seconded by Randy Waggoner and passed unanimously.

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Mark D. Carpenter, Township Zoning Officer, explained that the Board of Supervisors sent this issue to the Planning Commission and want them to provide input before an ordinance amendment is considered at a future public hearing.

Since the last meeting, Larry Claycomb and Jim Dries had met as a subcommittee to discuss this issue. Mr. Dries has observed several trucks on South Middlesex Road that would be beyond the existing weight restriction on that road. He also noted that Claremont Road is not adequate for the traffic that is on it now. Some of this plan could create even more heavyweight traffic on inadequate roads. He feels that the township comprehensive plan does not support this change in zoning. Jeff Kelly, Cumberland County Planning, also spoke about the county's comprehensive plan and felt that this rezoning is in concert with it, except for changing the specific plot across from Pyrotek. There was discussion about truck traffic and road and intersection improvements that would be necessary with these changes.

Another potential issue is train traffic and whether the trains would be blocking the crossroads for a period of time while the cars are being loaded and unloaded. There was discussion about possible options available to the township to regulate train traffic or spur usage.

Regarding the text changes, Mr. Dries questioned the change to 70% impervious. There was spirited discussion about this. The consensus of the Planning Commission members was that 65% is consistent with the maximum impervious limits in the other parts of the township. There were also some text edits proposed which resulted in more discussion.

Michael Buchanan suggested that the township implement a citizen's commission to develop a new comprehensive plan. The last one was done in 2003. There has been significant growth since then. Perhaps a new survey of the township residents is in order. Jim Dries agreed with this. Other neighboring townships have updated their comprehensive plans recently. The county revised their comprehensive plan a few years ago and it was done in a summary form, not a plethora of details to make it cumbersome. The consensus of the Planning Commission is for the township to refrain from making any more changes to the zoning map until an update to the comprehensive plan is accomplished.

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Mr. Carpenter has the input provided by the Planning Commission members and will pass it on to the Board of Supervisors.

Randy Waggoner made the following motion.

“Some of the Planning Commission members are in favor of rezoning the areas in question and some members have reservations. The reservations are (1) adequacy of the infrastructure to support it, (2) disturbing of the aquifer, and (3) consistency with the comprehensive plan.”

Michael Buchanan seconded the motion and it passed unanimously.

Jim Dries made the following motion.

“The Planning Commission recommends to the Board of Supervisors that an update of the comprehensive plan be done by a citizens steering group.”

This was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

There being no further business, Randy Waggoner made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 9:22 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission