

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING  
October 23, 2023**

**START TIME: 7:00 p.m.**

**END TIME: 8:22 p.m.**

**MEMBERS PRESENT:**

Larry Claycomb  
Wes Beard  
Robynn Eppley  
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:**

Tracy Gleim  
Jim O'Connell  
Steve Zeigler

**AGENDA:**

Discussion and Possible Action on past minutes of September 25, 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/Final 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 23-22 Discussion and Possible Action on Preliminary/Final Major Land  
Development Plan For Tender Years Child Development Center  
(BOS action deadline January 3, 2024)

Township Staff Informational Comments with no discussion

**MEETING MINUTES:**

**Public Comment**

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

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**Discussion and Possible Action on past minutes of September 25, 2023**

Tom Ryan made a motion to accept the minutes of the September 25, 2023, meeting as amended. This was seconded by Robynn Eppley and passed unanimously.

**TPF 23-22 Discussion and Possible Action on Preliminary/Final Major Land Development Plan For Tender Years Child Development Center (BOS action deadline January 3, 2024)**

Marka Magrecki with Penn Terra Engineering and Mike Kistler of Lobar Associates were in attendance to represent the plan. They plan to build a day care center at the old Hoss' Steak House site. The property is owned by Giant and will be leased to the daycare operator. Mr. Magrecki reviewed the plan in a general way and asked for any questions. The prior plan has been essentially rescinded and this is a new plan. The zoning approval for special exception still stands with the owner of the land which is Giant. Mr. Grove suggested that a note be put on the plan stating that this plan supersedes the prior plan. Ages served will be infant to kindergarten. Questions were asked and answered. The applicant will return next month.

**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/Final 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)**

Anthony Faranda-Diedrich of Charter Homes and Dave Kegerize of Town Square Engineering were in attendance to represent both the plan. They have received Mr. Grove's comments and will meet with him to discuss them.

It was pointed out that TPF 23-19 which was listed in the minutes of the last meeting has been withdrawn.

Mr. Grove then explained his review process to the applicants in order to clarify the way he goes about it so that all will be on the same page. He then went on to clarify the types of street classifications. Mr. Grove then went on to review more of his comments at this time. There was discussion of waivers that had been discussed in the process of working up this plan. Questions were asked and answered. Mr. Faranda-Diedrich distributed copies of elevations of the homes that they propose to build and explained the highlights of the floor plans and the landscaping. They will be meeting with Bud Grove soon.

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**Township Staff Informational Comments with no discussion**

Mr. Carpenter announced that he sent an email with a sketch map of developments that have been proposed and/or started in the township and all agreed that they had received it and it is very helpful.

There being no further business, Robynn Eppley made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 8:22 p.m.

Respectfully submitted by

Margie Flatley-Carpenter  
Secretary to the Planning Commission