

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 25, 2010**

START TIME: 7:00 p.m.

END TIME: 8:24 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Rod Groff
Steve Zeigler
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 11, 2010
2. PUBLIC COMMENT
3. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES
4. TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 1 DATED JULY 30, 2010
5. TPF 10-9 MINOR LAND DEVELOPMENT PLAN
LOT 6 PINE HILL INDUSTRIAL PARK
(BOS action deadline January 3, 2011)
6. OTHER BUSINESS:

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MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 11, 2010.

Mike Cornfield made a motion to approve the minutes of the October 11, 2010, meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 10-9 MINOR LAND DEVELOPMENT PLAN
LOT 6 PINE HILL INDUSTRIAL PARK
(BOS action deadline January 3, 2011)**

Steve Quigley from H. Edward Black & Associates, Bob Unger with Cumberland Design and Building, Dennis Dumm with Quietside Corporation, and Dick Murphy from Cumberland Design and Building were in attendance to represent the plan. They had received the comments from Grove Associates and reviewed the requested waivers with the Planning Commission. The waivers that were requested along with the waivers suggested by Mr. Grove were discussed. Other aspects of the plan were discussed, and questions were asked and answered. There was discussion regarding plans to repair a sink hole and some closed depressions that need to be addressed during construction. The Municipal Authority has recommended approval of the plan with no comments. Comments from the LeTort Regional Authority were also reviewed. Jeff Kelly, Cumberland County Planning Department, also reviewed the County comments.

Michael Buchanan made the following motion.

"Pursuant to Subdivision Plan TPF 10-9 titled Minor Land Development Plan, Lot 6, Pine Hill Industrial Park dated October 5, 2010, I move that we recommend granting the 5 waivers requested, in H. Edward Black's letter last revised October 25, 2010. In addition, if requested, recommend approval of a waiver to allow review of the plan as a Minor Land Development Plan."

Mike Cornfield seconded the motion and it passed unanimously.

Michael Buchanan then made the following motion.

"Pursuant to Subdivision Plan TPF 10-9 titled Minor Land Development Plan, Lot 6, Pine Hill Industrial Park dated October 5, 2010, I move that we recommend approval

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with the following conditions:

1. That the comments listed in the letter from Gerald C. Grove to Larry Claycomb dated October 25, 2010, be met.
2. That the comments of the Cumberland County Planning Commission Review #10-130 dated October 21, 2010, be met.
3. That comments 1a and 2 of the LeTort Regional Authority letter dated October 21, 2010, be addressed in the plan.
4. That the new wall mount lights comply with the township's lighting requirements.
5. That the waivers be listed on the plan cover sheet.
6. That a waiver is requested to allow review of this plan as a Minor Development Plan."

This was seconded by Mike Cornfield and passed unanimously.

**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES**

There was some discussion about several issues in the proposed ordinance. The committee will meet again during the coming week and should have a more complete draft of the proposed ordinance ready for the next meeting.

**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 1 DATED JULY 30, 2010**

Jim Dries and Mark Carpenter will meet with Bud Grove to further discuss this.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:24 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission