

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 26, 2015**

START TIME: 7:00 p.m.

END TIME: 9:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Steve Zeigler
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF SEPTEMBER 28, 2015

PUBLIC COMMENT

TPF 15-15 HARDEES RESTAURANT
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline November 4, 2015)

TPF 15-17 GLENN A STAMBAUGH & NANCY J FREEMAN
FINAL MINOR SUBDIVISION PLAN
(BOS action deadline December 2, 2015)

TPF 15-18 LOVE'S STORE #407 LIGHT MECHANICAL SERVICE ADDITION
FINAL LAND DEVELOPMENT PLAN
(BOS action deadline December 2, 2015)

OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF SEPTEMBER 28, 2014.

Michael Buchanan made a motion to approve the minutes of the September 28, 2015, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-15 HARDEES RESTAURANT
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN**

John Gazsi, RLA, ASIA, Project Manager from First Capital Engineering, and Brian Hogge from Restaurant Management Corporation were present to represent the plan. Mr. Gazsi provided new plans which incorporate the changes since the last ones. He expressed his appreciation for the meeting which they were able to have with Mr. Grove and Mr. Carpenter to discuss the plan. Questions were asked and answered about details of the plan regarding issues including stormwater management and the traffic patterns around the drivethrough and along Army Heritage Drive.

Jim Dries made the following motion.

"I move we recommend approval of the 5 waivers requested for TPF 15-5, titled Hardees Restaurant Final Subdivision and Land Development Plan, as revised October 14, 2015."

This was seconded by Randy Waggoner and passed unanimously.

Jim Dries subsequently made the following motion.

"I move we recommend approval of TPF 15-5, titled Hardees Restaurant Final Subdivision and Land Development Plan, as revised on October 14, 2015, with the following conditions.

1. That the conditions stated in the memo from Bud Grove to Larry Claycomb dated October 23, 2015, be met, to include the suggested conditions for plan approval.
2. That the conditions stated in the Cumberland County review #15-102 dated August 5, 2015, be met.
3. Amend the plans and the waiver justification letter to track with the Township Engineer's letter of October 23, 2015."

This was seconded by Steve Zeigler and passed unanimously.

Mr. Carpenter advised the applicant that the plan will be ready for the Supervisors' meeting on October 30, 2015, at 7:30 a.m.

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**TPF 15-17 GLENN A STAMBAUGH & NANCY J FREEMAN
FINAL MINOR SUBDIVISION PLAN**

Roger Watson, PLS, of Navtech, Inc. was in attendance to represent the plan. The plans have been revised again in order to further clarify the process of consolidation of the parcels and then the subsequent subdivision. Questions were asked and answered.

Randy Waggoner made the following motion.

"I move we recommend approval of the DEP request for planning waiver & non-building declaration for TPF 15-17 Glenn A. Stambaugh & Nancy J. freeman Final Minor Subdivision Plan."

Michael Buchanan seconded the motion and it passed unanimously.

Michael Buchanan made the following motion.

"I move that we recommend approval of the 7 waivers for TPF 15-17 Glenn A. Stambaugh & Nancy J. Freeman Final Minor Subdivision Plan, four listed in the Waivers Block, two listed in the Plan Waivers note and one for a Site Context Map cited as #2 on the Cumberland County review report 15-110 dated October 25, 2015. In addition, approval of the seven waivers shall be conditional on listing them in a single waiver block in the plan set and submission of a revised justification letter."

Randy Waggoner seconded this and it passed unanimously.

Randy Waggoner made the following motion.

"I move that we recommend approval of TPF 15-17 Glenn A. Stambaugh & Nancy J. Freeman Final Minor Subdivision Plan as revised October 20, 2015, with the following conditions:

1. That the conditions in the letter of Bud Grove to Larry Claycomb dated September 10, 2015, be met.
2. That the conditions in Cumberland County Planning Review #15-110 dated August 25, 2015, be met.
3. That the conditions in Mark Carpenter's letter to the Planning Commission dated October 20, 2015, be met."

This was seconded by Jim Dries and passed unanimously.

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**TPF 15-18 LOVE'S STORE #407 LIGHT MECHANICAL SERVICE ADDITION
FINAL LAND DEVELOPMENT PLAN**

Chet Savage, Project Manager for Harrison French Associates, was not in attendance, but the Planning Commission had advised him that they could act on this plan without his attendance.

Steve Zeigler made the following motion.

"I move we recommend approval of one waiver listed in Bud Grove's letter to Larry Claycomb dated September 28, 2015, for TPF 15-18 Love's Store #407 Light Mechanical Service Addition Final Minor Land Development Plan, dated August 19, 2015, as revised October 22, 2015, if they are documented on the Plan and justified; and an additional waiver, Section 719 for on-lot trees when requested and justified."

This was seconded by Michael Buchanan and passed unanimously.

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 15-18 Love's Store #407 Light Mechanical Service Addition Final Minor Land Development Plan dated August 19, 2015, as revised October 22, 2015, with the following conditions:

1. That the conditions listed in Bud Grove's letter to Larry Claycomb dated September 28, 2015, be met.
2. That the conditions of the Cumberland County Planning Commission report #15-131 dated October 8, 2015, be met.
3. That the conditions stated in the letter from Rory Morrison, Manager of the Middlesex Municipal Authority to Mark Carpenter, dated September 22, 2015, be met.
4. Provide updated Zoning data on Sheet #1."

This was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 9:09 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission