

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
NOVEMBER 13, 2006**

START TIME: 7:00 p.m.

END TIME: 9:05 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 23 2006
2. PUBLIC COMMENT
3. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – January 4, 2007)
4. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)
5. (ZHB 06-7) SCOTT AND TANYA NEWHART
REVIEW SPECIAL EXCEPTION APPLICATION
(ZHB hearing scheduled for December 13, 2006)
6. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – February 7, 2007)
7. (TPF 06-15) SUBDIVISION & LAND DEVELOPMENT ORD AMENDMENT
REQUIRING PLAN SUBMISSION TO LETORT REG AUTHORITY
REVIEW FOR BOARD OF SUPERVISORS
(BOS Public Hearing scheduled for December 29, 2006)
8. DRAFT 2007 MIDDLESEX TOWNSHIP MEETING NOTICE
(BOS action deadline – November 17, 2006)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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NOVEMBER 13, 2006**

MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 23, 2006

Mike Buchanan made a motion to approve the minutes of September 25, 2006, with 1 correction. Rod Groff seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

No one was in attendance to represent the plan. Mark Carpenter reported that Bud Grove will have his comments at the next meeting. Larry Claycomb expressed a concern regarding the detention basins being too close to the adjacent property. Mark Carpenter reported that the neighbors, the Prestons, had some concerns and he will refer them to Bud Grove.

**(ZHB 06-7) SCOTT AND TANYA NEWHART
REVIEW SPECIAL EXCEPTION APPLICATION**

Scott and Brett Newhart were in attendance to explain their request. They wish to keep a helicopter at their property. They will be flying it approximately 3 times per month. Larry Claycomb asked if they had any noise level data. They explained that the loudest would be approximately 85 decibels for about 5 minutes on takeoff or landing. They also reported that they had spoken to all of their neighbors and none had any concerns about this proposal. They will provide a copy of the license issued by the state. This license will only be valid for the current owners of the property and, if the property is sold, the license will be void. There will be no night flights and no commercial use. The helicopter is a Bell 47, has a turbocharged Lycoming piston engine and uses 100 octane low lead gasoline.

**(TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN**

Pam Fisher of Dawood Associates, Bob Saidis of Saidis, Flower and Lindsay, Inc., and Lee Kaplan and Bob Miller of Kabro of Middlesex were in attendance to represent the plan. The plan is for development of approximately 137 acres with 297 residential lots and 3 open space lots. Several exceptions which were being requested were discussed. They will meet with Bud Grove regarding storm water issues. Bud Grove will not have his comments until December. Doug Graham of Lane Enterprises was in attendance and expressed concern regarding the pre-existing industrial activities. He is concerned that future residents will complain about noise and possible hazards and wanted to make sure that the Commission understood that his company was there first. Ms. Sherry Seig who resides on Tiffany Lane was in attendance and expressed concerns about traffic and also about possibly being forced to be connected to the sewer and water line. She stated that she and her neighbors do not wish to be connected to the sewer and water lines. Larry Claycomb referred her to the Municipal Authority to resolve this issue.

This item will not be on the agenda for the November 27, 2006, meeting, but will be on the December 11, 2006, agenda.

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**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Mark Carpenter advised the Commission that he is still working on the ordinance. He has incorporated the changes that had been given to him. Larry Claycomb asked if some inconsistencies between zoning and ordinances could be ironed out. A discussion of setbacks for driveways ensued. Mark Carpenter advised that he would draft it into the ordinance and bring it to the next meeting.

**(TPF 06-15) SUBDIVISION & LAND DEVELOPMENT ORD AMENDMENT
REQUIRING PLAN SUBMISSION TO LETORT REG AUTHORITY
REVIEW FOR BOARD OF SUPERVISORS**

This is an ordinance requiring submission of all plans to the LeTort Regional Authority for review. The reason for this is that the LeTort in Middlesex Township is being reclassified as a high quality cold water fishery.

DRAFT 2007 MIDDLESEX TOWNSHIP MEETING NOTICE

The dates for meeting for 2007 were reviewed and agreed upon. The Commission also decided to move the regular meeting scheduled for Tuesday, December 26, 2006 to Wednesday, December 27, 2006.

OTHER BUSINESS:

Rod Groff asked about the Super Sheetz idea that had been brought up before. Mark Carpenter reported that there are problems that they are trying to work out, no resolution yet.

There being no further business, Rod Groff made a motion to adjourn the meeting. This was seconded by Tracy Gleim and passed unanimously at 9:05 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission