

MIDDLESEX TOWNSHIP PLANNING COMMISSION
November 14, 2022

START TIME: 7:00 p.m.

END TIME: 8:28 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tom Ryan
Steve Zeigler
Tracy Gleim
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Jim O'Connell
Elizabeth Grant, Cumberland County Planning

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF OCTOBER 24, 2022.

PUBLIC COMMENT

- | | |
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| TPF 21-13 | PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR
96 SOUTH MIDDLESEX ROAD
(BOS action deadline November 18, 2022) |
| TPF 22-11 | DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL
MAJOR LAND DEVELOPMENT OF LOT 3 PINE HILL INDUSTRIAL
PARK – LOT 3
(BOS action deadline January 4, 2023) |
| TPF 22-14 | DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline December 7, 2022) |
| TPF 22-19 | DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL
MAJOR LAND DEVELOPMENT FOR RUTTERS STORE #64
(BOS action deadline February 1, 2023) |
| TPF 22-20 | DISCUSSION AND POSSIBLE ACTION ON
FINAL MINOR LOT ADDITION & LOT CONSOLIDATION PLAN FOR
PINE HILL INDUSTRIAL PARK LOT 1 AND RESIDUAL
(BOS action deadline February 1, 2023) |

MIDDLESEX TOWNSHIP PLANNING COMMISSION
November 14, 2022

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF OCTOBER 24, 2022

Steve Zeigler made a motion to accept the minutes of the October 24, 2022, meeting as submitted. This was seconded by Tom Ryan and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked if there was any public comment and there was none at this time.

**TPF 21-13 PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR
96 SOUTH MIDDLESEX ROAD
(BOS action deadline November 18, 2022)**

John Madden and Joe Dorbian were in attendance to represent the plan. Mr. Madden briefly explained the project. They have been working with Mr. Grove to work out some issues with the plan and they believe that it is now complete. They have obtained their NPDES permit. Mr. Grove reviewed his comments from his memo dated November 3rd. Questions were asked and answered. The County comments were reviewed.

Tracy Gleim made the following motion.

"I move that we recommend approval of the 5 waivers requested on TPF 21-13, Preliminary Final Lan Development Plan for 96 South Middlesex Road."

This was seconded by Tom Ryan and passed unanimously.

Tracy Gleim made the following motion.

"I move we recommend approval of TPF 21-13, Preliminary Final Lan Development Plan for 96 South Middlesex Road with the following conditions:

1. That the conditions of Township Engineer Bud Grove's letter to Larry Claycomb dated November 3, 2022, be met.
2. That the conditions of Cumberland County Planning Review Report #21-043 be met.
3. That plan review comments be obtained from the LeTort Regional Authority and that any comments be addressed."

This was seconded by Steve Zeigler and passed unanimously.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

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**TPF 22-11 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL
MAJOR LAND DEVELOPMENT OF LOT 3 PINE HILL INDUSTRIAL
PARK – LOT 3
(BOS action deadline January 4, 2023)**

The applicant has requested that this be tabled. Tracy Gleim made a motion to table this item. Wes Beard seconded this, and it passed unanimously.

**TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline December 7, 2022)**

The applicant has requested that we table this item. Wes Beard made a motion to table this item. Tom Ryan seconded this, and it passed unanimously.

**TPF 22-19 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL
MAJOR LAND DEVELOPMENT FOR RUTTERS STORE #64
(BOS action deadline February 1, 2023)**

Joel Snyder and Jake Krieger of RGS Associates were in attendance to represent the plan. They propose to tear down the car wash that is currently on the property and add to the side and back of the existing building. There will be no change in the impervious coverage, just adding to the building. Questions were asked and answered. Mr. Grove stated that he would be able to have comments for the next meeting in two weeks. They will return to the next meeting.

**TPF 22-20 DISCUSSION AND POSSIBLE ACTION ON
FINAL MINOR LOT ADDITION & LOT CONSOLIDATION PLAN FOR
PINE HILL INDUSTRIAL PARK LOT 1 AND RESIDUAL
(BOS action deadline February 1, 2023)**

Betsy Davison of H. Edward Black and Associates was in attendance to represent the plan. They are adding about 1.5 acres to lot 1 of this industrial park. They will return to the next meeting.

Mark Carpenter reported that the Township is working with a consultant to rewrite the Zoning Ordinance and create an Official Map for the Township.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:28 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission