

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 25, 2019**

START TIME: 7:00 p.m.

END TIME: 7:39 p.m.

MEMBERS PRESENT:

Wes Beard
Michael Buchanan
Larry Claycomb
Tracy Gleim
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, County Planning Commission

MEMBERS & STAFF ABSENT:

Randy Waggoner
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 11, 2019

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 19-18 FINAL MINOR SUBDIVISION PLAN FOR LOT 1 AND PHASE 2 OF PINE
HILL INDUSTRIAL PARK
(BOS action deadline February 5, 2020)

TPF 19-19 PRELIMINARY FINAL LAND DEVELOPMENT PLAN OF MASTER
MANUFACTURERS
(BOS action deadline February 5, 2020)

OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF NOVEMBER 11, 2019

Michael Buchanan made a motion to approve the minutes of the November 11, 2019, meeting as submitted. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 19-18 FINAL MINOR SUBDIVISION PLAN FOR LOT 1 AND PHASE 2 OF
PINE HILL INDUSTRIAL PARK
(BOS action deadline February 5, 2020)**

Scott Akins of Akins Engineering was in attendance to represent the plan. They have submitted a revised plan to incorporate the comments from Bud Grove, Township Engineer, and Cumberland County. Scott briefly reviewed the project for the benefit of the Commission member who was not in attendance at the last meeting. Questions were asked and answered.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 19-18 Final Minor Subdivision Lot Additions and Consolidation Plan for Lot 1 and Phase 2 of Pine Hill Industrial Park dated October 21, 2019, as amended November 21, 2019, with the following conditions:

1. That the comments in Bud Grove's letter to Larry Claycomb dated 11/18/2019 be incorporated into the plan.
2. That the comments in the Cumberland County review report #19-166 dated 11/06/2019 be incorporated into the Plan.
3. That the township boundary be shown on the plan."

This was seconded by Michael Buchanan and passed unanimously.

**TPF 19-19 PRELIMINARY FINAL LAND DEVELOPMENT PLAN OF MASTER
MANUFACTURERS
(BOS action deadline February 5, 2020)**

Scott Akins also explained the plan to the Planning Commission members. He explained the purpose of the project to the Commission. They had asked the Township Supervisors if they would waive the land development ordinance and allow them to resubmit as a storm water application. Hence, they wish to withdraw the land development plan and simply submit the storm water plan. Mark D. Carpenter,

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Township Zoning Officer, explained that the Land Development Plan that was submitted needs to be resubmitted with the storm water plan. There were comments from the County that Elizabeth Grant reviewed, especially the calculation of impervious coverage. Bud Grove, Township Engineer, felt that they didn't need to go to the level of detail that is required as a Land Development Plan.

Tracy Gleim made the following motion.

"I move that we recommend approval of TPF 19-19 final Land Development Plan for Master Manufacturers dated 10/21/2019 with the following conditions.

1. That the conditions set forth in Cumberland County Review #19-165 be met.
2. That on-site lighting be reviewed for compliance with the SLDO.
3. That conditions set forth by the BOS at the 22 November 2019 Township meeting be met."

Steve Zeigler seconded it and it passed unanimously.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark D. Carpenter, Township Zoning Officer, stated that he has nothing new to add at this time.

OTHER BUSINESS

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 7:39 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission