

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
November 25, 2024**

START TIME: 7:00 p.m.

END TIME: 9:25 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tom Ryan
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim

AGENDA:

Discussion and Possible Action on past minutes of October 14, 2024

Public Comment

TPF 24-14 Discussion and Possible Action on Final Land Development Plan for
RV Storage Facility for Claremont Road LLC
(BOS action deadline January 8, 2025)

TPF 24-17 Discussion and Possible Action on
Final Minor Subdivision Plan for Ralph L & Linda K Deitch
(BOS action deadline January 31, 2025)

TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Discussion and Possible Action on past minutes of October 14, 2024

Wes Beard made a motion to accept the minutes of the October 14, 2024, meeting as amended. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment.

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Brad Filipovich of 12 Teaberry Drive stated that he would like to see the names of the Planning Commission members who voted for the Pinnacle Realty plan. It was explained that this information will be in the minutes when they are approved.

**TPF 24-14 Discussion and Possible Action on Final Land Development Plan for
RV Storage Facility for Claremont Road LLC
(BOS action deadline January 8, 2025)**

Chris Dellinger with HRG was in attendance to represent the plan. Larry Claycomb pointed out that the Planning Commission members have not yet seen the revised plan. There was a question as to what the definition of a building is in the zoning ordinance. Bud Grove read the definition from the SALDO and a building has walls. A canopy is not a building but it is a structure subject to setback requirements.

There were questions about notations on the plan and a proposed sewer easement. They are requesting a waiver from screen buffering because there is an existing tree line along the west side, and on the other sides, there are wooded areas. It was explained that it is their responsibility to make sure that the buffering is there.

The comments from Mr. Grove, Cumberland County, and the LeTort Regional Authority were reviewed and questions were addressed.

Mr. Grove feels that this plan is ready to be considered.

Wes Beard made the following motion.

"I move that we recommend approval of the waiver requests 1 through 12 of TPF 24-14 Final Land Development Plan for RV Storage Facility for Claremont Road LLC. Waiver #10 has been agreed upon after enlarging the buffer area along the western edge of the property." Steve Zeigler seconded the motion and it passed unanimously.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 24-14 Final Land Development Plan for RV Storage Facility for Claremont Road LLC with the following conditions.

1. That the conditions in Bud Grove's letter to Larry Claycomb dated 11/25/2024 be met.
2. That the conditions of the Cumberland County Planning Commission Review #P24-543 dated 10/16/2024 be met and subject to the final township staff review."

Steve Zeigler seconded the motion and it passed unanimously.

**TPF 24-17 Discussion and Possible Action on
Final Minor Subdivision Plan for Ralph L & Linda K Deitch
(BOS action deadline January 31, 2025)**

Joshua Mell PLS was in attendance to represent the plan. The property is at 320 South Middlesex Rd. The applicant wishes to subdivide the property into two lots.

Robynn Eppley made the following motion.

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"I move we recommend approval of the 5 waivers requested on TPF 14-17, Final Minor Subdivision Plan for Ralph L & Linda K Deitch."

Wes Beard seconded the motion and it passed unanimously.

Robynn Eppley made the following motion.

I move we recommend approval of TPF 14-17, Final Minor Subdivision Plan for Ralph L & Linda K Deitch with the following conditions.

1. That the conditions of the Cumberland County Review Report #P24-259 dated 9/24/2024 be met."

Wes Beard seconded the motion and it passed unanimously.

PUBLIC COMMENT

Doug Fleit, Patrick Pline, Egal Feibush, Andy Giorgione, Nick Long and Charlie Courtney were in attendance to represent the Premier Data Center project. This is proposed for the former Pennterra and McNaughton properties. Mr. Fleit gave a presentation of the project which would be a group of buildings which would contain computer equipment to serve internet traffic into the future. He discussed the impact that this would have on the township as far as traffic, taxes, electricity supply, water usage, and internet capacity.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

None.

Township Staff Informational Comments with no discussion

None.

There being no further business, Tom Ryan made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 9:25 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission