

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 26, 2007**

START TIME: 7:00 p.m.

END TIME: 7:44 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracey Gillespie
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

Keith Brenneman, Township Solicitor
Mark D. Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary
Bud Grove, Township Engineer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF NOVEMBER 13, 2007
2. PUBLIC COMMENT
3. (TPF 07-17) CUMBERLAND COUNTY
ADDITIONS AND RENOVATIONS FOR COUNTY PRISON
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline February 10, 2008)

MEETING MINUTES

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

APPROVE PAST MINUTES OF NOVEMBER 13, 2007.

Tracy Gleim made a motion to approve the minutes of the November 13, 2007, meeting with one change. The motion was seconded by Mike Buchanan and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

Mr. Claycomb explained that Sheetz has granted an extension until February 7, 2008. They had asked to be removed from the agenda.

**(TPF 07-17) CUMBERLAND COUNTY
ADDITIONS AND RENOVATIONS FOR COUNTY PRISON
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Chad Brackeen from K&W and Patrick Slattery, Capital Projects Manager for Cumberland County, were in attendance to represent the plan. Bud Grove's comments were reviewed. Mr. Grove pointed out that they need to have an NPDS permit approved first. He also pointed out that the township should request that additional right-of-way width be dedicated to the township in case Claremont Road needs to be widened in the future. Mr. Grove stated that it was a well-done plan. Keith Brenneman had no comments. Jeff Kelly had a question as to whether a waiver that they had requested really was necessary. A discussion ensued regarding that matter and it was discovered that they had used an incorrect SLDO reference. This was corrected. Mr. Kelly's comments were discussed. Mark Carpenter also had a few comments which were reviewed.

Mike Buchanan presented the following motion:

"Pursuant to the Preliminary/Final Land Development Plan #TPF 07-17 dated 12/29/07, titled 'Cumberland County Additions and Renovations for County Prison,' I move that we recommend granting the six waivers requested. Waiver #3 reference must be changed to SLDO section 1203.O.2."

This was seconded by Steve Zeigler and passed unanimously.

Mr. Buchanan presented the following additional motion:

"I move that we recommend approval of Preliminary/Final Land Development Plan #TPF 07-17 dated 12/29/07, titled 'Cumberland County Additions and Renovations for County Prison' with the following conditions:

1. That the conditions of the Cumberland County Planning Commission listed on Review Report No. 07-277 be met.
2. That the conditions listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated 11/26/07, be met.

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3. That an NPDES permit be approved prior to plan recording.
4. If the LOMA is not granted to modify the location of the 100-year flood plain, that the applicant obtain a special permit to allow building within the 100-year flood plain.
5. Add a note that all permanent and intermittent streams will have a 20-foot easement.
6. Add note that KNOX box system be installed at all gated entrances to allow for access of emergency vehicles.”

The motion was seconded by Tracy Gleim and passed unanimously.

The applicant requested a copy of the Cumberland County Comments.

OTHER BUSINESS:

Larry Claycomb presented the letter that he has prepared to the Board of Supervisors justifying the Commission's recommendation for the change in zoning for Oppidan.

The following motion was made by Mike Buchanan.

"I move that the letter written by Larry Claycomb to the Board of Supervisors dated November 14, 2007, titled, 'Oppidan Request for Zoning Ordinance Amendment' be sent to the Board of Supervisors."

Tracey Gillespie seconded the motion and it passed unanimously.

Mark Carpenter pointed out that there was also a county review letter generated regarding the Oppidan matter. It has been distributed to the members.

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 7:44 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission