

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 27, 2017**

START TIME: 7:00 p.m.

END TIME: 8:17 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 13, 2017

PUBLIC COMMENT

- TPF 17-3 FINAL MINOR SUBDIVISION PLAN
 92 HOOVER ROAD
 (BOS action deadline December 6, 2017)
- TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
 CARLISLE AUTO AND TRUCK SALVAGE
 (BOS action deadline January 2, 2018)
- TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR SCHLUSSER PROPERTY
 (BOS action deadline February 7, 2018)
- TPF 17-18 CUMBERLAND RANGE ESTATES – PHASE THREE
 FINAL SUBDIVISION PLAN
 (BOS action deadline February 7, 2018)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF NOVEMBER 13, 2017.

Randy Waggoner made a motion to approve the minutes of the November 13, 2017, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 17-3 FINAL MINOR SUBDIVISION PLAN
92 HOOVER ROAD
(BOS action deadline December 6, 2017)**

Logan Sheely was in attendance to represent the plan. The comments from Bud Grove, Township Engineer, were received and addressed by the applicant. The County comments have all been addressed.

Jim Dries made the following motion.

"I move that we recommend approval of the five (5) requested waivers for TPF 17-3 titled Final Minor Subdivision Plan, 92 Hoover Road, dated February 10, 2017, and revised October 10, 2017, with the condition that the waivers be justified in a letter that reflects the same list of waivers as shown on the plans."

Michael Buchanan seconded the motion and it passed unanimously.

Jim Dries made the following motion.

"I move that we recommend approval of TPF 17-3, titled Final Minor Subdivision Plan, 92 Hoover Road dated February 10, 2017, and revised October 10, 2017, with the following conditions.

1. That the conditions of the Cumberland County Planning Review No. 17-034 dated March 15, 2017, be met.
2. That the conditions of the letter of Bud Grove to Larry Claycomb dated November 17, 2017, be met.

The motion was seconded by Randy Waggoner and passed unanimously.

**TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
CARLISLE AUTO AND TRUCK SALVAGE
(BOS action deadline January 2, 2018)**

This item is being tabled at the request of the developer, as they are working to meet the comments and will be revising the plan.

Jim Dries made a motion to table this plan.

The motion was seconded by Michael Buchanan and passed unanimously.

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**TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR SCHLUSSEY PROPERTY
(BOS action deadline February 7, 2018)**

This item is being tabled at the request of the developer. They are requesting a time extension from the Board of Supervisors.

Randy Waggoner made a motion to table this plan.

Michael Buchanan seconded the motion and it passed unanimously.

**TPF 17-18 CUMBERLAND RANGE ESTATES – PHASE THREE
FINAL SUBDIVISION PLAN
(BOS action deadline February 7, 2018)**

Elizabeth Knouse-Foote and David Wiehbrecht were in attendance to represent the plan. Mr. Wiehbrecht explained that comments have been addressed. Bud Grove, Township Engineer, explained to Mr. Wiehbrecht that they need to make a separate sheet for the open space metes and bounds description and they need to submit an updated phasing plan to the Board of Supervisors in order to be protected from future changes in the zoning and subdivision ordinances. Mr. Grove asked Jeff Kelly, Cumberland County Planning Commission, about the issue for clarification purposes and it was determined that they need to provide an updated phasing list on the plan, preserving the original dates and showing the changes as they occur. The rest of Mr. Grove's comments were reviewed and clarified. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County with the applicant. There was discussion regarding several issues on the plan. The applicant will work on the changes that are necessary and bring them back to Mr. Grove and then to the Planning Commission.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, reported that the new A & A Auto Parts under construction is a full service auto parts store, similar to Pep Boys. They should be opening in December.

Jim Dries asked about the land that the County is selling along Army Heritage Drive and I-81. Jeff Kelly reported that the land is still being marketed for sale.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:17 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission