

MIDDLESEX TOWNSHIP PLANNING COMMISSION
November 28, 2022

START TIME: 7:00 p.m.

END TIME: 8:31 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tom Ryan
Steve Zeigler
Jim O'Connell
Tracy Gleim
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Michael Buchanan

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF NOVEMBER 14, 2022

PUBLIC COMMENT

- TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON REVISED APPLICATION OF CRG REAL ESTATE FOR AMENDMENTS TO COMPREHENSIVE PLAN, ZONING ORDINANCE MAP AND TEXT FOR NEW REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT
- TPF 22-11 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL MAJOR LAND DEVELOPMENT FOR PINE HILL INDUSTRIAL PARK – LOT 3
(BOS action deadline January 4, 2023)
- 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)

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MEETING MINUTES

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF NOVEMBER 14, 2022

Wes Beard made a motion to accept the minutes of the November 14, 2022, meeting as submitted. This was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

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

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. This is a lot consolidation and lot addition for Lot 1 of Pine Hill Industrial Park. They will be adding land to lot 1 so that they could expand future uses for this property. Mr. Grove has submitted his comments. There was discussion about lot 15 which was created on a recorded plan and must be extinguished. They will take care of this with the revised plan. Mr. Grove feels that the plan is ready to go. Elizabeth Grant asked if they had been to North Middleton Township about the area that is in North Middleton Township. They will speak with North Middleton Township about what is needed.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 22-20, Preliminary/Final Minor Lot addition/Consolidation Plan for Pine Hill Industrial Park Lot 1 and Residual Lands with the following conditions.

1. That the comments of Bud Grove, Township Engineer, to Larry Claycomb dated 10/28/2022 be met.
2. That the comments of Cumberland County Planning Review #22-133 be met."

This was seconded by Tom Ryan and passed unanimously.

TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON REVISED APPLICATION OF CRG REAL ESTATE FOR AMENDMENTS TO COMPREHENSIVE PLAN, ZONING ORDINANCE MAP AND TEXT FOR NEW REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT

Chris Knarr was in attendance to represent the proposed amendments. They have accepted all of the previously submitted comments and have revised their document to reflect this. Mr. Knarr reviewed these items individually for the Planning Commission

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members. Questions were asked and answered. There was a lot of discussion about impervious coverage, access management, marginal access streets, and storm water management issues. They will be back for the next meeting with the new changes that have been discussed during the meeting.

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

The applicant has requested that this plan be tabled. Tom Ryan made a motion to table TPF 22-11. This was seconded by Steve Zeigler and 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 have received comments from Bud Grove and the County and have responded to them. Mr. Grove feels that the plan is ready for conditional approval. Questions were asked and answered.

Tracy Gleim made the following motion.

“I move we recommend approval of the 4 waivers requested for TPF 22-19, Preliminary/Final Major Land Development for Rutters Store #64.”

This was seconded by Wes Beard and passed unanimously.

Tracy Gleim made the following motion.

“I move we recommend approval of TPF 22-19, Preliminary/Final Major Land Development for Rutter’s Store #64 with the following conditions.

1. That the conditions in the memo from Bud Grove, Township Engineer, to Larry Claycomb dated 11/17/2022 be met.
2. That the conditions in Cumberland County Review Report #22-143 be met.”

This was seconded by Tom Ryan and passed unanimously.

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 8:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission