

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
DECEMBER 11, 2006**

START TIME: 7:00 p.m.

END TIME: 9:33 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Americo Gines-Serrano

STAFF PRESENT:

Bud Grove, Township Engineer
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

David Hukill
Margie Flatley, CMT, Secretary

AGENDA:

1. APPROVE PAST MINUTES OF NOVEMBER 27, 2006
2. PUBLIC COMMENT
3. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – January 4, 2007)
4. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – February 7, 2007)
5. (TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – March 7, 2007)
6. (TPF 06-17) HEAVY DUTY TIRES & TREADS INC.
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – March 7, 2007)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF NOVEMBER 27, 2006

Minutes of the November 27, 2006 meeting were not available and will be reviewed at a later meeting.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

(TPF 06-14) KENSINGTON

PRELIMINARY SUBDIVISION PLAN

Pam Fisher of Dawood Associates and Attorney Bob Saidis represented the matter. Developers Lee Kaplan and Bob Miler were in the audience. The commission reviewed Cumberland County Planning Commission comments. Township Engineer Bus Grove requested a plan set in PDF format to expedite his review. Pam Fisher reviewed a sketch plan showing sidewalks on one side of the street in some areas and explained that with lower speed curvilinear streets sidewalks are not always used and the commission should consider allowing a reduction in the amount of sidewalks to help reduce the amount of impervious area. Developer Le Kaplan explained they have found that in townhouse developments with driveways in close proximity, sidewalks can actually be dangerous due to pedestrians walking behind backing out vehicles. After discussion, the commission reached a consensus that sidewalks should be installed along all road frontages in the entire development.

The commission considered the sewage facilities planning module for Kensington. Tracy Gleim made a motion to recommend approval of the sewage facilities planning module for Kensington. Mike Buchanan seconded the motion and it passed by unanimous vote.

(TPF 06-8) DAVID J. RAUDABAUGH

PRELIMINARY SUBDIVISION PLAN

This matter was moved back on the agenda since no representative was present at the beginning of the meeting. Eric Diffenbaugh represented the matter. Eric Diffenbaugh stated he had addressed all Bud Grove's comments in Mike Wadel's letter of December 4, 2006. Larry Claycomb mentioned his concerns about the proximity of the emergency spillway on basin 2 to the neighboring property to the north and the possible adverse impact from stormwater being released during a large storm event. Eric Diffenbaugh mentioned they had relocated the primary outlet pipe to address a prior concern, and would consider changing the location of the basin at the time of final plan submission. Larry Claycomb also mentioned a concern that the floor level of the garage on lot 3 appears to be nearly level with the inlet grate elevation in the cul-de-sac, and may be subject to flooding. Eric Diffenbaugh said a swale across the driveway would direct runoff around the garage. Township Engineer Bud Grove said he would look at the revised plans and consider stormwater concerns of the commission in his review.

(TPF 06-17) HEAVY DUTY TIRES & TREADS INC.

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

John Madden and Jim Hibbs represented the matter. John Madden explained that the existing tire retread business wanted to eliminate temporary tire storage in trailers and construct a new

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building for storage. Mark Carpenter mentioned that a Special Exception is required since the tire retread business use is not listed as either a Permitted Use or Special Exception use in the Light Industrial District. John Madden said they would apply for a Special Exception and attend the next planning commission meeting.

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN**

Bob Fisher of RJ Fisher & Associates and Joel McNaughton of The McNaughton Company represented the matter.

Bob Fisher reviewed the plan, which was revised to satisfy conditions imposed by the board of Supervisors when the UDA Master Development Plan was approved by conditional use. He explained major changes included moving townhouses away from Country Club Road and eliminating homes on a steep slope along Country Club Road. Bob Fisher mentioned street lights are proposed in the entire development. Bob Fisher said worst case truck turning templates were used in the street designs and were provided to the township. Bob Fisher said the commission got a set of plans with all plan details, and the township had a copy of the complete plan set with profiles and other engineering details. Mark Carpenter asked if the revised LOMR flood mapping was used to plot floodplain boundaries. Bob Fisher said it was. Township Engineer Bud Grove said he could not complete a review of the plan for the next meeting. After discussion, it was agreed that the plan would be considered again at the January 8, 2007 meeting.

OTHER BUSINESS

Mike Buchanan passed out some draft ordinance language to be considered for inclusion in the draft conservation subdivision design ordinances. Mike explained the draft ridgeline protection language could be applied to the OS District to protect unsightly development on the north mountain. Mike explained the language on woodland protection could be applied to the rest of the township to set standards for disturbance of woodlands during development, and would have limited impacts on forestry or agricultural tree removal processes. After discussion, the commission decided to review the material and provide comments.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 9:33 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission