

MIDDLESEX TOWNSHIP PLANNING COMMISSION
December 12, 2022

START TIME: 7:00 p.m.

END TIME: 7:51 p.m.

MEMBERS PRESENT:

Wes Beard
Larry Claycomb
Tracy Gleim
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Tom Ryan
Steve Zeigler
Margie Flatley-Carpenter, Secretary

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF NOVEMBER 28, 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 OF LOT 3 PINE HILL INDUSTRIAL PARK – LOT 3
(BOS action deadline January 4, 2023)
- TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline March 1, 2023)
- TPF 22-21 DISCUSSION AND POSSIBLE ACTION ON REVISED PRELIMINARY
SUBDIVISION PLAN FOR PINE HILL INDUSTRIAL PARK
(BOS action deadline March 1, 2023)

MEETING MINUTES

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF NOVEMBER 28, 2022

Wes Beard made a motion to accept the minutes of the November 28, 2022, meeting with one correction to TPF 22-20 on page 2. This was seconded by Jim O'Connell and passed unanimously.

PUBLIC COMMENT

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

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**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**

The applicant has requested that this item be tabled. Mr. Claycomb passed out his additional written review comments dated December 12, 2022. There was no discussion of the comments. Jim O'Connell made a motion to table TPF 22-4. This was seconded by Wes Beard and passed unanimously.

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

The applicant has requested that this item be tabled. Tracy Gleim made a motion to table TPF 22-11. This was seconded by Jim O'Connell and passed unanimously.

**TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline March 1, 2023)**

Connor Henderson of Pennoni was in attendance to represent the plan. Mr. Henderson distributed revised plans and responses to review comments. Mr. Henderson explained changes to the plan including parking layout near car wash, sanitary sewer plan and planning module, access gate to and easement to adjacent MTMA utility property and four waiver requests. Questions were asked and answered. Mr. Henderson explained a small part of the access drive is in North Middleton Township, and they are reviewing the need to review the plan. Mr. Henderson said they will return to the next Planning Commission meeting.

**TPF 22-21 DISCUSSION AND POSSIBLE ACTION ON REVISED PRELIMINARY
SUBDIVISION PLAN FOR PINE HILL INDUSTRIAL PARK
(BOS action deadline March 1, 2023)**

Greg Kowalski, EIT, of H. Edward Black and Associates was in attendance to represent the plan. Mr. Kowalski explained this plan revises and replaces the previously approved Preliminary Plan for Pine Hill Industrial Park by creating Phase 2, extending Pine Hill Drive from Harrisburg Pike to a cul-de-sac to serve proposed Lot 4, and Phase 3, proposed connection of Pine Hill Drive to serve proposed Lots 2 and 5. Mr. Grove explained that all lots included on the plan must be consolidated then subdivided, all lots must be numbered, only detailed information related to proposed streets and stormwater management facilities need be shown on the plan, the cul-de-sac is not needed on the plan and no Erosion & Sedimentation Control details are needed other than those related to the proposed streets. Questions were asked and answered. Mr. Kowalski said they will meet with Mr. Grove to discuss his concerns and return to a future meeting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 7:51 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission