

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 28, 2009**

START TIME: 7:40 p.m.

END TIME: 9:08 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor

MEMBERS & STAFF ABSENT:

Tracey Gillespie
Rod Groff
Bud Grove, Township Engineer
Jeff Kelly, Cumberland County Planning

AGENDA:

1. APPROVE PAST MINUTES OF DECEMBER 14, 2009
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. TPF 09-11 KEYSTONE ARMS
FINAL LOT CONSOLIDATION SUBDIVISION PLAN
(BOS action deadline January 9, 2010)
5. TPF 09-12 KEYSTONE ARMS
FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)
6. ZHB 09-3 AHN LEE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
MESSAGE ESTABLISHMENT AT 1215 HARRISBURG PIKE IN
THE CH-COMMERCIAL HIGHWAY DISTRICT

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:40 p.m. The meeting was delayed in order to wait for a fourth member to arrive in order to obtain a quorum.

APPROVE PAST MINUTES OF DECEMBER 14, 2009.

Tracy Gleim made a motion to approve the minutes of the December 14, 2009, meeting with one change. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-11 KEYSTONE ARMS
FINAL LOT CONSOLIDATION SUBDIVISION PLAN
(BOS action deadline January 9, 2010)**

D. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were present. They have made some changes in reference to Bud Grove's comments. Mr. Brinser pointed out a couple of changes on the lot consolidation plan for the Commission. There are a total of 3 waivers involved. There being no further questions, the following motion was made by Steve Zeigler.

"Pursuant to Subdivision Plan TPF 09-11 titled Keystone Arms Final Lot Consolidation Subdivision Plan dated September 28, 2009, and revised December 28, 2009, I move that we recommend granting the 3 waivers requested with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the township."

It was seconded by Tracy Gleim and passed unanimously.

Steve Zeigler also made the following motion.

"Pursuant to Subdivision Plan TPF 09-11 titled Keystone Arms Final Lot Consolidation Subdivision Plan dated September 28, 2009, and revised December 28, 2009, I move that we recommend approval with the following conditions:

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated December 28, 2009 be met.
2. That the comments of the Cumberland County Planning Commission review #09-161 dated October 13, 2009, be met."

It was seconded by Mike Buchanan and passed unanimously.

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**TPF 09-12 KEYSTONE ARMS
FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)**

D. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were present. Mr. Brinser reviewed the comments in reference to this plan with the Commission members. He also commented that they had received approval from the Authority for sewer. They also added the details relative to the meter pit assembly to the plan. There are 4 waivers requested in reference to this plan. Members had no further questions or comments on the plan.

Mike Buchanan made the following motion.

"Pursuant to the Subdivision Plan TPF 09-12 titled Keystone Arms Final Land Development Plan Dated September 28, 2009, and revised December 28, 2009, I move that we recommend granting the 4 waivers requested with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township."

This was seconded by Tracy Gleim and passed unanimously.

Mike Buchanan made the following motion.

"Pursuant to the Subdivision Plan TPF 09-12 titled Keystone Arms Final Land Development Plan Dated September 28, 2009, and revised December 28, 2009, I move that we recommend approval with the following conditions

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated December 28, 2009, be met.
2. That the comments of the Cumberland County Planning Commission review #09-0160 dated October 13, 2009, be met.
3. That the meter pit and assembly details be approved by the Middlesex Township Municipal Authority."

This was seconded by Steve Zeigler and passed unanimously.

**ZHB 09-3 AHN LEE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW MASSAGE
ESTABLISHMENT AT 1215 HARRISBURG PIKE IN THE CH-
COMMERCIAL HIGHWAY DISTRICT**

Attorney Wayne Melnick was in attendance representing the application of Ahn Lee. They feel that the use as a massage establishment can be permitted by special exception as being similar to a personal services use. They feel that this use would be consistent with other uses in the area. The client is aware of the heavy regulations of this use by the township and the state regulations and intends to operate a lawful

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establishment consistent with the applicable statutes. The owner is Ahn Lee, an individual. She wishes to relocate to this area from Flushing, NY, as long as she can establish this business. There was discussion regarding the pending State licensing of message therapists. Keith Brenneman, Township Solicitor, will research this. Larry Claycomb reviewed the procedure to be followed by Planning Commission in considering a special exception request. Many questions were asked and answered and many possible conditions were discussed.

Mike Buchanan made the following motion:

"Pursuant to Zoning Hearing Board Case #09-3, a request by Ahn Lee for a Special Exception to allow a Massage Establishment at 1215 Harrisburg Pike, I move that we recommend approval."

This was seconded by Steve Zeigler and passed unanimously.

**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Keith Brenneman, Township Solicitor, said that he is waiting to see where the Board of Supervisors is going with this. He will be making some changes, mostly along the lines of formatting, etc. He will get together with Michael Buchanan to discuss any changes that he will be making. Michael Buchanan is still working on the ordinance. Comments from Bud Grove have not been received.

OTHER BUSINESS:

Mark Carpenter announced that there is an application for a special exception for an auto body shop on Trindle Road that will be coming in for the next meeting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 9:08 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission