

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 28, 2020**

START TIME: 7:08 p.m.

END TIME: 8:28 p.m.

MEMBERS PRESENT:

Larry Claycomb via Zoom
Tracy Gleim
Michael Buchanan via Zoom
Steve Zeigler
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, Cumberland County Planning Commission via Zoom

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 23, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 2020-21 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN U-GRO LEARNING CENTRE AT 1151 HARRISBURG PIKE
(BOS action deadline February 3, 2021)

TPF 2020-24 CONDITIONAL USE APPLICATION FOR CUMBERLAND PRESERVE A TRADITIONAL NEIGHBORHOOD MASTER DEVELOPMENT PLAN AT 121 COUNTRY CLUB ROAD IN THE UDA OVERLAY ZONING DISTRICT
(BOS action deadline January 6, 2021)

OTHER BUSINESS

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:08 p.m.

APPROVE PAST MINUTES OF NOVEMBER 23, 2020.

Wes Beard made a motion to approve the minutes of the November 23, 2020 meeting, as amended. The motion was seconded by Steve Zeigler and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 2020-21 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN U-GRO LEARNING CENTRE AT 1151 HARRISBURG PIKE

Doug Gosik of Williams Site Civil was in attendance to represent the plan along with Joseph LaCagnina of Giant and Greg Holzinger from U grow.

The comments from Bud Grove Township Engineer from the previous meeting have been addressed. The LeTort Authority comments were received today. Mark Carpenter had question about the use of herbicide and it was explained that they will not be used in the play areas. Questions were asked and answered.

Elizabeth Grant reviewed the County Comments and her questions were addressed by the applicant.

The waivers were then reviewed with the Planning Commission members.

Larry Claycomb made the following motion.

"I move we recommend approval of the 6 waivers requested for TPF- 2020-21, Preliminary/Final Major Land Development Plan, U-GRO Learning Centre at 1151 Harrisburg Pike as revised 12/16/2020 with the provision that waiver item #4 of Bud Grove's letter of 12/16/2020 be met."

The motion was seconded by Michael Buchanan and passed unanimously.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF- 2020-21, Preliminary/Final Major Land Development Plan, U-GRO Learning Centre at 1151 Harrisburg Pike as revised 12/16/2020 with the following conditions:

1. That the conditions in Bud Grove's letter to Larry Claycomb dated 12/16/2020 be met.
2. That the conditions of Cumberland County Planning Review Report #20-143 dated 11/6/2020 be met.
4. That the comments in the letter of Max Stone, PE Glace Associates, Inc. to Rory Morrison, Middlesex Township Municipal Authority Manager dated 12/14/2020 be met.
5. That the comments of Andrew Parker Letort Regional Authority, to Doug Gosik, PE dated 12/19/2020 be considered and incorporated into the Plan where feasible.

The motion was seconded by Tracy Gleim and passed unanimously.

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**TPF 2020-24 CONDITIONAL USE APPLICATION FOR CUMBERLAND
PRESERVE A TRADITIONAL NEIGHBORHOOD MASTER
DEVELOPMENT PLAN AT 121 COUNTRY CLUB ROAD IN THE
UDA OVERLAY ZONING DISTRICT**

Doug Gosik of Williams Sites Civil was in attendance to represent the plan, accompanied by Drew Williams of AP Williams, the developer. Mr. Grove has submitted his comments to the applicant. The County comments have been received today. Mr. Gosik reviewed the plan in a general way for the Planning Commission members.

Elizabeth Grant asked questions relative to the Cumberland County comments. There was discussion about the screening along route 81 and a possible easement or maintenance agreement along Dr. Shaeffer's property on the northern side of Country Club Road to achieve the necessary sight distance at the eastern entrance. Mr. Carpenter stated that this issue would be decided by the Township Board of Supervisors with advice of the Township Solicitor. Tracy Gleim felt that the Township would keep it mowed just like they do in other areas where sight distance is an issue.

Larry Claycomb made the following motion.

"I move that we recommend granting Conditional Use of TPF-2020-24 the Conditional Use Application for Cumberland Preserve, a Traditional Neighborhood Master Development Plan at 121 Country Club Road in the UDA Overlay District with the following conditions;

1. That all the conditions listed in Bud Grove's letter to Larry Claycomb dated 12/7/2020 be met.
2. That "the board" as used on page C&R – 2 and elsewhere be defined.
3. That the conditions listed in Cumberland County Planning Commission letter dated 12/18/2020 be met.
4. That CUCRIT-3 Section 18.13.C.4 which states that this development will impact the neighborhood be modified, if applicable, to state that this development will not impact the neighborhood.

The motion was seconded by Tracy Gleim 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 8:28 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission