

**MIDDLESEX TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
August 10, 2026**

**START TIME: 7:00 p.m.**

**ADJOURNMENT: 8:09 p.m.**

**MEMBERS PRESENT:**

**Tracy Gleim  
Larry Claycomb  
Robynn Eppley  
Jim Gehr  
Doug Graham  
Kelley Brickey**

**MEMBERS ABSENT:**

**Wes Beard**

**TOWNSHIP STAFF PRESENT:**

**Mark Carpenter, Zoning Officer  
Bud Grove, Township Engineer  
Zach Zook, Manager/Roadmaster**

**Tracy Gleim called the meeting to order at 7:00 p.m. and asked John Manta to lead the Pledge of Allegiance.**

Ms. Kelley Brickey introduced herself as a newly appointed member of the Board and briefly provided information regarding her background and experience. She looks forward to bringing her experience and expertise to Middlesex Township.

**PUBLIC COMMENT:**

Earl Beam, 303 Country Club Road. Seeking information about how the minutes are provided to the members of the board for approval, and when they are available to the public. Interested in background checks for people working the project. Country Club Road residents' lives and properties are being damaged by this project.

Michelle Skurzynski, 1 Aspen Lane, Country Manor West. Seeking information about the minutes process from the meeting, to minutes, to approval, then public posting. She expressed an interest in minutes from 2023.

**Approval of Minutes for July 13, 2026.**

**Robynn Eppley moved to approve the minutes of the July 13, 2026, meeting, as amended. The motion was seconded by Larry Claycomb. The motion passed, 6-0.**

## **Approval of Minutes for July 27, 2026.**

**Robynn Eppley moved to approve the minutes of the July 27, 2026 meeting, as amended. The motion was seconded by Doug Graham. The motion passed, 6-0.**

### **TPF 26-15                      Discussion and Possible Recommendation on Final Subdivision Plan for Cumberland Range Estates, Phase Six. (BOS action deadline September 2, 2026)**

#### **Cumberland Range Estates -- Phase 6.**

Dave Weihbrecht, Advantage Engineering Services, LLC, and Elizabeth Knouse Foote, DGK Real Estate, LP, presented Phase 6 of Cumberland Range Estates and stated there were no changes from the preliminary plan. Doug Graham reported reviewing Township and engineering comments. The sediment pond installed during Phase 4 will be removed.

Discussion addressed the proposed approximately 7,200-foot walking trail, including timing, width, maintenance, mowing, and lighting. Mr. Weihbrecht stated the trail and markers will be installed following completion of all phases. The HOA will maintain the green space and mow the trail area, with grass limited to a maximum height of 12 inches. A five-foot trail width, consistent with similar trails in the area, was discussed. Trail lighting is generally not provided.

Kelley Brickey questioned the timing and sequencing of the development phases. Bud Grove explained that final road paving generally occurs after 75% of the lots are built out and noted that security is being held for the improvements. Bud Grove stated that Phases 2 and 3 will receive the final wearing course and that the Phase 4 paving approval has expired according to developer's agreement. He noted the four-year limitation contained in the agreement and expressed the opinion that the entire development should be paved. The current proposal provides for Phase 6 to be completed before Phase 5. School-bus routing and turnaround locations were also discussed.

Resident Kim Potteiger expressed concern regarding school-bus safety, stating she had witnessed vehicles illegally passing stopped school buses with flashing red lights on three occasions and was concerned for the safety of children in the development.

Jim Gehr would like them to recommend approval of Phase 6, subject to final review by Middlesex Township Municipal Authority.

**TPF 26-15:    Jim Gehr motioned to recommend approval of TPF 26-15, the final subdivision plan, Phase 6, subject to compliance with all township engineers' comments and recommendations. And MTMA review. The motion was seconded by Kelley Brickey. Motion approved, 6-0.**

**Jim Gehr made a motion to adjourn the meeting. Motion was seconded by Robynn Eppley. Motion passed, 6-0.**

**The meeting adjourned at 8:09 p.m.**

Action Summary Below

### **FORMAL ACTIONS**

| MOTION                                                                                                                                                                                 | MOVED BY      | SECONDED BY    | VOTE | ACTION          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------|-----------------|
| Robynn Eppley moved to approve the minutes of the July 13, 2026, meeting, as amended. The motion was seconded by Larry Claycomb. The motion passed, 6-0.                               | Robynn Eppley | Larry Claycomb | 6-0  | Motion carried. |
| Robynn Eppley moved to approve the minutes of the July 27, 2026, meeting, as amended. The motion was seconded by Larry Claycomb. The motion passed, 6-0.                               | Robynn Eppley | Doug Graham    | 6-0  | Motion carried. |
| TPF 26-15: Jim Gehr motioned to recommend approval of TPF 26-15, the final subdivision plan, Phase 6, subject to compliance with all township engineers' comments and recommendations. | Jim Gehr      | Kelley Brickey | 6-0  | Motion carried. |
| Motion to adjourn meeting.                                                                                                                                                             | Jim Gehr      | Robynn Eppley  | 6-0  | Motion carried. |

Date Approved: \_\_\_\_\_8/24/26\_\_\_\_\_