

Middlesex Township Planning Commission
March 25, 2008

The Middlesex Township Planning Commission meeting was called to order at 7:30 p.m. Roll call was held with committee members Al Terek, Rich Brooks, Cal Miller Jr., & John Nath in attendance. Also in attendance were Scot Fodi Township Manager and Township Engineer John Rusnak.

Pledge of Allegiance.

Public Comment:

None

Motion to approve the February 26, 2008 meeting minutes by Mr. Miller, seconded by Mr. Nath. Motion carried.

Unfinished Business

SD #08-01 Preliminary and Final Subdivision Approval (TLD 5/26/08)

Preliminary and Final Subdivision application for a one (1) lot subdivision of 2.00 acres located along Denny Road in the R-1 zoning district to create Lot 34, in the Mowery Plan #2. In attendance for the property owners were Eric Schmidt, Joseph Schmidt, Elaine Schmidt, and Tina Owens.

Mr. Fodi reviewed the latest letter from the Township Engineer indicating all outstanding items have satisfied. Mr. Fodi indicated that the new plan identifies the required property line adjustments to provide for a 50-foot right-of-way. Eric Schmidt informed the Commission that he is still in negotiations with the adjacent property owner Mr. Bajuszik and an agreement on the lot line change and/or right-of-way has not been secured as of the meeting date. Mr. Nath questioned if it matters if the lot lines are changed or if a right-of-way is established. Mr. Fodi indicated all that is required is a right-of-way. Joseph Schmidt questioned if access from a different location could constitute as the required right-of-way. Engineer Rusnak indicated the proposed property must have a right-of-way recorded. Mr. Brooks questioned if the existing 50-foot opening along Dewey Road might be considered to be used for the right-of-way. Eric Schmidt indicated that the property owner (Cooper) would have to be approached. Mr. Brooks indicated that the plan would have to be revised if the right-of-way is relocated.

Engineer Rusnak concluded that the property owner has 3 options to show compliance:

1. The owner can request a waiver from the township supervisors for the 50-foot required right-of-way width and approval for 2-lots served by a private driveway.
2. The owner can pursue the proposed lot changes per the submitted plan.
3. The owner can re-deed the existing 50-foot opening as a right-of-way and re-submit a revised plan.

Mr. Brooks made a motion to recommend acceptance of the plan contingent upon the owner making a request for a waiver for showing contours and providing proof a 50-foot right-of-way, or requesting a waiver from the 50-foot right-of-way requirement and a driveway serving more than 2-lots. Seconded by Mr. Miller. Motion carried unanimously.

New Business

LD #08-02 Preliminary and Final Land Development (TLD 5/26/08)

Preliminary and Final Land Development approval for the construction of a single story structure on property located along Glade Mill Road in the I-1 zoning district. Present to represent the application was Ed Moore with Hampton Tech and property owner Scott Riemer. Mr. Moore presented an overview of the land development request. Mr. Moore indicated that a highway occupancy permit has been obtained from Penndot for a gravel driveway. Mr. Moore indicated that the primary business purpose of the property will be storage and use as a heavy equipment company. The owner is proposing a gravel driveway and parking area due to the heavy traffic from the equipment. Mr. Moore indicated the owner is making a formal request for a waiver from the pavement requirements. Mr. Moore reviewed the storm-water management plan including drainage ditches to a subsurface storage and overflow into an adjacent stream. A holding tank will be provided for sewer compliance and a well will be drilled for potable water. Mr. Miller questioned if the stream is an existing watercourse or new. Mr. Riemer indicated the small stream is existing. Mr. Nath indicated that the Planning Commission has previously required pavement for the parking areas. Mr. Riemer indicated that all of the parking and driveway areas are going to get heavy use and that Penndot did not want a paved driveway at Route 228. Mr. Terek indicated the Commission should be concerned with the type and amount of waivers being approved and the precedent they may be setting. Mr. Fodi indicated the final approval of the waivers is the responsibility of the Township Supervisors.

Discussion was made on the impact the project may have with the adjacent neighbors and the concern of noise and dust. Mr. Riemer questioned who is responsible for maintaining the pavement if a waiver is not approved. Mr. Fodi indicated it would be the owner's responsibility per the developer's agreement.

Mr. Moore indicated the owner is asking for approval with waiver from the pavement requirement and a sewage module.

Motion by Mr. Miller to recommend approval of the plan with condition that a waiver obtained from the pavement requirements and a waiver from the sewage module requirement. Seconded by Mr. Brooks. Motion carried unanimously.

Pre-application Review (Sketch Plan)

Ryan Dewey one-lot subdivision plan on Blackberry Lane in the R-1 zoning district. Mr. Dewey was present to obtain general information on the procedure for land development of his property. Mr. Dewey indicated he has obtained a right-of-way agreement with the adjacent property owner. Mr. Fodi indicated that the entire Blackberry Lane will be an approved 50-foot right-of-way in the future. Mr. Terek indicated the plan looks acceptable and advised Mr. Dewey to make a formal submittal for approval.

Adjournment

Motion by Mr. Brooks to adjourn the meeting. Seconded by Mr. Miller, motion carried. Meeting adjourned at 8:50 p.m.