

Middlesex Township Planning Commission
July 22, 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., Denise Hoover & 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 April 29, 2008 meeting minutes by Mr. Miller, seconded by Mr. Nath. Motion carried.

New Business

LD #08-03 Preliminary and Final Land Development (TLD 10/20/08)

Preliminary and Final Subdivision application to construct a 7,526 square foot addition to a structure located at 105 Industrial Drive West in the I-1 Zoning District. Present to represent the owner was Richard Forsythe, Architect and Bruce Dean. Mr. Forsythe presented an overview of the project which includes an addition to an existing structure. Mr. Forsythe identified the existing on-lot sewage system and water well as well. Mr. Forsythe indicated all comments from the township engineer have been shown on a revised Site-Plan. Mr. Rusnak indicated that PennDot owns and maintains Industrial Drive and asked Mr. Forsythe to confirm this information. Mr. Forsythe indicated that PennDot does own and maintain Industrial Drive. Mr. Rusnak recommended that a maintenance agreement must be provided to the Middlesex Township verifying ownership and maintenance of the Right of Way.

Motion by Mr. Brooks and seconded by Mr. Miller to recommend final approval of the Land Development request contingent upon an ownership and maintenance agreement with PennDot being provided. Motion carried unanimously.

Conditional Use Approval: Lamar Advertising

Lamar Advertising requests a hearing in front of the Middlesex Township Planning Commission for Conditional Use Approval to replace an existing billboard located along State Route 8 on property owned by Raymond Nicklas (Tax and Parcel ID: 230-2F90-41J).

Present to represent the applicant was Matt Wilds of Lamar Advertising. Mr. Wilds gave a description of the sign including overall dimensions and location. Mr. Wilds indicated the proposed sign will replace an existing billboard sign that is in disrepair and larger than the proposed billboard. Mr. Wilds indicated the billboard will be located slightly farther (10-feet) from the right of way than the existing billboard (3.44-feet). Ms. Hoover questioned how the billboard will be illuminated. Mr. Wilds indicated that it will be externally lit similar to the existing lighting. Mr. Nath indicated that the proposed billboard does not meet the required setback of 75-feet as indicated in the conditional use and zoning ordinance. Mr. Nath also indicated that the required sight-line conditions may also not meet the conditional use and zoning ordinance requirements. Mr. Fodi indicated that all required Zoning Ordinances must be met for a new sign or a variance must be obtained. Mr. Wilds indicated that Lamar will need to review the zoning ordinance requirements and decide on whether or not a variance will be requested. Mr. Fodi indicated that all variances must be resolved prior to presentation of the application to the Township Supervisors.

Lamar continued

Adjacent property owner Vince Heck was present and questioned Mr. Wild on the setback location. Mr. Heck indicated that he would prefer that all required zoning requirements be met. Mr. Terek reminded Mr. Heck that all zoning requirement variance are the responsibility of the Zoning Hearing Board and the Planning Commission is a separate board. Mr. Fodi informed Mr. Heck that all adjacent property owners will be notified of any public meetings for this case including the Zoning Hearing Board. Mr. Terek advised Mr. Wild that the options for the applicant included withdrawing the application, obtaining the appropriate zoning variances or revising the plan to indicate compliance with all zoning requirements.

Motion by Mr. Miller to table the application. Seconded by Mr. Nath. Motion carried unanimously.

PRD #08-01 Tentative Planned Residential Development (TLD 9/17/08 to open Public Meeting)

Tentative Planned Residential Development application for a one hundred ninety (190) lot Single Family Residential development located between State Route 228 and Denny Road on approximately 150 acres in the AG-A zoning district.

Present for the application were developer Dominic Gigliotti and his representative Donald Trant of Trant Corporation. Mr. Trant provided a power-point presentation and indicated the following proposed features for the PRD;

- The development will encompass 150 acres. The minimum PRD requirement is 120 acres.
- The development will maintain no less than 5 streams and 17 acres of wetlands. One acre of wetlands will be removed.
- 190 single family dwellings are proposed.
- 100 multi-dwelling units proposed.
- 4 acres of property along 228 may be commercial.
- 43% of the development will be open space.
- 50-foot buffer will be provided with exception.
- Lot size will be 9,000 s.f.
- All dwelling will be gravity sewers.
- The Denny Road side will be Phase I of a 3-Phase Plan.

Mr. Trant indicated the developer will be seeking five (5) modification requests;

- Propose a Commercial Development in lieu of multi-unit dwellings.
- Lot area decrease to 9,000 s.f. from the PRD requirement of 15,000 s.f.
- One area of reduction of 50-foot buffer to accommodate the road right of way and wetlands.
- Increase the cul-de-sac limitation from 600-feet to 1000-feet.
- Request to locate required tree buffer to outside the roadway right of way.

Mr. Miller questioned the location of any fiber optics right of ways. Mr. Trant indicated he was not aware of the location of the fiber lines and he will investigate further. Mr. Miller questioned if the proposed commercial development would be on the final plan. Mr. Trant indicated the market demand will dictate when or if the commercial development will be presented. Mr. Terek questioned if the widening of Route 228 will affect the plan. Mr. Trant indicated the proposed Route 228 right of way was taken into consideration of the plan. Mr. Nath questioned if any traffic studies of either Route 228 or Denny Road have been made. Mr. Trant indicated traffic studies have not been made as of this date. Mr. Fodi indicated that the school district must be contacted for all cul-de-sacs and bus stops. Mr. Rusnak indicated there has not been a formal study of the proposed plan and that his office will need to review for all ordinance requirements. Mr. Nath questioned how the developer will comply with the Parks ordinance. Mr. Trant indicated they will be paying the parks fee per the ordinance.

Motion by Mr. Brooks and seconded by Mr. Miller to table the application. Motion carried unanimously.

Adjournment

Motion by Ms. Hoover to adjourn the meeting. Seconded by Mr. Brooks. Motion carried unanimously.
Meeting adjourned at 9:10 p.m.