

Middlesex Township Planning Commission
July 24, 2007

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

Pledge of Allegiance.

No public comment.

Motion to approve the June 26, 2007 meeting minutes as noted by Mr. Miller, seconded by Ms. Hoover. Motion carried.

Pre-Application Conference (Sketch Plan Review)

A PRD concept review of a 297 unit (single family & town home) community on 44.5 acres of land with frontage on State Route 228 and Denny Road. Mike Wetzel of Victor-Wetzel Associates was present to represent the developer Dominic Gigliotti for property under agreement between Route 228 and Denny Rd. Mr. Wetzel indicated that this meeting before the Planning Commission was to gather preliminary comments before formal submittal. Mr. Wetzel presented a plan of the proposed property. Mr. Wetzel indicated the existing properties would be consolidated and the existing building will be removed. The property will be mixed with single family and townhouse structures. The townhouse properties will remain undeveloped until the Route 28 corridor boundaries are established. The existing wetland drainage areas will be addressed to comply with all local and state requirements. Drainage culverts and detention facilities will be included in the development. Utilities are currently being investigated for the development plan. Mr. Wetzel indicated the owner may ask for a re-zoning to Commercial along Route 228. Mr. Terek questioned the lot sizes and types of homes. Mr. Wetzel indicated they lot sizes will meet the PRD minimums including 15,000 s.f. minimum lots and 75-foot frontage and homes in the \$300,000 range. Mr. Terek questioned if improvements will be required at the entrances. Mr. Fodi indicated both entrances will require upgrades including traffic studies. Mr. Fodi indicated all storm water will be maintained on the individual lots. Mr. Miller indicates a fiber optic line may intersect the property. Mr. Wetzel indicated this would be investigated. Mr. Miller questioned if any additional properties will be added to the plan. Mr. Wetzel indicated the only plan at this time is what is being submitted at this meeting. Ms. Hoover questioned the existing streams. Mr. Wetzel indicated most of the streams will be undisturbed. Ms. Hoover questioned cul-de-sac dimensions. Mr. Fodi indicated they configuration should comply with local and school district requirements. End of presentation.

New Business

Mr. Fodi informed the PC that a draft ordinance providing for the collection of fees related to township recreation facilities is being presented for review. Mr. Fodi outlined the key requirements of the ordinance including developer fees or requirements to provide parks within the proposed developers. Discussion of the allocation of the collected fees and disbursements. Mr. Fodi indicated that formal recommendations and comments of the Ordinance may be requested at the Planning Commission meeting.

Motion by Ms. Hoover seconded by Mr. Miller meeting adjourned at 8:40. Motion carried.