

**Middlesex Township Planning Commission
Minutes of Regular Meeting
September 27, 2011**

Planning Commission:

**Al Terek
Rich Brooks
Greg Mason
John Nath**

Staff Present:

**Scot Fodi, Township Manager
John Rusnak, Township-Appointed Engineer
Bonnie R. Chappel, Assistant to the Manager**

Call to Order

The Regular Meeting of the Middlesex Township Planning Commission was called to order by Chairman Al Terek at 7:04 p.m.

Pledge of Allegiance

Roll Call

Roll Call confirmed all Planning Commission members present except for Alex Wing.

Public Comment

There were no public comments at this time.

Approval of Minutes

A motion to approve the minutes of August 23, 2011, with correction noting that Mr. Terek was absent, was made by Greg Mason. Seconded by Rich Brooks. Minutes of August 23, 2011 were approved unanimously noting correction.

1. Public Hearing

No agenda item at this time.

2. **New Business**

a. **SD #2011-09: Wakefield Lot Line Revision (TLD December 26, 2011).**

Preliminary and Final Subdivision approval for a lot line revision of Parcel 230-2F75-35, located in the R-2 Zoning District, with frontage along Overbrook Road to deed 1.004 acres of land to parcel 230-2F75-35B.

Motion by Mr. Mason, seconded by Mr. Nath, to recommend approval of this plan to the Middlesex Township Board of Supervisors. Motion passed unanimously.

b. **SD #2011-10: Lone Hickory Plan #2 (TLD December 26, 2011).**

Preliminary and Final Subdivision approval for a subdivision of Parcel 230-2F75-23D, located in the AG-A Zoning District, with frontage along Glade Mill Road (aka Route 228 East) to create a four (4) acre parcel identified as proposed lot #4.

Motion by Mr. Mason, seconded by Mr. Nath, to recommend approval of this plan to the Middlesex Township Board of Supervisors. Discussion followed regarding some corrections/additions of nomenclature to be changed prior to plan being presented to the Board of Supervisors. Motion passed unanimously.

c. **Weatherburn Heights PRD, Amendment #1: Tentative Planned Residential Development.**

Tentative Planned Residential Development application for a sixty-one (61) lot Single Family Residential development on approximately 27.29 acres in the AG-A Zoning District.

Motion by Mr. Mason, seconded by Mr. Nath to table this plan due to lack of secondary ingress/egress from the proposed PRD.

d. **Proposed Zoning Ordinance Amendment.**

Continued discussion on initial language to incorporate into the Township's Zoning Ordinance (Chapter 175 of the Township Code) to address gas drilling and compressor stations.

Further discussions to follow.

4. **Adjournment**

Motion by Mr. Mason, seconded by Mr. Brooks to adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 8:40 pm.

Respectfully submitted by:

Bonnie R. Chappel
Assistant to Township Manager

UNAPPROVED