

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 5, 2022**

**PRESENT:**

Tom Tosti, Chair  
Tom Piacentino, Vice Chair  
Holly Cunningham, Secretary  
Keith Auerswald  
Joseph Antonelli  
Jacqueline Ratner  
Stephanie Teoli Kuhls – Township Manager  
Jim Ennis – Building and Zoning Director  
Jim Esposito, Township Solicitor – Curtin & Heefner  
Isaac Kessler, Township Engineer – Remington & Vernick, RVE  
Phil Wursta, Township Traffic Engineer – Traffic Planning & Design, TPD

**ABSENT**

Rich Nuttall

**1. Call to Order, Pledge of Allegiance and Roll Call**

Mr. Piacentino called the meeting to order at 7:02 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with six members present.

**2. Reorganization**

- A. Ms. Cunningham made a motion to approve Tom Tosti as the Chair of the Planning Commission for 2022. Mr. Auerswald seconded and the motion passed 6-0.
- B. Mr. Tosti made a motion to approve Tom Piacentino as the Vice Chair of the Planning Commission for 2022. Ms. Cunningham seconded and the motion passed 6-0.
- C. Mr. Tosti made a motion to approve Holly Cunningham as the Secretary of the Planning Commission for 2022. Mr. Auerswald seconded and the motion passed 6-0.

**3. Approval of Minutes**

Mr. Auerswald made a motion to approve the minutes of the December 1, 2021 Planning Commission meeting. Ms. Ratner seconded and the motion passed 6-0.

#### **4. Discussion of Application for Preliminary and Final Land Development for Neshaminy High School Athletic Facility Renovations, S/LD #21-08, TMP #s 22-011-002, 22-011-002.001, and 22-012-358**

Dr. Rob McGee, Superintendent for the Neshaminy School District, John Allen, Neshaminy School Board President, Jason Bowman, Assistant to the Superintendent and Director of Secondary Education, and Hugh Cadzow, Design Professional for the ELA Group, Inc., were all in attendance to represent the land development application.

Dr. Rob McGee stated the improvements to the High School's Athletic fields have been a project in development for over a decade. The composition of the high school's current facilities is disadvantageous in regards to some athletic programs, which requires the proposed renovations.

The representatives made it clear they were not seeking action from the Planning Commission and understood revisions were needed in effort to address comments in review letters provided by the Township's consultants.

Details of the renovations to the athletic facilities were covered by Hugh Cadzow and included:

- The upgrades, relocation, and/or new construction of the field house, concession stand, locker rooms, and existing memorial.
- Installations of synthetic turf
- Construction of a centralized stormwater facility that is designed to handle the entire athletic fields area.
- The retaining wall by the tennis court's construction and design of the walkway leading to the baseball fields.
- The stadium will have an access drive and parking areas for maintenance vehicles.
- There will be a dual-purpose field for baseball and field hockey.
- The softball field will be a carbon copy of the baseball field and contain a press box behind home plate, as well as its own stormwater management system.
- The current scoreboard will be relocated to a more visible location.
- There will be an area devoted to shotput and javelin.

Mr. Tosti inquired about the current state of the press box. Hugh Cadzow stated the state of the current press box is in bad shape and will be replaced with a modular press box.

Mr. Tosti asked how many bathrooms are proposed. Hugh Cadzow answered less than what the current building code requires because of the excessiveness in terms of viewing high school stadiums similarly to pro sports stadiums. Dr. Rob McGee further answered there will be more than enough bathroom capacity for the amount of sporting events, as well as other events like graduations.

Hugh Cadzow informed he will be working with the Township Engineer in addressing needed plan revisions and the application will appear again before the Planning Commission during their upcoming February 2, 2022 meeting.

#### **5. Review of Zoning Hearing Board Advertisement.**

Mr. Ennis provided a brief overview of pending appeals before the Zoning Hearing Board and stated nothing controversial was scheduled.

#### **6. Other Business**

Mr. Tosti stated there will be pre-meetings with Jim Ennis and the Planning Commission chair and vice-chair prior to an upcoming Planning Commission meeting in order to ensure potential action items are correctly covered during a meeting.

#### **7. Adjournment**

Mr. Tosti made a motion for adjournment at 7:30 P.M. and Mr. Piacentino seconded the motion which carried on a 6-0 vote.