

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, NOVEMBER 3, 2021**

PRESENT:

Tom Piacentino
Rich Nuttall
Holly Cunningham
Keith Auerswald
Joseph Antonelli
Jacqueline Ratner
Patrick Ennis, Zoning Officer
Stephanie Teoli-Kuhls – Township Manager
Jim Esposito, Township Solicitor – Curtin & Heefner
Isaac Kessler, Township Engineer – Remington & Vernick, RVE
Phil Wursta, Township Traffic Engineer – Traffic Planning & Design, TPD

ABSENT

Barry Harrison

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

- a. Mr. Piacentino called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with six members present. Misterns Ennis, Esposito, Wursta, Williams and Mrs. Teoli-Kuhls were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Nuttall made a motion to approve the minutes of the October 6, 2021 meeting with one correction. Ms. Cunningham seconded and the motion passed 6-0.

3. PUBLIC SESSION

- a. **Discussion of Application for Preliminary and Final Land Development for a warehouse facility, 900 Wheeler Way, Langhorne, PA 19047, TMP 22-021-0066, M-1- Light Manufacturing Zoning District, S/LD 21-07.**

Mr. Michael Meginniss, the applicant's attorney, introduced the project team and gave a summary of the project. The new warehouse will be 210,000 SF demolishing the old warehouse at the rear of the site and keeping the front building. This new structure will be a 30,000 SF addition to the site.

Mr. Kolupanowich explained how they have had a successful leasing of this site since they have owned it. The goal is to make this a class A asset to attract a higher quality client. Greek

development wants to be a long-term holder of this property. The users of this property will be regional and global distribution and light manufacturing which are permitted in this district.

Mr. Jeffrey Skinner, the applicant's attorney, explained how this is a 19-acre site which will only be disturbed on half the property for this project. The new building will have a 40' clear ceiling height inside. The new building will also be moved further back from the church site on Maple Ave. to create a better loading area. The site will be improved in terms of stormwater management, getting a NPDES permit. Access points and parking will remain mostly unchanged.

The project is requesting two design waivers:

1. Section 440-421.E(4) to allow parking within 15' of the outside wall of the nearest building.
2. Section 440-509.A to not place a sidewalk along the frontage of Wheeler Way.

Mr. Nuttall questioned the BCCD letter and outstanding items. Mr. Skinner stated that they will comply with the comments and address this letter.

Mr. Piacentino asked the applicant if they will comply with the stormwater management requirements and professionals' letters. Mr. Skinner stated that they will comply.

Mr. Piacentino asked that the applicant contribute fees in-lieu of a sidewalk. The applicant agreed to this as a condition of approval.

Mr. Piacentino made a motion to recommend Preliminary approval with the condition that the sidewalk fees be paid to the township in-lieu of installing sidewalks along Wheeler Way. Mr. Nuttall seconded and the motion passed 6-0.

Mr. Nuttall made a motion to recommend Final approval with the stated condition. Ms. Cunningham seconded and the motion passed 6-0.

b. Discussion of Application for Sketch Plan a Neshaminy High School Athletic Facility Renovations, 2001 Old Lincoln Hwy., Langhorne, PA 19047, TMP 22-011-002 & 22-011-002-001, R-2 Residence Zoning District, S/LD 21-08.

Dr. McGee, Superintendent of Schools, provided an introduction of the project. There is a need for more field usage since the merger of 9th grade into the high school in 2009. Synthetic fields provide an advantage for some sports such as field hockey, lacrosse, etc. Synthetic fields will provide less maintenance and create more durable field space. Stadium renovations will include a fieldhouse, press box and entry plaza.

Mr. Cadzow, the applicants' architect, presented renderings of the proposed improvements.

Mr. Nuttall had a question about the duration and timing of the project. Mr. Cadzow stated that construction will be phased to keep most fields available at one time. Dr. McGee state that the stadium will most likely start after graduation and continue through the summer.

Mr. Nuttall asked if local club teams can continue to use the fields. Dr. McGee stated that they would continue.

Mr. Piacentino questioned if bathrooms would be added for the softball field. Mr. Cadzow stated that the requirement for bathrooms exists when fixed seating is proposed. He also said that the existing building is within the required 500' requirement for bathrooms at that location.

Mr. Nuttall stated that he liked that LED lighting was proposed for the fields.

Mr. Wursta added that he would like to see pedestrian walkways and dedicated paths to improve the safe walkability of the campus. Mr. Cadzow replied that they are working out the grading of the pathways now and will be shown during the Land Development review.

Mr. Ratner wanted clarification of where the freshman field hockey team will play. Dr. McGee showed the locations on the sketch plans.

c. Discussion of the Middletown Township Draft Ordinance on Alternative Energy.

Mr. Esposito gave an overview of the Alternative Energy Ordinance, explaining that it would give incentives to developers to use green energy technologies in their projects.

Mr. Nuttall made a motion to recommend approval with the condition that the BCPC comments be addressed. Mr. Piacentino seconded and the motion passed 6-0.

4. ZONING ISSUES

An update of Zoning Appeals, which if granted, would become Land Developments was given by Mr. Ennis.

5. OTHER BUSINESS

Discussion of an upcoming hearings for the new Maple Point Elementary School which is currently being reviewed by the township professionals.

6. ADJOURNMENT

Mr. Piacentino made a motion for adjournment. Mr. Nuttall seconded. The motion passed 6-0. The time of the adjournment was 8:10 P.M.

Respectfully submitted,
Patrick J. Ennis, PE
Director of Building & Zoning

cc:Planning Commission
Township Manager