

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION REGULAR MEETING
ON-LINE ZOOM MEETING
WEDNESDAY, FEBRUARY 3, 2021**

PRESENT:

Tom Piacentino
Rich Nuttall
Holly Cunningham
Keith Auerswald
Joseph Antonelli
Barry Harrison
Kevin Strouse
Patrick Ennis, Zoning Officer
Jim Esposito, Township Solicitor
Isaac Kessler, Township Engineer
Bill Zadrovicz Township Traffic Engineer

ABSENT

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 seven members present. Misterns Ennis, Esposito, Zadrovicz and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Ms. Cunningham made a motion to approve the minutes of the January 3, 2021 meeting. Mr. Nuttall seconded and the motion passed 7-0.
- b.

3. PUBLIC SESSION

- a. **Discussion of an application for a Zoning Map Amendment for TLC Reedman, LP, S.R 213, East Old Lincoln Highway, Langhorne, PA 19047, TMP 22-040-005; 20-040-006-001; 20-040-010; 20-040-010-001; 20-040-010-002; 20-040-010-003; 20-040-011; and 20-040-012, C Commercial Zoning.**

Mr. Robert Gundlach, the applicant's attorney, introduced the project and the team members. He explained how the property was rezoned in 2017 from Manufacturing to Commercial. He further explained they wished to amend the zoning to go back to the Manufacturing Zoning District.

Mr. Peter Clelland presented the plans of the rezoning and explained how a 450,000 SF warehouse for distribution would be the proposed use of this property. Mr. Clelland presented a site rendering of the site.

Mr. John Wichner, of McMahon Associates, the applicants Traffic Engineer discussed traffic of the commercial use vs. manufacturing and explained how the manufacturing use would generate less trips during peak times. The site is suited for distribution centers since it is

located close to major highways. A land development of the site would require removal of the current bridge, geometric highway improvements and dedicated left turn lanes along the state highway.

John Kennedy, the applicants Planner, provided testimony that manufacturing use would be in accordance with surrounding zoning. This development would be an infill site which is in accordance with the approved Comprehensive Plan. There is a general trend of commercial demand declining and a large demand for industrial distribution centers. The proximity of this site to major highways will keep traffic off local township roads. The project received Bucks County Planning Commission approval and it meets the requirements for industrial growth and would be an employment area.

Mr. Gundlach state that a fiscal study was submitted and a Land Development would be proposed for this site upon approval of the Zoning Amendment.

Mr. Harrison questions who would be using the space and what type of manufacturing will be done. He also asked how many cars would use this site. Mr. Gundlach responded the use will be distribution and the ITE manual was used for the trip generation calculations.

Mr. Wichner summarized his traffic report with the following information:

Daily Traffic:

Commercial – 13,276 trips/day

Manufacturing – 760 trips/day

Morning Peak:

Commercial – 237 trips/day

Manufacturing – 80 trips/day

Afternoon Peak:

Commercial – 849 trips/day

Manufacturing – 82 trips/day

Saturday Mid-Day:

Commercial – 1,150 trips/day

Manufacturing – 23 trips/day

Mr. Nuttall questioned when the traffic study was completed, if it was done during COVID restrictions. Mr. Wichner stated the report was based on the ITE trip generation information.

Mr. Nuttall also stated that he assumes this will be Amazon and there are general traffic concerns that always come up for the Township.

Mr. Kessler state that any proposed improvements will be subject to a Land Development review. The distribution warehouse would be a permitted use in the M-1 District.

Mr. Piacentino asked about access to the warehouse from Lincoln Highway (Business Rt 1). Mr. Gundlach responded that all trucks will utilize Old Lincoln Highway (SR 213) and only cars will be permitted to use the Lincoln Highway access points.

Ms. Cunningham stated that people are illegally turning into the Amazon site across Old Lincoln Highway (SR 213). Mr. Clelland stated that removing the bridge and improving the intersection would reduce the amount of illegal turning movements that are occurring now.

Ms. Cunningham also brought up concerns about pedestrian crossing the highway.

Mr. Piacentino inquired to the probable hours of operation. Mr. Clelland stated that there would most likely be two shifts of workers.

Mr. Nuttall stated that the plan seems to be in accordance with the township's Comprehensive Plan with re-use of developed sites. He also stated that he had concerns about traffic at the intersection with Wheeler Way.

Mr. Kessler stated the Mr. Kennedy was accurate in his description of the compliance with the Comprehensive Plan.

Mr. Nuttall expressed that he would like some sort of walking path or park on the long linear section extending to Flowers Mill Road. Mr. Esposito stated that these concerns could be addressed during land development.

Mr. Strouse re-focused the commission on the Zoning Amendment and the change to M-1 Manufacturing from Commercial reversing the map amendment from 2017.

Mr. Zadrovicz concurred with the testimony of Mr. Wincher and agreed to the decrease in commercial demand for sites.

Mr. Strouse stated that some infrastructure is still in place and adaptive traffic lights could help with the traffic leaving and entering the site.

Mr. Antonelli state that he would like to see left turn only lanes in both directions at the new traffic signal.

Mr. Zadrovicz stated that turning lanes and deceleration lanes would be recommended as safety improvements even without warrants.

Mr. Strouse made a motion to recommend the Zoning Map Amendment to the Board of Supervisors. Ms. Cunningham seconded and the motion passed 7-0.

4. ZONING ISSUES

Mr. Ennis discussed upcoming zoning appeals that deal with dimensional requirements for residential districts.

5. OTHER BUSINESS

Discussion of an upcoming hearings for Delivery Van Parking, Chick-Fil-A and a sketch plan for a Dunkin Donuts with a subdivision.

6. ADJOURNMENT

Mr. Nuttall made a motion for adjournment. Mr. Strouse seconded. The motion passed 7-0. The time of the adjournment was 8:06 P.M.

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

cc: Planning Commission
Township Manager