

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, February 5, 2020**

PRESENT:

Rich Nuttall
Tom Piacentino
Holly Cunningham
Joseph Antonelli
Barry Harrison
Pat Duffy, Zoning Officer
Jim Esposito, Township Solicitor
Isaac Kessler, Township Engineer

ABSENT

John Pond, Jr.
John Medaglia

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

- a. Mr. Nuttall called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with five members present. Mistery Duffy, Esposito and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Piacentino made a motion to approve the minutes of the January 15, 2020 meeting. Mr. Antonelli seconded and the motion passed 5-0.

a. Discussion of the Final Minor Subdivision & Land Development Plan for Albert Lykon, 615 Ford Avenue, Hulmeville, PA 19047, TMP #22-039-012

Mr. Lykon represented himself and explained that he purchased this lot about 30 years ago with the intention of eventually subdividing and building two houses for his two daughters. The rear portion of the lots is wooded and has a stream with some wetlands. No disturbance is proposed within the rear portion of the lots. The lots will have public water and sewer and gain access from the paper street known as Wilson Ave.

Mr. Nuttall asked about the waiver request for the driveway setback on Lot 2 and Mr. Lykon agreed to shift the house to eliminate the waiver. The driveway will meet the 12 foot separation from the property line. The second waiver regarded the infiltration rate in the subsurface stormwater basins dewatering the basins in less than 24 hours. Mr. Duffy explained that the ordinance requires the 24 hour minimum to provide for additional stormwater quality reasons. No adverse conditions will result with this waiver.

Mr. Esposito stated that the applicant will require easements from the neighboring properties along the paper street in order to build the driveway and construct the water and sewer laterals within Wilson Ave. The properties own along their frontage to the centerline of Wilson Ave. Also, a driveway maintenance agreement by Mr. Lykon must be approved by the township. Mr. Lykon has begun the discussions with Bucks County Water & Sewer about constructing the laterals and executing the required water and sewer agreements.

Mr. Lykon verified that he will not require a waiver for street trees as he will be planting trees on the proposed lots. It was also agreed that the details and calculations for the proposed retaining wall along the driveway on Lot 1 will be submitted with the building permit application.

Five residents were in attendance and made the following comments:

Lou Mamie of 770 Reetz Ave. will be connecting to the public water and has no issues with the proposed plan

Sarah Keaton at 533 Wesley Ave. was assured that the proposed development will not affect the wetlands and her drinking water well.

Tim Jackson at 533 Reetz Ave. will need an easement from Mr. Lykon to connect to sanitary sewer.

John Diegel at 781 Reetz Ave. was told there are no plans to extend public sanitary sewer in the area by Bucks County Water & Sewer Authority.

Ms. Cunningham made a motion to recommend approval of the minor subdivision and land development plan and the waiver for stormwater with the following conditions: 1) the retaining wall details and calculations must be submitted, reviewed and approved as part of the building permit process, 2) four (4) trees need to be planted on the proposed lots in lieu of street trees along Wesley Avenue, 3) a driveway maintenance agreement, (4) shift the house and driveway on Lot 2 and 5) provide easements for the driveway, water and sanitary sewer as required. Mr. Piacentino seconded and the motion passed 5-0.

3. ZONING ISSUES

Mr. Duffy discussed upcoming zoning appeals that deal with dimensional requirements for an in-ground pool and garage additions and front yard setback issues for a shed and privacy fence.

4. OTHER BUSINESS

There will be no meeting in March. A minor subdivision and land development at 320 Middle Ave. is projected to be on the April meeting. The mall is anticipating submitting their plans at the end of this month and appearing before the PC in the summer.

Mr. Piacentino made a motion for adjournment. Mr. Hanson seconded. The motion passed 5-0. The time of the adjournment was 7:54 P.M.

Respectfully submitted,
Pat Duffy, Director of Building & Zoning

cc: Planning Commission
Township Manager