

MIDDLETOWN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

WEDNESDAY, APRIL 3, 2024

PRESENT:

Richard Nuttall

Tom Piacentino

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Andrew Griffin – Township Solicitor Curtin & Heefner

Andrew Pockl– Township Engineer – Remington & Vernick, RVE

Steve Gozur - Township Traffic and Transportation Engineer

ABSENT:

Keith Auerswald

Guy Triano

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

Mr. Nuttall called the meeting to order at 7:00 PM. The pledge of allegiance was recited. Mrs. Watson-Tardiff took roll call with 5 members present.

2. Approval of Minutes - February 7, 2024

Mr. Leighton made a motion to approve the minutes of the February 7, 2024, Planning Commission meeting. Mr. Piacentino seconded, and the motion passed with a vote of 5-0.

3. -Discussion of application for Preliminary & Final Land Development for resubmission of Oxford Rehab. & Healthcare Center Building Addition, 300 E. Winchester Ave, Langhorne, PA TMP #22-021-049-001-001, S/LD #23-9

Bryan Spray of Civil Environmental Consultants, the engineer for the applicant, was in attendance to represent the application. He quickly reviewed the plan as it did not change from last month's meeting. He then jumped into our Township

Engineers on site review, photos, recommendations, and solutions regarding the stormwater issues that currently exist on site. Mr. Spray explained they are complying with all recommendations. Mr. Piacentino asked Mr. Pockl to confirm the Engineers are satisfied, which Mr. Pockl did, and stated he feels the changes will be a big improvement to the area. Mr. Piacentino asked when the improvements will be made. Mr. Spray advised as part of the building development. Mr. Pockl followed up with this would be apart of their land development agreement and the escrow they post so it will have to be done with the renovations. Mr. Nuttall and Mr. Piacentino asked if there is any way to get this stuff done early to prevent any issues while building. Mr. Spray advised they could move it to the beginning of the work sequence after erosion control to satisfy the request. Mr. Ennis did state he feels this is fair as again they do have to do it as part of the project being it all falls under the same umbrella so any earlier wouldn't make sense. Mr. Nuttall opened the floor to public comment. John Cerkvenik of Brendwood Drive raised concern about the effects the work could have on the concrete pool nearby as well as the way they are building the addition on raised pillars. Mr. Pockl explained the building plans would be reviewed, approved, and inspected by the correct parties to ensure everything is installed correctly. Mr. Ennis followed up with stating the BCO, Structural Engineer Report, Preconstruction meeting, and notification of installation would all be a part of the process for the expansion. Tim Stafford, President of the Swim Club nearby asked when work would begin and if they thought it would interfere with pool season. Mr. Ennis advised at this point in the process he does not believe work will begin in time to interfere with the upcoming pool season. Ryan Strapple of Brendwood Drive began by asking the Board members if they had a meeting on site. Mr. Nuttall explained the meeting was between our Township Engineer and their Engineer for the project. Mr. Pockl did state the Township Engineers were on site 2 times prior to the meeting as well reviewing rain and melting snow conditions. Mr. Strapple raised concerns about the location of the building, the condition of the current building, and the walkway access to the pool. Mr. Ennis explained they are completely in compliance with Zoning so there is no debate over where the building will be placed. Mr. Pockl explained there would be a maintenance agreement in place for the site and building to be kept up with. Mrs. Watson-Tardiff asked how residents can hold them accountable if they have issues moving forward. Mr. Pockl advised the maintenance agreement would allow them to be held accountable and if residents contacted the Township with issues this would allow them to get it addressed. Mr. Spray explained an old agreement doesn't exist, that is why he feels

there are so many current issues but now there will be one so it will not be an issue moving forward. Mr. Ennis then touched on Mr. Strapples concern with the walkway and stated if there is not an agreement in the deed that it has to be there then there is nothing they can do to force them to keep it. Kathleen Piesley of East Marshall Avenue asked where residents would be able to access this info when it is implemented. Mr. Ennis advised through County Records as well as Township Records via Right to Know Request. Mr. Nuttall made a recommendation of approval:

Recommendation of approval of S/LD #23-9 - Application proposing the construction of a 7,100 square foot building addition at 300 Winchester Avenue/BCTMP# 22-021-049-001-001 (the Property). Recommendation is based on Plan entitled "Final Land Development Plans – Oxford Rehabilitation and Healthcare Center – Nursing Home," comprising 11 sheets and dated October 2023 and last revised December 15, 2023. Plan is prepared by Brian D. Spray, PE, of Civil and Environmental Consultants, Inc. of Langhorne, PA. Recommendation is further based on comments provided in the following:

- a. December 21, 2023 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
- b. January 30, 2023 letter from Phil Wursta, P.E., of TPD, Inc., Middletown Township Traffic and Transportation Engineer*
- c. February 1, 2024 letter from Jim Ennis, Middletown Township Director of Building and Zoning*
- d. December 4, 2023 review letter from the Bucks County Planning Commission*
- e. December 19, 2023 letter from Don Harris, Middletown Township Fire Marshall and Director of Fire and Emergency Management*
- f. January 31, 2024 letter from the Middletown Township Environmental Advisory Council (EAC)*
- g. December 15, 2023 waiver request letter prepared by Brian D. Spray, PE of Civil and Environmental Consultants, Inc.*
- h. February 27, 2024 memorandum from Issac E. Kessler, P.E., of Remington Vernick Engineers, Middletown Township Engineer*

Mr. Leighton seconded, and the motion was approved 4-1. Mr. Piacentino did not vote in favor of the application.

4. Review of Zoning Hearing Board Advertisement

Mr. Ennis advised nothing that is going before the ZHB in April would make it before PC.

5. Other Business

No other business was discussed.

6. Adjournment

Mr. Nuttall made a motion for adjournment at 8:05 PM. Mr. Leighton seconded the motion, which carried on a 5-0 vote.