

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 1, 2024

PRESENT:

Richard Nuttall

Tom Piacentino

Guy Triano

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Jim Esposito – Township Solicitor Curtin & Heefner

Andrew Pockl– Township Engineer – Remington & Vernick, RVE

ABSENT:

Keith Auerswald

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 6 members present.

2. Approval of Minutes – April 3, 2024

Mr. Piacentino made a motion to approve the minutes of the April 3, 2024, Planning Commission meeting. Mr. Leighton seconded, and the motion passed with a vote of 6-0.

3. Application for Preliminary and Final Subdivision and Land Development for Worthington Subdivision/814 Gilliam Avenue, S/LD #24-01, TMP's 22-017-043 and 22-017-045-001

Vincent Fioravanti, Engineer for the applicant, as well as multiple people from the Worthington family came to represent the application. Mr. Fioravanti explained the application, what is currently there vs proposed, their stormwater plan, and

waivers requested which are for street lights and sidewalks as that development does not have either. Mr. Triano asked about the no sidewalks and Mr. Nuttall chimed in that he does live here as well and there are none in the current neighborhood. Mr. Triano asked for clarification on some zoning aspects and Mr. Ennis explained why no variances were required for lots. Mr. Fioravanti explained they did their best to make all lots conforming so there were no issues. Mrs. Watson Tardiff asked if they ever handled the infiltration and soil testing. Mr. Fioravanti said yes it was submitted, reviewed, and satisfactory. Mr. Pockl confirmed. Mr. Ennis then pointed out where RVE's letter addressed this so it was on record. Mr. Ennis then reiterated to the applicant the fee in lieu that will be determined, and Mr. Fioravanti said they accept whatever it may be. Mr. Nuttall opened the floor to Public Comment. Mr. Joe Worthington of the family thanked the PC and said they just want their family to have a place to retire and stay together. Mr. Nuttall made a motion:

Preliminary/Final Plan recommendation

Recommendation of approval of S/LD #24-1 - Application proposing a four lot subdivision that will include the construction of two single family dwellings along W. Gilliam Avenue that includes the existing lots and houses at 814 W. Gilliam Avenue and 728 W. Gilliam Avenue/BCTMP#'s 22-017-042 and 22-017-045-001 (the Property). Recommendation is based on the Plan entitled "Worthington Subdivision," comprising 9 sheets and dated December 15, 2023 and last revised March 25, 2024. Plan is prepared by Vincent W. Fioravanti, PE, of Fioravanti, Inc. of Southampton, PA. Recommendation is further based on comments provided in the following:

- a. April 26, 2024 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
- b. April 3, 2024 letter from Phil Wursta, P.E., of TPD, Inc., Middletown Township Traffic and Transportation Engineer*
- c. February 21, 2024 review letter from the Bucks County Planning Commission*
- d. February 12, 2024 letter from Alan Welsh, Middletown Township Fire Marshall*
- e. February 29, 2024 letter from the Middletown Township Environmental Advisory Council (EAC)*
- f. March 19, 2024 response letter to the Township Engineer's review comments from Vincent W. Fioravanti, PE of Fioravanti, Inc.*
- g. March 19, 2024 waiver request letter prepared by Vincent W. Fioravanti, PE of Fioravanti, Inc.*

Mr. Piacentino motioned to approve, Mr. Traino seconded and the recommendation was approved 6-0.

4. Authorization to Allow the Township Building and Zoning Director to Sign Sewage Planning Modules on the Planning Commission's Behalf

Mr. Ennis explained how he has always previously signed off on these documents on behalf of the board. The DEP is looking for acknowledgement that the PC authorizes Mr. Ennis to do so. Mr. Nuttall motioned to approve. Mr. Triano seconded, and the motion passed with a vote of 6-0.

5. Review of Zoning Hearing Board Advertisement

Mr. Ennis explained the application that may come before PC, 150 Pennsylvania Avenue.

6. Other Business

Mr. Ennis advised the Woodbourne Rd. application that was originally on tonight had received review comments and requested to move to the July meeting so they can address. The July 3, 2024 meeting is being switched to July 11, 2024.

7. Adjournment

Mr. Triano made a motion for adjournment at 7:45 PM. Mr. Leighton seconded the motion, which carried on a 6-0 vote.