

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION REGULAR MEETING
ON-LINE ZOOM MEETING
WEDNESDAY, JUNE 2, 2021**

PRESENT:

Tom Piacentino
Rich Nuttall
Holly Cunningham
Barry Harrison
Joseph Antonelli
Keith Auerswald
Kevin Strouse
Patrick Ennis, Zoning Officer
Alan Welsh, Middletown Office of the Fire Marshall
Jim Esposito, Township Solicitor – Curtin & Heefner
Isaac Kessler, Township Engineer – Remington & Vernick, RVE
Phil Wursta, Township Traffic Engineer – Traffic Planning & Design, TPD

ABSENT

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

- a. Mr. Nuttall called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with seven members present. Misters Ennis, Welsh, Esposito, Wursta and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Strouse made a motion to approve the minutes of the May 5, 2021 meeting. Ms. Cunningham seconded and the motion passed 7-0.

3. PUBLIC SESSION

- a. **Discussion for Preliminary and Final Land Development Application for two Proposed Independent Living Apartment Buildings, Pennswood Village, 1382 Langhorne-Newtown Road, Newtown, PA 18940, TMP 22-004-004-001, RC Retirement Community Zoning, S/LD 21-02**

Mr. Edward Murphy, the applicant's attorney, introduced the project team of Don Murray, Tom Atkins (Pennswood Village) and Mark Haver (PCS) and began to describe the proposed project.

Mr. Mark Havers, the applicant's engineer, shared a rendering of the proposed plan and oriented the site in relation to the proposed changes.

Mr. Murphy explained that the expansion would be a total of 30 new units and 6 additional person care rooms. The 30 units will be located in the two new apartment buildings and the 6 PCU will be located in the expanded healthcare center.

Mr. Murphy went on to explain how the renovations and improvements will be along the north side of the property and not along the Green Valley section of Langhorne.

Mr. Murphy discussed the township's review letters and stated that the development team would agree to the comments and comply with the letters. One exception would be a waiver request for the drop off Cul-de-sac of less than the required 40' radius. He did agree to enlarge the drop off from the 30' shown on the plans to as close to 40' as they practically can fit into this space.

Mr. Havers went on to show turning templates for various vehicles in the driveway and dedicated back up lane. This will be reviewed by the Fire Marshalls Office.

Mr. Piacentino referenced the EAC letter and the comment about stormwater runoff to the Neshaminy Creek. Mr. Havers stated that the existing stormwater basins and wetlands would be modified to meet the standards required for water quality and volume control.

Mr. Kessler requested that the applicant explain the methods for Stormwater Management. Mr. Havers explained the basins will be enlarged with enhanced water quality alterations in the wetland areas.

Mr. Piacentino asked about the sidewalks to the community gardens. Mr. Havers stated that they were conceptual and not part of this application.

Mr. Strouse pointed out that the lighting professional letter stated that the plans were unacceptable and there are still significant items that need to be addressed throughout all the professional's letters. Mr. Havers explained that they have a lighting designer working on the plans currently and that they will comply with the comments of all letters except for the waiver stated previously.

Mr. Wursta wanted to clarify the "driveway improvements" did not refer to Rt 413 but the interior drive system within the site. Mr. Havers explained this was correct, no improvements were specified for the entrance driveway.

Mr. Esposito stated that the plans will not be approved until all conditions are satisfied by the reviewing engineers.

Mr. Strouse stated the BCPB requested energy conservation strategies be incorporated into the design and if the applicant planned on any such measures. Mr. Esposito responded that right now Middletown does not have a requirement for such measures.

Mr. Kessler brought up that the comments in his letter were more of the administrative type and would have no significant changes to the plans.

Mr. Strouse questioned the reduction of parking spaces from 108 to 30 for visitors. Mr. Atkins stated the amount of visitor parking needed would typically be below the 30 spaces provided.

Ms. Cunningham asked if the additions would create the need for any additional employees. Mr. Atkins stated they will need about 3-4 new employees. Ms. Cunningham asked about how many employees use the Septa bus stop. Mr. Atkins stated 2-3 staff members use the stop. A walkway currently exists from Pennswood to Rt 413 but does not connect completely to the bus stop.

Mr. Nuttall asked if the driveway into the site had street lights. Mr. Atkins stated that the drive had lights. Mr. Nuttall also asked if the sidewalk had lighting. Mr. Atkins stated the walk was not lit but they have offered rides to staff members to the bus stop during bad weather.

Mr. Wursta had the applicant look into re-aligning the driveway across from Tollgate Road. Mr. Havers reported that the design did not work well, and the expense did not justify the work of this phase of the project.

Public Comment:

Jeffrey Cornelius, 377 Green Valley Road, asked about lines on the plan at the southern end of the site near Green Valley. Mr. Havers stated that it was future additional parking if the need would arise. It is not part of this development application.

End Public Comment:

Mr. Kessler suggested that the applicant look into multi-modal transportation options in accordance with the Comprehensive Plan.

Mr. Piacentino made a motion to recommend approval for Preliminary Land Development with the stated design waiver and compliance with professionals' letters.

Mr. Welsh from the Fire Marshall's Office stated he would need additional information on the waiver but it doesn't seem like a huge issue.

Ms. Cunningham asked the applicant if they would consider completing the walkway to the bus stop. Mr. Havers stated it would take coordination with the Friends School but they would look into this.

Mr. Wursta stated that the applicant should investigate connection to things better for walkway. Mr. Murphy added that a good faith effort will be made by the applicant to investigate this connection.

Mr. Harrison seconded the motion for Preliminary as stated. The motion passed 7-0.

Mr. Piacentino made a motion to recommend Final approval with the same stated conditions of Preliminary. Mr. Antonelli seconded and the motion passed 7-0.

b. Discussion for Amended Preliminary and Final Land Development for Provco Pinewood Middletown, LLC, proposed WAWA, 639 East Lincoln Highway, Langhorne, PA 19047, TMPs 22-041-079, C Commercial Zoning District, S/LD #18-12.

Mr. Edward Murphy, the applicant's attorney, introduced the project. This will be an amended approval of the previous Wawa plan with an added drive thru. The building will be slightly bigger and overall the site will have less impervious area than previously approved. Mr. Murphy stated that they have no issues with the review letters and will comply with all comments.

Mr. Kessler concurred with Mr. Murphy's statement and didn't see any major issues with the revised plans.

Mr. Strouse asked if the drive thru would add to the projected traffic. Mr. Klos, the applicant's engineer stated that there are two operation drive thru for Wawa now. One in Falls Township, which is a standalone building and one in NJ which is similar to this proposed facility. There have been no issues with additional traffic at either location.

Mr. Wursta stated that there is an adequate cross walk to direct people from the parking across the drive thru lane.

Public Comment:

Jana Vanbuskirk asked if there would be a left turn lane and traffic light on Business Rt. 1. Mr. Murphy responded that there would be a left turn lane and PennDOT has approved the entrance to the site.

End Public Comment:

Mr. Strouse made a motion to recommend Amended Final approval. Mr. Antonelli seconded and the motion passed 7-0.

4. ZONING ISSUES

Nothing to Report.

5. OTHER BUSINESS

Discussion of an upcoming hearings for Chick-Fil-A and going back to a live format for meetings.

6. ADJOURNMENT

Mr. Harrison made a motion for adjournment. Mr. Strouse seconded. The motion passed 7-0. The time of the adjournment was 8:23 P.M.

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

cc: Planning Commission
Township Manager