

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, AUGUST 4, 2021**

PRESENT:

Tom Piacentino

Rich Nuttall

Holly Cunningham

Barry Harrison

Joseph Antonelli

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

Keith Auerswald

Kieran Hastings

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 Ennis, Welsh, Esposito, Wursta and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Nuttall made a motion to approve the minutes of the June 2, 2021 meeting. Mr. Harrison seconded and the motion passed 5-0.

3. PUBLIC SESSION

**a. Discussion of Middletown Township’s Local Climate Action Plan
and consideration of recommendation to the Board of Supervisors**

Mr. Nicholas Valla, Assistant Township Manager presented the Climate Action Plan to the Planning Commission for their recommendation to the Board of Supervisors. Mr. Valla gave a broad overview of the plans focus and goals.

Mr. Nuttall asked if there would be incentives for residents and businesses for green technologies.

Mr. Harrison asked about the plan in regards to electric vehicles and solar panels and expanded infrastructure.

Mr. Valla stated that new development would have to meet new requirements of the Climate Action Plan if ordinance was adopted for green infrastructure.

Public Comment:

Joseph Fantozzi, 79 Handy Rd., commented on the odor and noise of the Floor & Décor generator during its monthly maintenance cycle. He will provide the township information on when the generator runs so they can arrange for a sound check on the decibel level.

End Public Comment:

Mr. Piacentino made a motion to recommend Final approval. Mr. Antonelli seconded and the motion passed 5-0.

b. Discussion of an Application for Preliminary and Final Land Development for a Storage Facility, 300 Woodbourne Road, Langhorne, PA 19047, TMP 22-047-198-006, C- Commercial Zoning District, S/LD 21-04.

Mr. Michael Meginniss, the applicant's attorney, introduced the project. They are proposing a 40,540 SF storage facility with a 1,200 SF office. The site will have a reduction in impervious surface from 61% to 53%. The facility is a climate-controlled storage warehouse.

Mr. Shimon Kanter, the owner's representative, explained how this a prime location for this type of facility due to the visibility from the road. Compared to other commercial uses this site will have significantly less traffic. They will also include a mural on the building to implement the historic significance of the former racetrack at this site.

Mr. John Alejnikov, the applicant's engineer,

- 1) From SALDO Section §440-303.a to permit a combined preliminary/final land development Submission in lieu of separate preliminary and final land development submissions.
- 2) From SALDO Section §440-303.d.(3).(e) to permit an aerial plan to show existing features within 200' of the property in lieu of providing the existing features via survey.
- 3) From SALDO Section §440-303.d.(3).(g) to permit contours at one-foot intervals in lieu of The required two- to five-foot intervals.
- 4) From SALDO Section §440-421.e.(1) to permit off-street parking rows to exceed 12 spaces.
- 5) From SALDO Section §440-421.e.(4) to permit the edge of parking areas to be closer than 15 feet to the outside wall of the nearest building.
- 6) From SALDO Section §440-426.j.(1) to permit a loading space of 30' x 29' in lieu of the required 14' x 55'.

- 7) From SALDO Section §440-509.a to permit the applicant to not install sidewalk along the access drive off of Woodbourne Road.

Mr. Alejnikov described the site development and how the existing 2 stormwater management basins will be enhanced for this project.

Mr. Kanter explained how this facility is a low traffic generator and will most likely be run by Extra Space Storage.

Mr. Kessler stated the comments on his letters are mostly cosmetic and plan clean up issues and will not make a significant impact on the overall design.

Mr. Wursta commented on how this will be favorable land use. He also recommended that waiver request #7 not be granted and that the sidewalk be placed along the access drive.

Mr. Welsh requested that a drivable surface access be placed around the building and a hydrant be added where necessary.

Mr. Alejnikov explained how a 30'x24' loading area will better serve this site than the traditional long loading space.

Mr. Piacentino asked if solar panels will be considered for the building. Mr. Kanter said they will look into this and have done this on other sites where suitable.

Public Comment:

Ms. Roselle Dipaoli, 79 Handy Rd. had concerns that the site will not be maintained and clean. Mr. Kanter assured that the site is under camera surveillance and will be maintained.

Ms. Megan Jennings, 4 Terrace Road, questioned why a storage facility is needed here. She also wanted to know time of construction, and will landscaping be included.

Mr. Mark Moore, 6 Hemlock Road, asked if there would be outside storage. Site should only allow inside storage. Mr. Kanter responded that only inside storage will be permitted at this site.

Mr. Shane Young, 76 Handy Road, also was concerned with outside storage.

Mr. Tim Barrett stated that he would prefer if local contractors were used for construction rather than bringing contractors in to the area from other areas.

Mr. Austin, 37 Handy Road, was concerned about the access and the state of the roads in the shopping center. Mr. Meginniss explained how this is not the property of the storage facility and they have no control of that area.

End Public Comment:

Mr. Nuttall made a motion to recommend Preliminary approval with the following Conditions.

1. No RV's, campers, boats and trailers be stored on-site at the facility, inside storage only.
2. Hours of operation will be between 6:00am and 10:00pm.
3. No Contractors can use this facility as a construction yard or operation site.
4. A durable paving system be installed around the building for Fire and Emergency Vehicles.
5. Adequate fire hydrants are installed around the site.
6. Waivers 1-6 can be granted. Waiver 7 is not granted and a walkway should be installed along access drive.

Mr. Harrison seconded and the motion passed 5-0.

Mr. Nuttall made a motion to recommend Final approval with the stated conditions. Mr. Harrison seconded and the motion passed 5-0.

c. Discussion of Application for Preliminary and Final Land Development for Chick-Fil-A, Langhorne Square, 1501 E. Lincoln Highway, Langhorne, PA 19047, TMP 22-047-011-002, C Commercial Zoning, S/LD 20-70

Mr. Tyler Prime, the applicant's attorney, re-introduced the project. Ms. Koza began to address the comments of the latest TPD review letter.

Ms. Koza explained the truck turning templates are shown on plans and no loading area is give due to night deliveries.

Ms. Koza stated the site traffic and signage will be re-evaluated at the end of a 30-day period. Which will give flexibility for changes to the design where needed.

Mr. Thornton stated that a survey is being done to connect the residential section to the shopping center for added walkability.

Ms. Koza showed a sketch of a right turn in and right turn out restriction and 250' declaration lane would look at the Lincoln Highway access by Starbucks. Mr. Prime said at this time the Leases would not allow a right turn only access. The owner would need to address this with the lease holders.

Ms. Koza also stated that they would work with owner to close off rear entrance by Goodyear, if it could benefit traffic.

Mr. Wursta commented items 10-12 of his letter still need to be worked out. The deceleration lane is a safety issue that needs to be addressed. A traffic signal at Highland park way would allow for safer traffics movements along Lincoln Highway. He also offered to coordinate the submission to PennDOT with the applicant.

Mr. Piacentino asks if there is a timetable for the light to be installed. Mr. Wursta replied it is currently not being designed.

Mr. Nuttall stated that the \$148K could be useful to Middletown for the traffic light. He questioned why Middletown is responsible for a light on a state highway.

Mr. Piacentino asked if the alignment could be improved at the 4-way stop on Highland Park Dive.

Public Comment:

Ms. Roselle Dipaoli, 79 Handy Rd. had concerns about debris and the traffic signals.

Ms. Sally Jones, Heartwood Rd. had traffic concerns about speeding and people not obeying stop signs on Heartwood Road.

Mr. Propinski, Heartwood Road, stop signs not effective, and traffic concerns.

Mr. Mark Moore, 6 Hemlock Road, Closing rear entrance would negatively effect neighborhood. He also has concerns about schools and traffic issues.

Ms. Kim Young, 76 Handy Road, questioned how will a traffic light help with the traffic? Stop signs are ineffective. Trucks back up traffic as they turn into Restaurant Depot.

Ms. Christi Campbell, 18 Hawk Road, wanted to know what the daily traffic is at the Oxford Valley Chick-Fil-A.

Ms. Jennifer Tiedemann, 2 Heartwood Turn, concerned the speeding along Heartwood Road will be worse by adding Chick-Fil-A.

Mr. Ray Tiedemann, 2 Heartwood Turn, agrees with all neighbors traffic concerns. Believes closing the rear entrance to the shopping center will make traffic worse.

Mr. Michael Gay, 51 Hemlock Road, Various traffic concerns. Offered his house security cameras as real time traffic data. Suggested speed bumps if needed.

Ms. Denise Arnott, 65 Heartwood Road, stated that impatient drivers are going through the stop signs, and also concerned for school kids in this area.

Joseph Fantozzi, 79 Handy Rd., concerned about overdevelopment throughout Bucks County.

End Public Comment:

Mr. Piacentino made a motion to Continue the application until more issues can be resolved with property owner. Mr. Nuttall seconded and the motion passed 5-0.

4. ZONING ISSUES

An update of Zoning Appeals, which if granted, would become Land Developments was given by Mr. Ennis.

5. OTHER BUSINESS

Discussion of an upcoming hearings for a New Neshaminy Elementary School and the Durham Subdivision scheduled for September's PC.

6. ADJOURNMENT

Mr. Nuttall made a motion for adjournment. Mr. Antonelli seconded. The motion passed 5-0. The time of the adjournment was 9:30 P.M.

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

cc:Planning Commission

Township Manager