

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
ON-LINE ZOOM MEETING
WEDNESDAY, AUGUST 5, 2020**

PRESENT:

Tom Piacentino
Mike Lutz
Joseph Antonelli
Barry Harrison
Patrick Ennis, Zoning Officer
Jim Esposito, Township Solicitor
Isaac Kessler, Township Engineer
Phil Wursta, Township Traffic Engineer

ABSENT

Rich Nuttall.
Holly Cunningham



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

Mr. Piacentino called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Mr. Antonelli took roll call with four members present. Misters Ennis, Esposito, Wursta and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

Mr. Antonelli made a motion to approve the minutes of the July 1, 2020 meeting. Mr. Lutz seconded and the motion passed 4-0.

3. PUBLIC SESSION

- a. **Discussion of the Preliminary & Final Land Development Plan for the Oxford Valley Multi-Family Redevelopment, for CRP/CT Oxford Valley Owner, LLC, 2300 Lincoln Highway, Langhorne, PA 19047, TMP # 22-040-029-002, 22-040-029-003, 22-057-020-0014, 22-057-042, 22-057-045, 22-057-047, S/LD #20-68**

Mr. Murphy, the applicant's attorney, gave an introduction of the Oxford Valley Mall Redevelopment and the submission and review process that has taken place up to this PC meeting.

Mr. Della Porta reviewed the layout and changes to the plans of the 20 Acre redevelopment. Renderings of the site layout and building elevations were displayed. The development will include: one mile of sidewalks, two 3 and 4 story Buildings with parking garages, fitness center, community center and a business center.

Mr. Murphy stated that his client had no issues with the 6/29/20 RVE review letter and they will comply with remaining review items.

Mr. Kessler stated the remaining items were mostly related to Storm Sewer and agreed they were minor items to address.

Mr. Murphy stated that his client had no issues with the latest TPD review letter and they will comply with remaining review items as stated in their traffic engineer's response letter dated 7/27/20.

Mr. Wursta stated that what is proposed is acceptable with some minor items needed to be addressed.

Mr. Kessler mentioned that the development included recommendations of the Townships Comprehensive Plan.

Mr. Piacentino had a question about existing trees and maintenance. He also appreciated that the development incorporated the Comprehensive Plan.

Mr. Della Porta stated that Cornerstone Tracy will access the trees along Middletown BLVD in the area of the development.

Mr. Piacentino also asked if 4th street will be shut down or detoured during construction.

Mr. Della Porta said 4th street will be shut down and detoured for a short time during construction, and opened as soon as the construction of this section is completed.

Mr. Lutz made a motion to recommend approval of the minor subdivision and land development plan. Mr. Antonelli seconded and the motion passed 4-0.

b. Discussion of Final Minor Subdivision Plan for, 364 Cedar Avenue, Langhorne, PA 19047, TMP 22-009-027, S/LD #13-05

Mr. Esposito gave an update about the continuation of this Subdivision.

Mr. Meginniss stated that a road maintenance agreement discussion will be worked out and discussed by the parties involved. The latest Fire Marshalls Letter has been addressed with an updated roadway improvement plan by the applicant's engineer. Letters of support for the subdivision were also provided to the PC by the applicant.

Mr. Dumack explained the driveway improvement plans and updated plans per the latest Fire Marshall review.

Mr. Caracappa, the attorney for the Edell's questioned if the variances were still active.

Mr. Esposito explained the variances are still current since the application has been continuous since the variances were granted.

Mr. Caracappa also questions the waivers for steep slopes and woodland

disturbance that are requested.

Mr. Meginniss explained the waivers and how testimony was given about the waivers at the previous PC meeting. The application was continued due to the access issue that has been addressed by the new plans. He also offered to work out a road agreement with Mr. Caracappa.

Mr. Lutz commented that the entrance and road needs improvement.

Mr. Dumack explained the entrance and roadway improvement plan.

Mr. Caracappa asked if the Township would take ownership of the road. Mr. Piacentino explained that the PC is not the forum to make such a request.

Mr. Antonelli asked about maintenance and snow removal and if the homeowners will be responsible. Mr. Meginniss explained he would be willing to work out an agreement for maintenance with resident's attorney.

Mr. Lutz asked about water and sewer services. Mr. Dumack explained how the new home would be served.

Mr. Kessler agreed to review the plans consistency with the Fire Marshalls comments.

Mr. Edell stated that maintenance fee and improvements would be too much of a hardship on his family.

Mr. Meginniss stated that the applicant will comply with the RVE and Fire Marshall review items as part of the conditions of approval.

Mr. Antonelli made a motion to recommend approval of the minor subdivision and land development plan conditioned upon the applicant addressing the Fire Marshall and Township Engineers comments. Mr. Lutz seconded and the motion passed 4-0.

4. ZONING ISSUES

Mr. Ennis discussed upcoming zoning appeals that deal with dimensional requirements additions and front yard setback issues for a shed and privacy fence.

5. OTHER BUSINESS

A land development for the Chick-Fil-A at Langhorne Square is projected to be on the September meeting tentatively.

Mr. Piacentino made a motion for adjournment. Mr. Lutz seconded. The motion passed 4-0. The time of the adjournment was 7:56 P.M.

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

cc: Planning Commission
Township Manager