

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, SEPTEMBER 15, 2021**

PRESENT:

Tom Piacentino

Rich Nuttall

Holly Cunningham

Barry Harrison

Joseph Antonelli

Patrick Ennis, Zoning Officer

Jim Esposito, Township Solicitor – Curtin & Heefner

Isaac Kessler, Township Engineer – Remington & Vernick, RVE

Bill Zadrovicz, Township Traffic Engineer – Traffic Planning & Design, TPD

ABSENT

Keith Auerswald

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

- a. Mr. Piacentino called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with five members present. Misterns Ennis, Esposito, Zadrovicz 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. Ms. Cunningham seconded and the motion passed 5-0.

3. PUBLIC SESSION

- a. **Discussion for Preliminary and Final Subdivision Application creating three parcels from one existing parcel for 2 new and one existing single-family homes, 2240 Durham Road, Langhorne, PA 19047, TMP 22-059-014, R-1 Residence Zoning District, S/LD 21-03.**

Mr. Robert Snyder, the applicants engineer, presented an overview of the project and the prior Zoning Relief granted by the township ZHB. He stated that soil testing is being conducted for stormwater management features. He also testified the applicant will comply with the items in the township professionals' letters.

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

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

b. Discussion of an Application for Sketch Plan for a New Elementary School, 2250 Langhorne-Yardley Road, Langhorne, PA 19047, TMP 22-031-031-002, RA-2 Residence Agriculture, S/LD 21-05.

Mr. Robert McGee, the Superintendent of Schools, introduced the project. He explained that building a new school would cost about \$40M dollars vs. renovating an existing school would be \$25M. A new building is the preferred way to go by the School Board since it will not have an adverse effect on the students. It also will avoid unforeseen changes in scope that occur during renovations.

Mr. Ron Monkres, the applicant's engineer, gave an overview of the site and how the plan will be for two schools on the same lot. The new school will be a 2-story building with separate bus and car drop off loops.

Mr. Scott Downie, the applicant's architect, gave a presentation of the proposed building and how public spaces are separated from classroom and group pod locations. He went on to explain how the building façade is designed to match the existing building on the campus and will be 31' in height.

Ms. Cunningham ask about the play area. Mr. Monkres shared that the areas were worked out with the school AD.

Mr. Nuttall had concerns about the buses be able to navigate the traffic circle. Mr. Monkres stated that is how the buses turn now and they will look at widening if needed.

Mr. Piacentino asked if state money is available. The school will look into this if funds become available.

Ms. Stacy Jensen, the applicants traffic engineer stated that the complex will continue to use the current access points. Woodbourne Road would be primary access to new elementary school. Buses will use Langhorne-Yardley Road access. A traffic signal will be needed at Woodbourne Road.

Mr. Piacentino noted that currently more kids are dropped off by parents than take the bus. Is this a consideration of the design? Mr. Downie stated that the drop off lane is designed bigger than the last one designed a Tawanka.

Mr. Piacentino asked if there is any green energy proposed. Mr. Downie responded that LED lighting will be used throughout the building.

Mr. Ennis stated that a special exception will not be required for this site since the use of a school is established.

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. Piacentino made a motion for adjournment. Mr. Antonelli seconded. The motion passed 5-0. The time of the adjournment was 8:17 P.M.

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

cc:Planning Commission

Township Manager