

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, October 3, 2018**

PRESENT:

Nancy McCann
Charles Parkerson
Fred Thomas
Mike Costigan
Rich Nuttall
Pat Duffy, Zoning Officer
Mike Joyce, P.E., Township Engineer

ABSENT

John Medaglia

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

- a. Ms. McCann called the meeting to order at 7:02 PM. The Pledge of Allegiance was recited. Mr. Nuttall took roll call with five members present. John Medaglia was absent. Misters Duffy and Joyce were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Thomas made a motion to approve the minutes of the June 6, 2018 meeting. Mr. Nuttall seconded with the noted corrections and the motion passed 5-0.

**3. DISCUSSION OF THE MINOR SUBDIVISION & LAND DEVELOPMENT
PLAN for Serban Constantine, 989 Highland Avenue, Langhorne, PA, 19047
TMP 22-017-208, S/LD #18-5, R-2 Residence Zoning District**

Serban Constantine, owner, and Larry Byrne, P.E of Eastern Chadrow were present. Mr. Byrne presented the 2 lot minor subdivision which consists of an existing house on lot 1 that accesses Avenue F and a proposed house on Lot 2 that will access Highland Avenue. Mike Joyce went over the 20 review items and Mr., Byrne responded “will comply” to all the comments.

Laura Phillips of 855 Avenue F spoke to her concerns regarding driveway access to Highland Avenue, removal of trees, noise from construction, parking on lot 1, a small drainage pipe issue at 977 Highland Avenue, sinkholes and drainage problems on her lot from Avenue F and Lot 1.

Mr. Byrne responded that a 20’ x 20’ driveway will be added to lot 1 off of Avenue F and that the proposed driveway along Highland Avenue will meet the required clear sight distances.

Ms. McCann asked if the driveway addition would still conform with 30% impervious requirement. Mr. Joyce said it would still comply.

Mr. Duffy stated that the township has a plan to improve the drainage issue along Avenue F but has been waiting for the go ahead from the the residents before scheduling the work.

Mr. Joyce stated the proposed construction shows a dry well that has been approved for stormwater management on Lot 2.

Jennifer Stopyra at 977 Highland Avenue says the small drainage pipe and swale at the rear of her property are not functioning properly.

Mr. Duffy stated the township will look at the situation of the pipe, swale and the 15 foot wide easement parcel owned by the township.

Mr. Nuttall wanted a condition placed on any recommendation for approval that would allow the township to stop all work for the future construction on Lot 2 if any drainage issues would arise during construction. Mr. Constantine agreed to this condition.

Mr. Costigan made a motion to recommend final approval for the 2 lot minor subdivision subject to satisfying the township engineer's review letter comments and on the condition that the township will stop all work during the construction on Lot 2 if any drainage issues arise during construction. Mr. Thomas seconded the motion and it passed 5-0.

**4. DISCUSSION OF THE MINOR SUBDIVISION PLAN FOR LIISA NURMI & LISA MCKERNAN, 1022 LINCOLN HIGHWAY, LANGHORNE, PA, 19047
TMP 22-013-203 & 22-013-204, S/LD #18-6, R-2 Residence Zoning District**

Ms. Nurmi and Ms. McKernan were present. Ms. McKernan stated that they have no intention of building on either parcel. The subdivision is for estate planning by the mother. The existing small house will be demolished sometime in future. The children will inherit the lots and can build or sell them.

Mr. Joyce stated that there is only a spelling correction to be made on the plan.

Kim Schwendiman at 1018 Old Lincoln Highway complained that the existing small house is totally dilapidated and needs to be demolished or repaired. Ms. McKernan says the structure is about 20' by 20'.

Mr. Duffy told Ms. McKernan that the dilapidated house is a violation of the property maintenance code and the structure needs to be demolished or secured. Ms. McKernan agreed to board the house up to secure it and prevent animals from harboring inside.

An unnamed neighbor asked for the lot dimensions and was satisfied with the answer.

Mr. Parkerson made a motion to recommend final approval for the 2 lot minor subdivision subject to securing the existing structure to the satisfaction of the township. Mr. Nuttall seconded the motion and it passed 5-0.

5. DISCUSSION OF THE EVERETT MINOR SUBDIVISION & LAND DEVELOPMENT PLAN, 1021 W. MAPLE AVENUE, LANGHORNE, PA, 19047 TMP 22-023-190, S/LD #18-7, R-2 RESIDENCE ZONING DISTRICT

The applicant was unable to attend and the matter will be continued to a later date.

6. ZONING ISSUES

Mr. Duffy stated that the next zoning case involves the church at 316 Durham Road owned by Sozo Communities. The church is seeking a use variance to allow a non-profit business not affiliated with the church to operate out of the vacant parsonage building on the site.

7. OTHER BUSINESS

The Lennar development is scheduled for October 17, but the developer may cancel since a traffic study has yet to be submitted. Stone Farm is scheduled for November 7, but no plans have been received as yet.

8. ADJOURNMENT

Ms. McCann made a motion for adjournment. Mr. Nuttall seconded. The motion passed 5-0. The time of the adjournment was 8:27 P.M.

Respectfully submitted,
Pat Duffy, Zoning Officer

cc: Planning Commission
Township Manager