

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, December 6, 2017**

PRESENT:

Charles Parkerson
Nancy McCann
Bob Burnett
Mike Costigan
Pat Duffy, Zoning Officer
Larry Young, Township Engineer

ABSENT

Sandy Farry
Fred Thomas
Brijesh Patel

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

- a. Mr. Parkerson called the meeting to order at 7:06 PM. The Pledge of Allegiance was recited. Ms. McCann took roll call with four members present (listed above). Mr. Duffy and Mr. Young were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Burnett made a motion to approve the minutes from the October 4, 2017 meeting. Ms. McCann noted a correction that Mr. Costigan was the second for the motion in item #4. Mr. Costigan seconded as amended. The minutes were approved 4-0 as amended.

3. Discussion of the Final Subdivision and Land Development Plan Application for DC IV, Inc., 1366 Bristol Oxford Valley Road, Levittown, PA, 19056, TMP 22-055-057, S/LD #17-02, R-1 Residence Zoning District

Troy Brennan, builder and Brian Binney, PLS appeared for the applicant DC IV and described the project as a four lot major subdivision on a two acre tract bounded by Bristol Oxford Valley Road, Nursery Avenue and Center Street. The existing house on Bristol Oxford Valley Road will remain and become Lot 1. New houses are proposed on the other three lots with Lots 2 and 3 fronting on Nursery Avenue and Lot 4 on Center Street. Public water and sewer will be added to the existing house and the three new houses.

The applicant received a recommendation for preliminary plan approval at the October 4, 2017 planning commission meeting. Tonight they are seeking the final plan approval recommendation. The applicant agreed to plant the required street trees; therefore five waivers are being requested:

1. SALDO §440-415.A(3): States driveways shall be so located, designed, and constructed as to provide a reasonable sight distance at intersections with a stopping space, not to exceed a four-percent grade, 20 feet behind the right-of-way line. The Applicant is requesting a waiver from this section of the Ordinance.

2. SALDO §440-419.A: States sidewalks shall be provided where required by the Township. The Applicant is requesting a waiver from this section of the Ordinance. Applicant has agreed to pay a fee in lieu of installing sidewalks.
3. SALDO §440-424.B.(1): States all residential developments provide a minimum of 1,500 SF of recreation area per residential dwelling. The Applicant is requesting a waiver from this section of the Ordinance. Applicant agreed to pay \$6,000 recreation fee in lieu of providing recreation area for the three new building lots.
4. SALDO §440-510.A: States curbs shall be provided along both sides of all proposed or existing streets, unless in the opinion of the Board of Supervisors, with the advice of the Township Engineer, they are unnecessary. The Applicant is requesting a waiver from this section of the Ordinance. Applicant has agreed to pay a fee in lieu of installing curbs.
5. SALDO §440-301.E: The Applicant is requesting a waiver from this section of the Ordinance to allow concurrent Preliminary and Final Plan Approval.

Mr. Young went over the engineer review letter and the applicant agreed to comply with all review items. It was agreed that the existing house on Lot 1 will abandon the septic system and connect to public sewer prior to issuance of certificate of occupancy. Also, the revised plans need to be resubmitted to the BCCD to update the adequacy letter.

Ms. McCann inquired about adding curbs along Bristol Oxford Valley Road and Mr. Binney stated that additional curb would serve to trap water along the road and exacerbate the flooding issues at the corner of Nursery Avenue and Bristol Oxford Valley Road. Mr. Young concurred.

Mr. Duffy summarized the County Planning Commission, lighting, traffic and fire marshal review letters. No other issues were identified and the applicant agreed to meet all requirements of the letters.

Ms. McCann made a motion to recommend final plan approval of the 4 lot major subdivision and the waiver requests subject to addressing the comments of the township engineer, fire marshal and other review letters. Mr. Burnett seconded and the motion passed 4-0.

4. ZONING ISSUES

Mr. Duffy stated that Mobilitie, LLC is seeking a variance for a distributed antenna system atop an existing utility pole on Parkvale Avenue near the service road for the Super Highway.

5. OTHER BUSINESS

There is no planning commission meeting in January. The board members agreed to wait for the next scheduled planning commission meeting to handle the reorganization for 2018. Stone Farm has not re-submitted plans as yet.

6. ADJOURNMENT

Ms. McCann made a motion to adjourn the meeting, seconded by Mr. Costigan. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 7:36 P.M.

Respectfully submitted,
Pat Duffy, Director of Building & Zoning

cc: Planning Commission
Township Manager