

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, February 3, 2016**

PRESENT:

Sandy Farry
Charles Parkerson
Fred Thomas
Robert Burnett
Pat Mallon, Jr
Nancy McCann
Pat Duffy, Zoning Officer
Larry Young, Township Engineer

ABSENT

George Hyjurick

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

- a. Ms. Farry called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with six members present (listed above). Mr. Duffy and Mr. Young were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Burnett stated the January 6, 2016 minutes needed a correction since he had not made the motion to approve. Mr. Thomas had made the motion.
- b. Mr. Burnett motioned to approve the minutes of the January 6, 2016 regular meeting with the noted correction. Mr. Thomas seconded. The vote was taken and the minutes were approved by vote of 6-0.

**3. DISCUSSION OF THE STONE FARM ZONING AMENDMENT REVIEW,
FULLING MILL ROAD, LANGHORNE, PA 19047, TMP# 22-005-007, S/LD 15-8**

In attendance for the developer, the Metropolitan Development Group, were Kim Freimuth, Esq. of Fox Rothschild LLP, Eric Garton, P.E. of Gilmore Associates (site engineer) and Greg Bogia, P.E. of Bogia Engineering Associates (traffic engineer). Ms. Freimuth and Mr. Garton explained the project is seeking a zoning amendment which reduces the individual lot size requirement and provides additional open space and buffering with no increase in density. The project proposes to construct a 122 lot single family home subdivision that would be built in two phases. Phase 1 will consist of 100 lots according to the proposed zoning amendment standards and will access Langhorne-Newtown and Tollgate Roads. Phase 2 will consist of a 9.5 acre lot where the existing farmhouse resides and another 22 larger lots that will access Fulling Mill Road.

Mr. Garton acknowledged the review letters from the Township engineer, traffic engineer and EAC. The County planning commission review letter was received earlier today. Mr.

Garton stated they will produce a detailed by-right plan which should address many of the review township engineer's review comments.

Mr. Bogia explained that the traffic reviews are ongoing with PennDOT and the Township. The Township will be copied on all the plans and reports submitted to PennDOT.

The evening was turned over to the approximate 130 residents in attendance to have the opportunity to voice their ideas, concerns and objections. The list below was a sign-in list for residents wanting to speak to the developer and planning commission. Below the list is a summary of all the discussion. Not everyone on this list chose to speak.

Mary Sly	197 Iron Rock Ct.
Thomas Piacentino	2759 Country lane
Henry Arnold	Pennswood Village
Ed Poltonowicz	1453 Langhorne-Newtown Rd.
Jim Freeman	258 Coach Road
Roberta Laney	168 Meadowview Ct.
Blake Hayman	141 Oakridge Dr.
Judy & Bill Farquer	282 Green Valley Road
Deborah Cornter	Woods Edge Place
Ada Devlin	124 Coach Rd.
Bob Brodsell	207 Green Valley Rd.
Anne Pullis	Green Valley Rd.
Jane Schwartz	162 Meadowview Ct.
Stephen Clifford	211 Hampton Ct.
Jeff Miller	1567 Fulling Mill Rd.
Judy Switzer	868 Avenue F
Susan Williams	249 Woodstream Ct.
Diane DeFazio	311 Tollgate Rd.
Eric Nordberg	122 Granite Hill Ct.
Tim Greenwood	1544 Carlene Ct.
Joe Kress	1540 Carlene Ct.
Christine Zimmerman	174 Green Valley Rd.
R. Notaro	440 Ellis Rd.
Toria Harr	158 Meadowview Ct.
Lgon Lai	15 Parkside Dr.
Alan Crossman	113 Hilltop Ct.
Carol Zetterberg	129 W. Marshall Ave.
Forrest Zetterberg	129 W. Marshall Ave.
Karla Jones	225 Oakridge Dr.
Pamela Frohlich	320 A Tollgate Rd.
Cyndi Rauch	131 Granite Hill Ct.
Linda Mead	325 Tollgate Rd.

A summary of the residents' ideas, concerns and objections follows in three categories:

1. Traffic problems related by the resident speakers

- Major traffic issues exist for the residents of Summit Trace for access to and from Langhorne-Newtown Road. The volume of traffic is a real safety concern for traffic movements at this intersection.
- It is very difficult to turn left onto Langhorne-Newtown Road from Tollgate Road, especially during rush hour. Drivers are forced to turn right and loop around at the traffic signal at Pennswood Village. The traffic movements are a safety issue.
- With all the increased traffic, Langhorne-Newtown and Tollgate Roads will need to be substantially improved. The existing road network has existing limitations. Additional travel / turn lanes may be required along Langhorne-Newtown Road. New traffic lights are probably needed at the development access and Tollgate Road with Langhorne-Newtown Road. Any improvements would have to be approved only if they would improve the traffic situation. There are already too many traffic lights in succession over a short road distance. If the traffic cannot be improved, the development cannot be approved as shown.

Greg Bogia, P.E. said all traffic improvements will have to be reviewed and approved by PennDOT and the Township.

- The residents do not want the proposed development on the Stone Farm to be directly connected to the roads in Summit Trace. Cut-through traffic would only cause increased congestion and a hardship to the Summit Trace residents.
- A real problem presently exists for emergency vehicles travelling to St. Mary Hospital during the intense rush hour traffic backups. The proposed development will only worsen an already bad situation.
- There is a shortage of sidewalks in the area and the developer should have sidewalks along all road frontages and a connector walk between Summit Trace and Core Creek Park.

2. Pollution, wildlife, utility and drainage problems related by the resident speakers

- The long traffic backups will get worse and cause increased air pollution in the area.
- A lot of wildlife will be displaced by the development.
- There should be land preservation due to the existing eagles' nesting grounds.
- Additional runoff pollution could harm Lake Luxembourg.
- There are existing drainage issues along Langhorne-Newtown and Tollgate Roads that would need to be addressed as part of this development.
- The existing drainage channel feeding Lake Luxembourg needs a floodplain analysis.

- The proposed development will have an overall negative impact on the Core Creek / Neshaminy Creek watershed.
- The developer needs to produce an environmental impact study in order to determine the specific impacts from the proposed development.
- The Newtown Artesian Water Co. may propose a community well for the site that could have significant impacts with the existing wells in the area. Green Valley has 52 wells that could be affected.
- The increase in sanitary sewer flows from the development could be a capacity issue with the Neshaminy Interceptor owned and maintained by Bucks County Water & Sewer Authority.
- The area is overdeveloped now and electric outages are becoming more common.

3. General comments related by the resident speakers

- Why is a cluster option being considered instead of the present zoning regulations? Is the developer trying to get more lots than the allowable per present zoning regulations?

Eric Garton, P.E. said the cluster option is the same number of lots as allowed per existing zoning. The cluster option has more open space and larger buffer areas. The buffer areas are not included in the individual lot areas.

- The open space and buffer areas will be owned and maintained by the eventual homeowners association. This can lead to a major problem with maintenance and upkeep should the HOA dissolve or not have the funds to perform the job. A perfect example is the HOA that was established in Summit Trace is now defunct.
- Is affordable housing a possibility for the site?
- The lot layout should have smaller individual clusters separated by open space areas instead of one large cluster surrounded by open space.
- Large houses on small lots will not make for an attractive community and cause a decline in property values. The question was asked what is the proposed house size and cost.

Eric Garton, P.E. said the average home price will be \$600,000 and the average house sizes will be between 2,500 and 4,000 SF. Also stated was that the developer, the Metropolitan Group, does not build homes. They will get the approvals and sell the lots to a national builder(s).

- Property values are presently enhanced because of the nearness of the present farm land to Summit Trace properties. The construction of the development will eliminate the nearness to open space and decline property values.
- The increase in population will burden the school system. The potential closing of the Oliver Heckman Elementary School will not help the situation.
- This is the last farm in Middletown and it should be preserved.
- This is the last large open space area remaining in Middletown and it should be preserved.

- Linda Mead of D&R Greenway Land Trust offered her services to help the Township explore grants and fundraising activities for land preservation. Organizations like the Heritage Conservancy and Langhorne Open Space, Inc. can assist in land preservation efforts.

The final question was where we go from here. Mr. Duffy explained that the applicant will develop a detailed by-right plan that shows the topography and natural resource protected areas on the same plan as the proposed lots and open space. A zoning tabulation must be shown for the natural resource protected areas, the proposed stormwater basins should be labeled as to what type and the open space must be delineated per the ordinance requirements. The Township consultants will need at least a 30 day review period from the time the new plans are submitted before the next Planning Commission meeting of this project.

Ms. Freimuth asked the planning commission members on their thoughts for sidewalks. Mr. Parkerson stated that sidewalks are needed along Langhorne-Newtown, Tollgate and Fulling Mill Roads. In addition, sidewalks are required on both sides of the proposed streets and a sidewalk linking both phases. Mr. Burnett voiced his concerns for the traffic issues and he wants the developer to highlight the advantages of a cluster for the Township in the next meeting. Ms. Farry stated that the planning commission will hold off on any recommendations until the by-right plan is submitted, reviewed by the consultants and discussed at a future planning commission meeting.

4. ZONING ISSUES

Mr. Duffy stated that the upcoming scheduled cases were two residential and one commercial which is the Chick-fil-A proposed building expansion.

5. OTHER BUSINESS

Next meeting will be March 2, 2016 with the proposed Preliminary Land Development Plan for Chick-fil-A building addition, 2424 E. Lincoln Highway, Langhorne, PA 19047 and the proposed Preliminary Land Development Plan for Pyramid Healthcare, Inc., 1990 N. Woodbourne Road, Langhorne, PA 19047.

6. ADJOURNMENT

Mr. Burnett made a motion to adjourn the meeting, seconded by Mr. Thomas. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 9:56 P.M.

Respectfully submitted,
Pat Duffy, Zoning Officer

cc: Planning Commission
Township Manager