

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MIDDLETOWN MUNICIPAL BUILDING  
WEDNESDAY, March 1, 2017**

**PRESENT:**

Charles Parkerson  
Robert Burnet  
Nancy McCann  
Mike Costigan  
Brijesh Patel  
Pat Duffy, Zoning Officer  
Larry Young, Township Engineer

**ABSENT**

Sandy Farry  
Fred Thomas

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

- a. Mr. Parkerson called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited. Ms. McCann took roll call with five 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 February 1, 2017 meeting. Ms. McCann seconded. The minutes were approved 4-0 with Mr. Patel abstaining.

**3. Discussion of the Preliminary Subdivision & Land Development Plan for Stonehaven Langhorne, LLC, 2651 Langhorne-Yardley Road, Langhorne, PA 19047, TMP 22-031-059, R-1 Modified Residence and RA-3 Residence Agricultural zoning districts, S/LD #16-7**

The Applicant is proposing to subdivide the 6.402-acre subject property into ten (10) residential lots, in order to develop nine (9) new single-family detached dwellings, while maintaining the existing single-family detached dwelling. The lots range in size from 12,389 square feet to 20,922 square feet and will be served by a proposed cul-de-sac with access from Langhorne-Yardley Road (S.R. 2049). The parcel is a split-zoned, with the northernmost portion of the premises (abutting Langhorne-Yardley Road) zoned RA-3, Residential Agricultural and the southern portion of the premises zoned R-1, Residential. Ed Murphy, the applicant's attorney, stated the applicant had previously received three zoning variances to allow for all the residential lots to meet the bulk and area requirements of the R-1 Modified zoning district, to permit a 70% woodlands disturbance where the ordinance allows a 50% maximum in non-environmentally sensitive areas and to eliminate the need for replacing all the required 243 replacement trees. The 6.4 acre lot proposes a 10 lot subdivision with nine (9) new building lots.

Stormwater management facilities (including two (2) underground infiltration basins,

one (1) underground detention only basin, inlets and storm pipe) are also proposed and will be privately owned and maintained by the Homeowners Association (HOA). One of the underground infiltration basins is proposed beneath the cartway of the proposed cul-de-sac. The proposed roadway will be privately owned by the Homeowners Association (HOA) and will not be offered for dedication to the Township.

This site will be served by public sewer and water services. The low-pressure force main is to be offered for dedication to the Bucks County Water and Sewer Authority. The individual grinder pumps and laterals will be owned and maintained by the individual homeowner.

The applicant noted the following waiver requests:

1. **SALDO §440-409.F** states that cul-de-sac streets are prohibited, except at the discretion of the Board of Supervisors. The Board of Supervisors shall determine if the proposed cul-de- sac road is acceptable.
2. **SALDO §440-410.B** requires an 80 foot wide right-of-way and a 40 foot wide cartway along collector streets (Langhorne-Yardley Road). Along the property's frontage, the existing cartway is 36-feet wide near the western corner, but gradually reduces to 23-feet wide at the eastern corner. Due to the proximity of the existing dwelling to Langhorne-Yardley Road, road widening may not be possible. ***The Applicant is requesting a waiver from this section. In addition, the Board shall determine if a fee-in-lieu of shall be required for the frontage improvements not proposed.***

The planning commission recommends that the Applicant be required to widen the cartway of Langhorne-Yardley Road along the western frontage of the property (and the adjoining Township-owned property, TMP 22-085) in order to tie into the existing cartway width and curb line located approximately 225-ft west of the centerline of the proposed entrance driveway. In addition, the Board of Supervisors shall determine if a fee-in-lieu of frontage improvements shall be required for the portion of Langhorne-Yardley Road that cannot be improved in accordance with SALDO §440-410.B requirements due to the proximity of the existing dwelling.

3. **SALDO §440-505.D** requires improvements to be made along the existing street on which a subdivision or land development abuts, as required by the Board of Supervisors. The improvements to the existing street shall be determined by the width of the required cartway and built to the specifications established by the Township.

***A waiver would be required not to complete all required frontage improvement improvements.***

4. **SALDO §440-509.A** states that sidewalks shall be constructed on both sides

of all proposed or existing streets within the subdivision or land development. Sidewalks shall be provided along the property's frontage on Langhorne-Yardley Road (S.R. 2049). We note that the Applicant has provided sidewalks along both sides of the proposed internal road and along a small portion of the property's frontage on Langhorne-Yardley Road. *A partial waiver would be required for the balance of sidewalk not proposed along the property's frontage. In addition, the Board shall determine if a fee-in-lieu of shall be required for the omitted sections of sidewalk along the property's frontage.*

5. **Section 440 - 301.E** - to allow the concurrent presentation and approvals of a preliminary plan and final plan

The applicant agreed to comply with all the outstanding review comments in the township engineer's letter. It was noted that the stormwater management design has been approved. The main outstanding items are PennDOT related in that the applicant is required to widen a section of Langhorne Yardley Road as a deceleration lane and to provide a crosswalk to the Community Park. Replacement trees were discussed as the applicant wants to plant a number of trees on the adjacent properties. The applicant was informed that replacement tree areas or fees in lieu of will be decided by the board of supervisors. Fees in lieu of may also apply to curbs and sidewalks along the site frontage.

The board noted concerns regarding emergency vehicle access and the subsurface stormwater management within the proposed roads. The roads and the stormwater management will not be dedicated to the township. The applicant will be required to prepare HOA documents that clearly state the fact that the homeowners will be responsible for the maintenance of the roads and stormwater management in perpetuity.

Mr. Costigan made a motion to recommend preliminary plan approval with the waivers subject to the applicant satisfying the review comments of the Township engineer, traffic engineer, lighting consultant, fire marshal and obtaining PennDOT approval for the road widening and crosswalk. Mr. Burnett seconded and the motion was approved 5-0.

Mr. Burnett made a motion to recommend final plan approval with the waivers subject to the applicant satisfying the review comments of the Township engineer, traffic engineer, lighting consultant, fire marshal and obtaining PennDOT approval for the road widening and crosswalk. Ms. McCann seconded and the motion was approved 5-0.

#### 4. ZONING ISSUES

Mr. Duffy stated that the next two zoning hearing board meetings will have use variance requests for an in-law suite, an apartment in a residential zone and a vehicle sales and repair facility in an M-1 Light Manufacturing zone.

**5. OTHER BUSINESS**

The April meeting will review the Marketplace at Oxford Valley that features two proposed restaurants on a building pad within the existing parking lot. Stone Farm is being projected for the June planning commission meeting.

**6. ADJOURNMENT**

Mr. Costigan made a motion to adjourn the meeting, seconded by Mr. Patel. 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