

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, June 1, 2016**

PRESENT:

Sandy Farry
Charles Parkerson
Fred Thomas
George Hyjurick
Robert Burnett
Pat Mallon, Jr
Nancy McCann
Pat Duffy, Zoning Officer
Justin Geonnotti, Township Engineer

ABSENT

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

- a. Ms. Farry called the meeting to order at 7:12 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with seven members present (listed above). Mr. Duffy and Mr. Geonnotti were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Ms. Farry with the support of the members tabled approval of the May 4, 2016 minutes until the next planning commission meeting.

**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 Michael Tulio (land development manager) Robert Gundloch, Esq. of Fox Rothschild LLP, Eric Clase, P.E. of Gilmore Associates (site engineer), Greg Bogia, P.E. of Bogia Engineering Associates (traffic engineer) and Paul Bauer, Esq. Mr. Gundlach 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. Gundloch stated that Phase 1 is under agreement and 100 lots will be developed. Phase 2 remains a possibility for preservation.

Mr. Gundloch said they were not here tonight to discuss stormwater management and traffic issues. The applicant was here tonight to seek direction from the Township planning commission as to their preference between the zoning amendment cluster plan and the by-right plan. Mr. Gundloch stated that the County planning commission had indicated their

preference to the cluster plan in their review letter. Additional information had been added to the by-right plan in order for the Township engineer to determine the by-right number of lots. The applicant acknowledged the review letter from the Township engineer that stated 9 lots would probably be lost due to ordinance requirements making the by-right number at 113 lots based on the submitted information. Mr. Gundloch said the actual number of lots will be decided during the process and the applicant will comply with the approved number.

The planning commission commented as follows:

Mr. Parkerson wants to see the plans revised to show the 113 lots on both the cluster and by-right plan before making a recommendation on the plans. Mr. Gundloch offered to "X" out 9 lots on the 122 lot plans but Mr. Parkerson responded he needed to see a revised 113 lot plan.

Ms. McCann and Mr. Thomas both questioned why there are outstanding open space zoning comments on the Township Engineer's review letters relating to the plans. Neither would make a recommendation until the plans show that zoning variances would not be required. Mr. Gundloch replied that neither plan will require zoning variances.

Mr. Hyjurick asked about whether the roads, open space and stormwater facilities will be dedicated to the Township. Mr. Gundloch said the roads will be offered for dedication but the open space and stormwater facilities will be private and fall under the responsibility of the homeowners association.

Mr. Burnett voiced his displeasure with the plans being incomplete to the point where the members were not in a position to make informed decisions and recommendations. Mr. Gundloch said the developer has no intention of paying about \$100,000 at this time for fully engineered drawings before they know which plan to proceed with. They are here tonight just looking to get direction as to what plan to pursue.

Ms. Farry stated the plans do not show typical house footprints and are not detailed sufficiently to determine whether decks, pools, patios, etc. can fit on the smaller cluster lots. Mr. Gundloch and Mr. Clase agreed to provide typical lot layouts in a future submission.

Mr. Parkerson wants to see the various proposed house sizes and layouts for each plan. Mr. Gundloch and Mr. Clase agreed to provide typical lot layouts in a future submission.

Ms. Farry inquired whether there would be side entry garages for the cluster plan. Mr. Gundloch and Mr. Clase agreed to provide typical lot layouts in a future submission.

Mr. Hyjurick wants a planting buffer provided in the area of Lots 107 to 110. Mr. Gundloch and Mr. Clase will consider the options.

Mr. Thomas wanted more details on the proposed homes. Mr. Gundloch said the homes would have 2 car garages, 2 stories plus full basement, 4 bedrooms and 2-1/2 bathrooms.

Mr. Mallon asked whether phases 1 and 2 apply to both the cluster and by-right plans. Mr. Gundloch explained that once they decide on which plan will move forward, phase 1 will move for preliminary and final subdivision and land development approvals. Phase 2 will accompany phase 1 for the preliminary plan process, but phase 2 final subdivision and land development may be a separate process from phase 1.

Ms. Farry and Mr. Parkerson want to know the respective site areas for phases 1 and 2 and both voiced their disappointment that the developer did not have the values at hand.

The planning commission members made it clear that there would be no plan recommendation this evening based on the above comments.

The evening was turned over to the approximate 100 residents in attendance to have the opportunity to voice their ideas, concerns and objections.

An attorney for Laurie Bayon of Fulling Mill Road said the efforts towards preservation should be continued.

Roger Lichtman of 208 Swift Road wanted to expand the traffic study to also include Woodbourne Road and wanted to see a more detailed by-right plan.

Thomas Piacentino of 2759 Country Lane was concerned about the impacts from a potential wellpoint system.

Jane Schwartz of 162 Meadow View Ct. said the cluster plan with smaller lots does not conform with the Township Comprehensive Plan that calls for large rural lots in this area. She also questioned whether the zoning amendment could be considered an illegal spot zoning change and stated that not enough information was provided to choose between the two plans.

Richmond Shreve of Pennswood Village did not favor the cluster due to the close proximity of the homes and increased congestion related to on street parking and emergency vehicle access.

Anne Pullis of 225 Green Valley Road voiced concerns regarding adverse impacts to the environment, the destruction of farmland and that society has become too pro developer.

Carol Zetterberg of 129 W. Marshal Ave. and the Langhorne Open Space Land Trust applauded the planning commission for not rushing to judgment on this important zoning issue.

Pat Carr of 240 N. Green Street and the Langhorne Open Space Land Trust wanted to continue the efforts for preservation of the farm.

Eric Nordberg of 122 Granite Hill Ct. wants an internal road connecting phase 1 and phase 2 to help alleviate traffic to and from 413. He also stated that the phase 2 open space area should not count towards phase 1.

Margot Hilson of Pennswood Village wants a detailed environmental impact study to be studied by the Township before any recommendation on the plans.

Pauline Brownie Wilker of Pennswood Village is concerned about flooding and traffic.

Leslie Moore of Pennswood Village is concerned about traffic safety along Rt. 413.

Florence Wharton of 301 N. Bellevue Ave. stated the proposed development would use 45,000 GPD of drinking water which could adversely impact the aquifer. Drainage issues must also be addressed.

Karla Jones of Summit Trace has concerns regarding the traffic increase and the eventual homeowners association responsibilities given the issues encountered in Summit Trace regarding ownership and maintenance of open space.

Robert Taylor of 229 Summit Road took exception to Mr. Gundloch's statement that if the cluster is not recommended to move forward, the developer will simply move forward with the by-right plan. Mr. Taylor stated that Mr. Gundloch was using the statement as leverage for the cluster plan with the residents and planning commission. Also, clay soils will be an issue for drainage and it is very difficult for Summit Trace residents to make a left turn onto Rt. 413 during rush hour traffic.

Jennie Ornstein of Ellis Road says it will not only be Rt. 413 that is adversely affected with traffic issues from the proposed development. All the surrounding roads will be affected.

Mr. Gundloch concluded by stating the applicant will return to a future planning commission meeting with additional information.

Mr. Parkerson made a motion not to make a recommendation and table the discussion until the next time the applicant appears before the board. Mr. Burnett seconded. The motion passed 7-0.

4. ZONING ISSUES

Mr. Duffy stated that the upcoming scheduled cases were residential asking for dimensional relief.

5. OTHER BUSINESS

Next meeting will be June 15, 2016 with discussion of the proposed waiver of land

development for the Shoppes at Flowers Mill drive through ATM, the proposed sketch plan of a 3 lot subdivision at 1022 Old Lincoln Highway and the proposed Preliminary Land Development Plan for Pyramid Healthcare, Inc., 1990 N. Woodbourne Road, Langhorne, PA 19047. The July 6, 2016 planning commission meeting is cancelled.

6. ADJOURNMENT

Mr. Burnett made a motion to adjourn the meeting, seconded by Ms. McCann. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 9:10 P.M.

Respectfully submitted,
Pat Duffy, Zoning Officer

cc: Planning Commission
Township Manager