

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, July 17, 2019**

PRESENT:

Rich Nuttall
Charlie Parkerson
Nancy McCann
John Medaglia
Joseph Antonelli
Thomas Piacentino
Pat Duffy, Zoning Officer
Isaac Kessler, Township Engineer

ABSENT

Holly Cunningham

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

- a. Mr. Nuttall called the meeting to order at 7:05 PM. The Pledge of Allegiance was recited. Ms. McCann took roll call with four members present. Misters Parkerson and Medaglia arrived after roll call and the vote on the minutes. Mr. Kessler and Mr. Duffy, were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Piacentino made a motion to approve the minutes of the June 5, 2019 meeting. Ms. McCann seconded and the motion passed 4-0.

3. Discussion of a Minor Subdivision Plan for 350 Durham Road, Langhorne, PA 19047 for DCIV, Inc., 1909 Veterans Highway, Levittown, PA 19056, S/LD #19-2, TMP #22-045-111, R-2 Residence Zoning District

Misters Larry Young, P.E., engineer, and Troy Brennan, developer, discussed the application highlighting that all the review items on the township's engineer letter have been satisfied and that four (4) waivers are being requested. The waivers are to not provide road widening, street trees, curbs and sidewalks. Mr. Young explained that Vine Street is a paper street which does not extend all the way through between Monroe and Madison Avenues. Access will be from the Monroe Avenue side.

Mr. Piacentino asked about a fee in lieu of sidewalks. Mr. Brennan agreed to the request.

Mr. Nuttall read a letter from Richard Kornstedt, the neighbor across the street, concerning driveway accesses to Vine Street and drainage issues. Mr. Kessler noted that Vine Street will be stabilized with stone 20 feet wide at the driveway access and be restored to the pre-construction condition. Proposed drainage on the new lot

will address the stormwater issues. Mr. Kessler confirmed to Mr. Piacentino that the roof downspouts will be piped directly to the underground stormwater pits.

Mr. Nuttall asked why no sidewalks. Mr. Kessler responded that the paper street is a stone road and paper streets typically don't have sidewalks or curbs because they are not built to township standards.

Mr. Parkerson asked why the Vine Street access was not coming from the Madison Avenue side. My. Young explained that the Madison Avenue side of Vine Street is closed off by two property owners who have a recorded easement for access. Mr. Parkerson recommends that the deed for the new property show that Vine Street is a paper street with no Township services.

Jenna and Joe Pizzola of 200 Vine Street stated that Vine Street is in bad condition with drainage problems and the township should take ownership. Mr. Duffy explained that because Vine Street is two dead end streets and each side is less than 600 feet long, it does not meet PennDOT standards for a dedicated township road. Mr. Nuttall explained that he lives on a paper street and the residents share the costs of the upkeep. Jenna asked about the construction timeline. Mr. Brennan responded that it takes about 6 months to build the house and the anticipated start time would be in October.

Ken and Megan Swierczewski of 100 Vine Street stated their home was built last year and the builder never repaired Vine Street from the damage of the construction vehicles. Mr. Kessler said his office will inspect the project to make sure the road damage is repaired.

Mr. Brennan recommended to the residents that they fix the road before his construction and he will be responsible for maintaining that condition throughout the construction process. The residents told the board that there are 6 homes on that portion of Vine Street so if Mr. Brennan paid his fair share, there would be 7 houses contributing to the Vine Street repair. Mr. Brennan agreed.

Ms. Mccann made a motion to recommend approval for the minor subdivision and four waivers. Mr. Piacentino seconded. The vote passed 6-0.

4. ZONING ISSUES

Mr. Duffy discussed the July 24 cases regarding impervious surface issues for an in ground pool in Levittown and a front yard setback issue for a proposed ATM along New Falls Road.

5. OTHER BUSINESS

Stone Farm has requested to be rescheduled for the September 4 PC meeting and September 18 BOS meeting. Wawa is scheduled for August 7 PC meeting.

Mr. Nuttall made a motion for adjournment. Mr. Antonelli seconded. The motion passed 6-0. The time of the adjournment was 8:10P.M.

Respectfully submitted,
Pat Duffy, Zoning Officer

cc: Planning
Commission
Township Manager