

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

PRESENT:

Charles Parkerson
George Hyjurick
Robert Burnet
Nancy McCann
Pat Duffy, Zoning Officer
Larry Young, Township Engineer

ABSENT

Sandy Farry
Fred Thomas
Pat Mallon, Jr.

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

- a. Mr. Parkerson called the meeting to order at 7:04 PM. The Pledge of Allegiance was recited. Mr. Hyjurick took roll call with four members present (listed above). Mr. Duffy and Mr. Young were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Ms. McCann made a motion to approve the minutes from the May 4, 2016, June 1, 2016 and June 15, 2016 regular meetings. Mr. Hyjurick seconded. The minutes were approved 4-0.

3. Discussion of the 131 N. Hawthorne Ave. Minor Subdivision Plan, Langhorne, PA 19047, R-2 Residence Zoning District, TMP# 22-013-088, S/LD 16-4

Brian Yorkiewicz, PLS of Accu-Land Surveyors presented the project which is a minor 2 lot subdivision. Zoning variances were granted by the Middletown Township zoning hearing board on August 26, 2015 for minimum lot areas, building envelope areas and impervious surface ratio. The existing house will remain and will occupy Lot 1. The existing garage is on proposed Lot 2 and will be razed in order for a new house and driveway to be constructed on Lot 2.

Mr. Young went over his review letter and confirmed that the proposed development will have a 0.6% decrease in impervious area. Waivers are being requested to not provide curbs and sidewalks as they don't exist along adjacent properties. The applicant agreed to comply with all of the township engineer's review comments. The traffic engineer, lighting consultant and county planning commission review letters had no issues.

Mr. Hyjurick made a motion to recommend final plan approval and the granting of the waivers based on the applicant satisfying the review comments of the Township engineer, fire marshal and paying a fee in lieu of for not providing curbs, sidewalks and recreation space. Mr. Burnett seconded and the motion was approved 4-0.

4. ZONING ISSUES

Mr. Duffy stated that an upcoming scheduled case involved a proposed building pad for two future restaurants in the Target and Staples shopping center on Route 1.

5. OTHER BUSINESS

It was unclear whether there would be a September planning commission meeting.

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 7:39 P.M.

Respectfully submitted,
Pat Duffy, Director of Building & Zoning

cc: Planning Commission
Township Manager