

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MIDDLETOWN MUNICIPAL BUILDING  
WEDNESDAY, September 6, 2017**

**PRESENT:**

Charles Parkerson  
Fred Thomas  
Robert Burnett  
Nancy McCann  
Mike Costigan  
Pat Duffy, Zoning Officer  
Larry Young, Township Engineer  
Andrew Brown, Township Traffic Engineer

**ABSENT**

Sandy Farry  
Brijesh Patel

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

- a. Mr. Parkerson called the meeting to order at 7:12 PM. The Pledge of Allegiance was recited. Ms. McCann took roll call with five members present (listed above). Mr. Duffy, Mr. Young and Mr. Brown were also present.

**2. APPROVAL OF PRIOR MINUTES**

- a. Ms. McCann made a motion to approve the minutes of the June 7, 2017 meeting. Mr. Burnett seconded and the motion passed 5-0.

**3. DISCUSSION OF THE STONE FARM PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN, FULLING MILL ROAD, LANGHORNE, PA 19047, TMP# 22-005-007, S/LD 15-8**

In attendance for the developer, the Metropolitan Development Group, were Robert Gundloch, Esq. of Fox Rothschild LLP, Eric Clase, P.E. of Gilmore Associates, Joseph Morrissey of Metropolitan Development Group and Giovanna Raffaelli, Esq. Mr. Gundlach explained that they are not seeking any recommendation tonight, but want to discuss some planning issues to get proper direction. The 124 lots would be constructed over four phases with 100 lots in the first three phases and 24 lots in phase 4. Mr. Gundloch said they plan to resubmit plans in about 30 days for another review round by the township consultants.

Mr. Clase and Mr. Gundloch discussed the following planning issues:

Sidewalks are proposed along both sides of all the proposed interior roads for the 124 lot development. Two additional walk sections are shown along Tollgate Road connecting Road B with the entrance road to Core Creek Park and an interior path connecting the eastern and western sidewalk portions of the proposed site. Mr. Costigan and Ms. McCann indicated they want to see sidewalks along all perimeter roads along the applicant's frontage. Mr. Clase asked if the walk along Tollgate could be an asphalt trail off the road into the site. Mr. Young stated he would prefer a concrete sidewalk along the road.

Linking open space area #2 through open space area F would require grading a flatter area adjacent to the proposed stormwater basin. The applicant would prefer no sidewalks between lots that would require easements and stated that the HOA would maintain the walks in open space areas. Mr. Parkerson stated that a walk could be where the basin access is shown on the plans between Lots 101 and 102. Mr. Young explained that the applicant will have to get the approval from Bucks County Water & Sewer Authority (BCWSA) if the walks are within BCWSA easement areas.

Adding a bike trail along Rt. 413 would pose a danger to cyclists and it would not connect to any other trail system.

Street lights are proposed at intersections only. Mr. Parkerson stated more lights are needed. The applicant offered to add lights along walking trails along Tollgate Road and will consult the township's lighting consultant's review letter.

Because the plan is by-right in the RA-2 and RA-3 zoning districts, there is no ordinance requirement for buffers or screening adjacent properties. The applicant will utilize some existing trees and plant an evergreen buffer adjacent to existing homes. Mr. Costigan requested additional buffering along Fulling Mill Road and Mr. Costigan and Mr. Burnett discussed adding a buffer to block oncoming headlights at the Road H intersection with Fulling Mill Road. The applicant will consider the additional buffers.

The applicant is open to what the Township would like as road names.

Mr. Parkerson and Mr. Thomas want fully accessible ADA curb ramps at all intersections. Ms. McCann and Mr. Burnett want Road B at Tollgate Road to be aligned with the Core Creek Park entrance road. Mr. Gundloch says the layout is set and that the Park entrance road is not a 24/7 road as it is gated for periods of time.

The evening was turned over to the approximate 60 residents in attendance to have the opportunity to voice their ideas, concerns and objections.

Eric Nordberg of 122 Granite Hill Ct. wants wider roads for ease of parking and emergency vehicle access. He wants the Township to enforce parking on one side of a street. He has concerns with the future HOA that it will collapse like the HOA did in Summit Trace. He wants an internal road connecting both sides of the development to help alleviate traffic to and from 413. He also wants the wetlands preserved and measures taken to safeguard fertilizer entering Lake Luxembourg.

Ed Poltonowicz of 1453 Rt. 413 wants his property to be protected from runoff from new houses and wants drainage issues along Rt. 413 corrected by the development. Mr. Clase confirmed that the site drainage design will convey water away from offsite homes. Keith Duzenski of 1638 Fulling Mill Road foresees increased traffic congestion on Rt. 413 which will pose safety issues for children and school buses in the new neighborhood. He also

is concerned about well contamination, wants bike routes along the township roads and wants the speed limit reduced from 35 to 25 MPH along Fulling Mill Road.

Joan Thomas of 1515 Franklin Road has concerns with access to Fulling Mill Road and well contamination. The applicant will need approvals and capacities from Newtown Artesian Water and will provide additional water details at the next meeting. She also noted that there are access and inadequate lighting issues at Summit Shopping Center and Doublewoods Road.

Florence Wharton of 301 N. Bellevue Ave. stated the proposed development will be an ongoing maintenance and capital expense issue related to stormwater management and that future schools will be needed and taxpayers will bear these future costs.

Dwight Roepcke of 347 Green Valley Road is concerned about his well and the major costs associated with future water supply issues.

Zachary Sivertsen an attorney for Eastburn & Gray wants to review plans for his client at 5974 Fulling Mill Road.

Jennie Ornstein of 303 Ellis Road is involved with the effort to preserve the Stone Meadows Farm. She is working with Linda Mead of D&R Greenway Land Trust.

James Freeman of 258 Coach Road says the traffic issues along Rt. 413 are already at the tipping point. It is very difficult to make left hand turn from Green Valley Road onto Rt. 413 during AM and PM rush hour times. He also stated that the developer must provide additional information on impact to existing wells and the sanitary sewer impact on the Neshaminy Interceptor.

Peter Nelson an attorney for Grim, Biehn & Thatcher is involved with Langhorne Open Space, Inc. and efforts to preserve the Stone Meadows Farm. He stated traffic concerns, many issues to be resolved in the review letters and that no waivers should be granted to the applicant. He says the applicant is offering very little benefit to the Township.

Andy Hoffman of Newtown Township wants to keep the farm green and open. Bike safety, traffic and stormwater are all issues.

Dan Hoppock of Newtown Township says Middletown doesn't need any more development.

Jeff Miller of 1567 Fulling Mill Road says the history of the farm is precious and all alternatives must be explored to preserve the farm. The development will cause stormwater issues.

Karla Jones of 225 Summit Drive says the developers plan divides the site into two groups: the haves along the Fulling Mill Road side and the have nots along the Rt. 413 side. The developer is not working with the residents and the Township has to hold the developer accountable in meeting the requirements for land development.

Jennifer Hunt of 1647 Langhorne Newtown Road says cars backup along Rt. 413 across her driveway. She stated trash, dangerous road speeds, drivers ignoring crosswalks and the need for safe access to Summit Trace are all issues.

Anne Pullis of 225 Green Valley Road voiced concerns regarding access to Rt. 413 and Fulling Mill Road and well contamination. She says the farm needs to be preserved and that the Township should contribute the EIT excess of 2.5 million dollars as a downpayment.

Jane Schwartz of 162 Meadow View Ct. says the problems are funding the HOA, maintaining the drainage basins and lack of open space.

Mr. Gundloch concluded by stating the applicant is working towards addressing all the review comments so the plans conform to the zoning and subdivision & land development codes of the Township. He stated that a Stone member would still consider a buyout offer to preserve the eastern side which is Phase 4 consisting of 24 lots. The applicant will return to a future planning commission meeting with additional information.

#### **4. ZONING ISSUES**

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

#### **5. OTHER BUSINESS**

Next meeting will be October 4, 2017 with discussion of the proposed conditional use application for 2400 Big Oak Road, a 3 lot subdivision at 1022 Old Lincoln Highway and a 4 lot subdivision at 1366 Bristol Oxford Valley Road.

#### **6. ADJOURNMENT**

Mr. Thomas made a motion for adjournment. Mr. Costigan seconded. The motion passed 5-0. The time of the adjournment was 9:12 P.M.

Respectfully submitted,  
Pat Duffy, Zoning Officer

cc: Planning Commission  
Township Manager