

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, September 7, 2016**

PRESENT:

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

ABSENT

Bob Burnett
Pat Mallon, Jr.

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

- a. Ms. Farry called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited. Mr. Hyjurick took roll call with five members present (listed above). Mr. Duffy and Mr. Geonnotti were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Ms. McCann made a motion to approve the minutes from the August 3, 2016 meeting. Mr. Hyjurick seconded. The minutes were approved 3-0 with Ms. Farry and Mr. Thomas abstaining.
 - a. **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**

Ed Murphy, the applicant's attorney, provided an update of the proposed project. The applicant previously appeared before the Planning Commission on September 2, 2015 for a sketch plan. Since that meeting, the applicant has 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 243 replacement trees.

The 6.4 acre lot proposes a 10 lot subdivision with nine (9) new building lots. The existing home will remain and become Lot 10. Mr. Murphy explained that the applicant had received an initial review letter and the applicant's engineer will be resubmitting plans and calculations to address the major issues. The goal is to reappear before the planning commission in November and receive a recommendation for conditional preliminary and final approval. Mr. Murphy stated the surrounding neighbors are

supportive of the project.

The major issues are a crosswalk on Langhorne-Yardley Road linking the proposed road to the Community Park, looking at the Ash trees on site that need replacing, relocating the storm basins from under the roadway and modifying the existing driveway and relocating the proposed garage.

The planning commission took no action.

3. ZONING ISSUES

Mr. Duffy stated that most of the upcoming cases are residential additions, sheds, garages and fence applications. The one commercial case is a proposed building pad for two future restaurants in the Target and Staples shopping center on Route 1.

4. OTHER BUSINESS

It was unclear whether there would be an October planning commission meeting.

5. ADJOURNMENT

Mr. Thomas made a motion to adjourn the meeting, seconded by Mr. Hyjurick. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 7:33 P.M.

Respectfully submitted,
Pat Duffy, Director of Building & Zoning

cc: Planning Commission
Township Manager