

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, JANUARY 15, 2014**

PRESENT:

Sandy Farry
Charles Parkerson
Fred Thomas
George Hyjurick
Robert Burnett
Pat Duffy, Zoning Officer
Wayne Kiefer, Township Engineer

ABSENT

Bill Rushwick
Mike McCann

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

- a. Ms. Farry called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with five members present (listed above). Mr. Duffy and Mr. Kiefer were also present.

2. REORGANIZATION

- a. Ms. Farry was nominated and elected as chairperson by unanimous vote.
- b. Mr. Parkerson was nominated and elected as vice-chairperson by unanimous vote.
- c. Mr. Hyjurick was nominated and elected secretary by unanimous vote

3. APPROVAL OF PRIOR MINUTES

- a. Mr. Parkerson motioned to approve the minutes of the November 6, 2013 regular meeting. Mr. Hyjurick seconded. The vote was taken and the minutes were approved by vote of 4-0 as submitted (Mr. Burnett abstained).

4. REVIEW OF S/LD # 13-3 APPLICATION FOR FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN FOR STONEHAVEN HOMES, ARBUTUS AVENUE, TMP 22-013-164-021.

The applicant's attorney, Thomas Hecker, Esq. and applicant's engineer, Heath Dumack, P.E. of Dumack Engineering presented the project. The project proposes a 2 lot minor subdivision with a 15,000 SF and a 23,000 SF lot. The applicant has acquired a zoning variance from Section 500-2307 to permit access through an open space width of 20 feet instead of the required 25 feet. A fence will be installed along the westerly property line as a condition of the zoning variance.

The following review letters were discussed:

- Mr. Kiefer and the applicant discussed the Tri-State Engineer review letter of January 13, 2014. The applicant stated "will comply" to all the Township Engineer review comments and noted five waivers are requested: 1) from section 440-415.A.1 to permit driveway for Lot 1 to be located approximately 35 feet from any street intersection instead of the required 40 feet, 2) from section 440-415.A.4 to allow the driveway for Lot 1 to be located 3 feet from any side lot line instead of the required 12 feet, 3) from section 419.A to not require sidewalks, 4) from section 420 to not require curbs and 5) from section 410

to not require the existing cartway to be widened.

- No issues are needed to be addressed for the Bucks County Planning Commission, Fire Marshal or Environmental Advisory Board review letter per Mr. Duffy and Mr. Kiefer.
- The Planning Commission discussed the waiver requests and had no objections to the waiver requests since they were consistent with the existing conditions.

Mr. Parkerson made a motion to recommend preliminary approval of S/LD #13-3 and the recommendation to approve the waiver requests conditional upon satisfying any comments of the Township Engineer. The motion was seconded by Mr. Thomas. A vote was taken and approved by unanimous consent, 5-0.

Mr. Parkerson made a motion to recommend final approval of S/LD #13-3 conditional upon the Preliminary Approval conditions. The motion was seconded by Mr. Thomas. A vote was taken and approved by unanimous consent, 5-0.

5. SCHEDULING ISSUE

Mr. Parkerson made a motion to schedule a special Planning Commission meeting on Wednesday, February 19, 2014 for the re-zoning discussion for the Matrix project on Big Oak Road, improvements to the Shoppes at Flowers Mill and the re-zoning discussion for the Ingerman – Posel tract. Mr. Burnett seconded the motion and it was approved by unanimous consent, 5-0. There will be no meeting on February 5, 2014.

6. REVIEW OF S/LD # 13-4 APPLICATION FOR LAND DEVELOPMENT WAIVER FOR NEWTOWN FRIENDS SCHOOL BUILDING ADDITIONS AND PLAYGROUND MODIFICATIONS , PORTION OF TMP 22-004-004.

The applicant's attorney, Ed Murphy, Esq. and the applicant Dana Harrison, Head of School presented an overview of the proposed work. Three building additions totaling about 800 SF are proposed with a playground renovation. The additions will be Pre-K/Kindergarten rooms and a conference room. Due to the scope of work, the applicant is seeking a land development waiver.

The following review letters were discussed:

- Mr. Kiefer and the applicant discussed the Tri-State Engineer review letter of January 14 2014. The applicant "will comply" to add dimensions for the proposed improvements to the plan per the Township Engineer review comment. It was noted the project shows a decrease in the impervious surface area, therefore no stormwater management required.
- The Bucks County Planning Commission letter of December 2, 2013 was discussed and it was determined that no additional sidewalks are required for the proposed project.

Mr. Burnett made a motion to recommend granting a waiver of land development of S/LD #13-4 conditional upon satisfying any comments of the Township Engineer. The

motion was seconded by Mr. Parkerson. A vote was taken and approved by unanimous consent,
5-0.

7. ZONING ISSUES

Mr. Duffy stated there is a minor subdivision for the upcoming Zoning Hearing Board meeting.

8. OTHER BUSINESS

The next meeting will be held on February 19, 2014. All other meetings are scheduled for the first Wednesdays of the month.

9. 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 8:00 P.M.

Respectfully submitted,

Pat Duffy, Zoning Officer

Cc: Planning Commission
Township Manager
Township Engineer
Fire Marshall