

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, MAY 7, 2014**

PRESENT:

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

ABSENT

Charles Parkerson

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. Ms. Farry took roll call with six members present (listed above). Mr. Duffy and Mr. Kiefer were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Thomas motioned to approve the minutes of the April 2, 2014 regular meeting. Mr. Rushwick seconded. The vote was taken and the minutes were approved by vote of 5-0 as submitted (Mr. Hyjurick abstained).

3. REVIEW OF S/LD # 13-5 MINOR BARNER SUBDIVISION PLAN REVIEW AT 364 CEDAR AVE., LANGHORNE, PA 19057, TMP 22-009-027

- Tom Hecker, applicant's attorney and Heath Dumack, applicant's engineer presented the project for the proposed two lot subdivision. The existing lot with a house that fronts on Cedar Ave. will be subdivided into two lots. The proposed lot 2 will front on the paper street of Blue Bell Ave. The applicant has received zoning variances for steep slope and woodlands disturbances.
- The Township Engineer review letter was discussed as follows: (1) the applicant agreed to comply with all review items, (2) the applicant agreed to verify the area of the building envelope for Lot #2, (3) deed restrictions are required for the preservation of natural resources and applicant will address with the Township Solicitor, (4) applicant agreed to address the required tree replacement and (5) the following waivers are requested:
 - a. From Section 305.D.3 to provide an aerial map in lieu of not showing all streets on the plan within 200 feet of the property
 - b. From Section 305.D.3.e to not show all existing features within 200 feet of the property on the plan
 - c. From Section 405.A to reduce the required minimum width of the proposed water easement from 20 feet to 10 feet
 - d. From Section 410.B.1 to not widen Cedar Ave. or improve Blue Bell Ave.

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- e. From Section 417.C to not require a 10 foot wide landscaping easement along the adjacent right-of-way line for Lot #2
 - The Planning Commission discussed the project regarding driveway access to and from Blue Bell Ave. (paper street) and stormwater management. Mr. Edell of 411 Blue Bell Ave. expressed his concerns for driveway access, drainage and the need for improved access at the intersection of Blue Bell and Cedar Ave. The Board recommended that a driveway easement with deed restrictions between all the residents using Blue Bell Ave. be imposed as a condition for approval. The driveway agreement is to be included in the agreement of sale for the proposed Lot #2. The applicant's attorney agreed to meet with the residents and Pat Duffy to formulate the driveway agreement to the satisfaction of the Township.

Mr. Thomas made a motion to recommend Final Approval for the Minor Subdivision and the granting of the requested waivers based on satisfying all the review comments by the Township Engineer and Fire Marshal, conformance with the zoning ordinance, a driveway easement with deed restrictions between all the residents accessing Blue Bell Ave. be established and recorded and the driveway agreement be included in the agreement of sale. Mr. Hyjurick seconded. The motion passed 6 to 0.

4. REVIEW OF S/LD # 14-4 LAND DEVELOPMENT PLAN REVIEW FOR BAPS TEMPLE, 1561 S. WOODBOURNE ROAD, LEVITTOWN, PA 19057 TMP 22-055-222-001

- Somchand Shah, applicant's registered architect, presented the planned 7,025 SF building addition that will house a men's dining hall and gymnasium, the existing detention basin modifications and the existing and future parking lot considerations.
- The Township Engineer review letter was discussed as follows: (1) possible zoning issues regarding impervious surface area being calculated on net lot area and the number of required parking spaces were discussed with the Board. The applicant agreed to address with future submission. (2) the existing parking lot is non-conforming as it does not meet the requirements regarding maximum of 12 spaces per row, planting islands at end of each row, raised planting beds with shade tree, parking areas within 15 feet of building and a 15 foot minimum parking setback from property lines. The applicant stated these issues were present for the 2004 building addition land development plan for the site.
- The Planning Commission discussed the project regarding emergency access for the building occupants, stormwater management, future reserve parking, and the Board and applicant agreed to review the 2004 plan to determine if waivers are required for the parking lot non-conformities.

The board concurred that due to the many outstanding issues and possible zoning and waiver requests that the plan should come back for Final Plan approval.

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- Mr. Thomas made a motion to recommend Preliminary Plan Approval based on satisfying all the review comments by the Township Engineer and Fire Marshal, the resolution of any waiver requests and meeting all zoning regulations. Mr. McCann seconded. The motion passed 6 to 0.

5. ZONING ISSUES

Mr. Duffy stated there are three cases for the May 14, 2014 Zoning Hearing Board meeting.

6. OTHER BUSINESS

The next meeting will be held on June 4, 2014.

7. ADJOURMENT

Mr. Rushwick made a motion to adjourn the meeting, seconded by Mr. Thomas. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 8:40 P.M.

Respectfully submitted,

Pat Duffy, Zoning Officer

cc: Planning Commission
Township Manager
Township Engineer
Township Traffic Engineer
Fire Marshall