

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, NOVEMBER 6, 2013**

PRESENT:

Sandy Farry
Charles Parkerson
Fred Thomas
Bill Rushwick
George Hyjurick
Thomas Simoncini
Pat Duffy, Zoning Officer
Wayne Kiefer, Township Engineer

ABSENT

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

- a. Ms. Farry called the meeting to order at 7:01 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with all members present. Mr. Duffy and Mr. Kiefer were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Parkerson motioned to approve the minutes of the March 6, 2013 regular meeting. Mr. Simoncini seconded. The vote was taken and the minutes were unanimously approved as submitted.

3. REVIEW OF S/LD # 13-2 APPLICATION FOR PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR CHICK-FIL-A, TMP 22-057-046, LINCOLN PLAZA.

The applicant's engineer, Justin Thornton, P.E. of Maser Consulting, and consultant, Kevin Campbell, Project Manager of Jones Lang LaSalle presented the project. The project proposes to reconfigure the interior circulation traffic pattern and some parking spaces in order to accommodate a second drive thru order lane. The improvements include additional signage, line striping, landscaping and an additional 945 SF of impervious surface area. The proposed trees and landscaping will provide the required stormwater quality measures.

The following review letters were discussed:

- No issues are needed to be addressed for the Bucks County Planning Commission review letter per Mr. Duffy and Mr. Kiefer.
- Mr. Kiefer noted that the Tri-State Engineer review letter noted a waiver was required for a concurrent preliminary and final land development approval. The applicant responded that they will request a waiver.
- The applicant stated they would comply with addressing the comments of the Township Traffic Engineer's letter.

The Planning Commission members discussed the following issues:

- Truck deliveries will be limited to off peak hours mainly before the store is open for business. The applicant will provide truck turning templates on the revised plans per the Township Traffic Engineer's comment. There is an egress lane around the drive thru lanes for vehicles to exit that are not in the drive thru lanes.
- Clarification was required for the control of traffic at the ordering stations since the two lanes merge into one for the pickup and exit. The applicant stated that the employees taking the orders with the aid of cameras will control the traffic to the pickup station.
- A question was raised regarding if there were any parking restrictions for Sesame Place per any agreements. The applicant stated they were not aware of any parking agreements.
- The applicant stated that the existing mountable curb at the rear of the building that differentiates the drive thru lane and drive around exit lane will be removed. The curb can be added in the future if it is needed.
- The mountable curb at the front of the building separating traffic between the drive thru lanes and the exit lane will add plastic bollards with reflectors to inhibit traffic from driving over the curb. The curb can also be painted.
- Additional signage was discussed to help customers with entering and exiting the parking lot. The applicant will apply for the necessary sign permits.

Mr. Parkerson made a motion to recommend preliminary approval of S/LD #13-2 conditional upon satisfying any comments of the Township Traffic Engineer. The motion was seconded by Mr. Thomas. A vote was taken and approved by unanimous consent, 6-0.

Mr. Parkerson made a motion to recommend final approval of S/LD #13-2 conditional upon satisfying any comments of the Township Traffic Engineer. The motion was seconded by Mr. Thomas. A vote was taken and approved by unanimous consent, 6-0.

4. ZONING ISSUES

Mr. Duffy stated there are five cases for the upcoming Zoning Hearing Board meeting. None of them require a land development process.

5. OTHER BUSINESS

The next meeting will be the reorganization meeting on January 15, 2014.

6. ADJOURNMENT

Mr. Thomas made a motion to adjourn the meeting, seconded by Mr. Rushwick. 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