

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, JULY 16, 2014**

PRESENT:

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

ABSENT

Robert Burnett

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

2. APPROVAL OF PRIOR MINUTES

- a. Ms. Farry noted two corrections for the minutes. The first was that Mr. Hyjurick called the roll and the second was to add “access and parking easement” in place of just “access easement.” Mr. Parkerson motioned to approve the amended minutes of the July 2, 2014 regular meeting. Mr. Rushwick seconded. The vote was taken and the amended minutes were approved by vote of 6-0 as submitted.

**3. SECOND REVIEW OF S/LD # 14-6 FINAL MINOR SUBDIVISION PLAN
REVIEW FOR GMR RESTAURANTS OF PENNSYLVANIA, LLC, 2245 & 2275
E. LINCOLN HIGHWAY, LANGHORNE, PA 19057, TMP 22-040-025**

- Michael Jeitner, P.E. of Bohler Engineering, applicant’s engineer, and Neil Terwilliger, applicant, were present for the proposed minor subdivision. The applicant submitted plans that addressed the Township Engineer comment regarding revising the zoning table to include the residential buffer requirements.
- The applicant had previously appeared before the Planning Commission on July 2, 2014 where the Planning Commission voted to table the recommendation until the access and parking easement document was reviewed and found acceptable by the Township Solicitor.
- The Township Solicitor stated in a July 16, 2014 e-mail that the agreement had been revised by the applicant’s attorney and the access and parking easement document appeared to be in the appropriate form to the satisfaction of the Township. The revisions were all references to prohibited and/or exclusive uses between the two lots created by the minor subdivision had been removed and language had been added to Section 8 in the agreement regarding “Obstructions.” The Township Solicitor’s e-mail noted that the Township Engineer will review the accuracy of the legal descriptions in the agreement.

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- The Planning Commission members discussed the changes and were satisfied with the revised document.
 - Mr. Thomas made a motion to recommend Final Minor Subdivision Plan approval conditional upon meeting all the requirements of the Township Engineer. Mr. Hyjurick seconded. The motion passed 6 to 0.

4. ZONING ISSUES

Mr. Duffy stated there are six cases for the July 23, 2014 Zoning Hearing Board meeting. Appeals #14-31 and #14-29 were discussed. Appeal #14-31 is seeking a variance for an in-law suite addition in an existing basement and Appeal #14-29 is seeking a variance to have a third rental unit on the property.

5. OTHER BUSINESS

There is no meeting in August.

6. ADJOURMENT

Mr. Thomas made a motion to adjourn the meeting, seconded by Mr. Burnett. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 7:27 P.M.

Respectfully submitted,

Pat Duffy, Zoning Officer

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