

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, SEPTEMBER 3, 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. Mr. Rushwick motioned to approve the minutes of the July 16, 2014 regular meeting. Mr. McCann seconded. The vote was taken and the minutes were approved by vote of 6-0 as submitted.

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

- The applicant had previously appeared before the Planning Commission on May 7, 2014 where the Planning Commission voted to recommend Preliminary Plan approval.
- Somchand Shah, registered architect represented the applicant for the planned 7,025 SF building addition that will house a men's dining hall and gymnasium and include the existing detention basin modifications and the parking lot considerations.
- The Township Engineer's review letter dated August 26, 2014 was discussed. The applicant clarified that the 11 reserve parking spaces would be built as part of the building addition. Applicant agreed to comply with the planting of street tree species specified in the ordinance, provide soils testing as required in the existing basin and execute a stormwater maintenance agreement with the Township.
- The Township Traffic Engineer's review letter dated August 25, 2014 was discussed. Applicant agreed to comply with review comment #1. Review comment #2 recommended the consideration of closing the westerly driveway, however the applicant stated that driveway access is for kitchen deliveries. The Planning Commission agreed not to close the driveway. Regarding comment #3, Mr. Duffy and Mr. Kiefer agreed a PennDOT HOP permit is not required for the building addition since there are no

proposed changes to the driveways and there are no additional vehicle trips as stated in comment #4.

- The Planning Commission members discussed installing curb along Woodbourne Road, but determined that it was not needed since there is no existing curb along Woodbourne Road in the vicinity of the BAPS Temple site and that PennDOT may not want the addition of curb. Also discussed was the recommendation of adding signage to the building so Emergency Services would know the location of the living quarters in the new building addition and the removal of parking spaces numbered 36 and 97 to provide better vehicle movements within the parking lot. Per the discussion, notes numbered 24 and 25 on Plan Sheet 3 are no longer applicable.
- Mr. Thomas made a motion to recommend Final Land Development Plan approval and the granting of the waivers for not constructing sidewalk and curb conditional upon paying a fee in lieu of not providing sidewalk and curb, meeting all the requirements of the Township Engineer's review letter, addressing comment #1 of the Traffic Engineer's letter, installing a sign for Emergency Services and the removal of parking spaces numbered 36 and 97. Mr. McCann seconded. The motion passed 6 to 0.

4. ZONING ISSUES

Mr. Duffy stated there are three cases for September 10, 2014 and five cases for September 24, 2014. Appeal #14-42 was discussed as the variance would lead to a subdivision and land development application for 1755 Fulling Mill Road.

5. OTHER BUSINESS

There is no meeting in October.

6. ADJOURNMENT

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 7:45 P.M.

Respectfully submitted,

Pat Duffy, Zoning Officer

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