

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 7, 2026

PRESENT:

Richard Nuttall

Tom Piacentino

Peter Tantala

Amber Watson-Tardiff

Keith Auerswald

Joseph Antonelli

Jim Ennis – Building and Zoning Director

Dominic Cundari – Township Engineer – Remington & Vernick, RVE

Matthew Johnston, PE -- Pennoni Traffic Engineer

Jim Esposito, Esq. – Township Solicitor Curtin & Heefner

ABSENT:

1. Call to Order, Pledge of Allegiance and Roll Call

Mr. Nuttall called the meeting to order at 7:00 PM. The pledge of allegiance was recited. Amber Watson-Tardiff took roll call with 10 members present.

2. Reorganization

The Board conducted a reorganization of officer positions, including Chair, Vice Chair, and Secretary. Amber Watson-Tardiff nominated Richard Nuttall for Chair. The nomination was seconded by Peter Tantala and passed unanimously with a 5–0 vote. Keith Aureswald nominated Tom Piacentino for Vice Chair. The nomination was seconded by Joseph Antonelli and passed unanimously with a 5–0 vote. Richard Nuttall nominated Amber Watson-Tardiff for Secretary. The nomination was seconded by Keith Aureswald and passed unanimously with a 5–0 vote.

3. Approval of Minutes –December 3, 2025

Amber Watson-Tardiff made a motion to approve the minutes of the December 3, 2025, Planning Commission meeting. Peter Tantala seconded, and the motion passed with a vote of 6-0.

4. S/LD # 25-13 - Application for Subdivision & Land Development Application for a Subdivision & Land Development to Propose to construct one new single-family dwelling. Existing dwelling to remain, 830 Old Lincoln Highway, TMP 22-013-213, R-2– Residence Zoning District. (60 addresses notified)

Lawrence Byrne, Engineer for the project located at 830 Old Lincoln Highway, presented the proposed construction plans for the property. Mr. Byrne explained that an existing dwelling along Old Lincoln Highway will remain unchanged. The proposal includes construction of one new dwelling fronting W. Richardson Avenue, which will connect to public water and sewer, subject to the appropriate approvals.

Mr. Byrne also reviewed the stormwater management plan, outlining how runoff from the property will be managed. He stated that the project will comply with the Bucks County Planning Commission and Township Engineer review letter comments.

Dominic Cundari, RVE, stated that the review letter contains minimal comments and confirmed that the applicant has discussed the comments with the engineers and will comply with all requirements, including preserving and salvaging some trees on the property. Mr. Cundari also discussed a requested waiver for sidewalks and the associated fee in lieu of construction. He indicated there should be no concerns regarding the project.

Matthew Johnston, Township Traffic Engineer, stated that there are no traffic-related concerns associated with the project.

Tom Piacentino asked for clarification regarding whether the fee in lieu of sidewalks would be implemented. Mr. Byrne responded that they will coordinate with the Township and engineers and will comply with the fee in lieu requirement.

Peter Tantala asked for clarification that no changes would occur on the Old Lincoln Highway side of the subdivision. Mr. Byrne confirmed that there will be no changes to that portion of the property and that all work will occur on the W. Richardson Avenue side.

Public Comment

- **Ariel and Patricia Matos (848 Old Lincoln Highway):** The residents expressed concerns regarding quality of life during construction, including traffic, noise, construction hours, and project duration. Jim Ennis stated that the Township noise ordinance is available on the Township website and that construction is permitted between 7:00 a.m. and 10:00 p.m. Kevin Todd added that the project is expected to take approximately two to three months, with the first two to three weeks being the noisiest. He stated there would be no traffic impacts on Old Lincoln Highway and that the project team is willing to communicate and exchange contact information to address any concerns during construction.
- **Joe Lemming (241 Wheatsheaf):** Mr. Lemming suggested the use of a rain garden instead of a dry well. Jim Esposito, Esq., stated that the project is in compliance with all current ordinances.

- **April Lee Ahern (842 Old Lincoln Highway):** Ms. Ahern expressed concerns related to noise and traffic, which had already been addressed.
- **David Ross (W. Richardson Avenue):** Mr. Ross stated he is not opposed to the subdivision but requested removal of decaying trees on the property. He also expressed concerns regarding stormwater management and runoff.

Recommendation of approval for S/LD #25-13 – application proposing a two-lot subdivision and the construction of a single-family dwelling at 830 Old Lincoln Highway, Langhorne, PA 19047/BCTMP #22-013-213 (the Property). Recommendation is based on the Plan entitled “Plan of Minor Subdivision – 830 Old Lincoln Highway – Made for Judith Todd” comprising of 4 sheets and dated November 11, 2025. Plan prepared by Lawrence J. Byrne, PE, and Edmund A. Chadrow, PLS, of Eastern Chadrow Associates, Inc. of Warminster, PA. Recommendation is further based on compliance with the comments provided in the –

- A. January 2, 2026 letter from Isaac E. Kessler, PE., of Remington and Vernick Engineers, Middletown Township Engineer
- B. December 30, 2025 letter from Matthew D. Johnston, PE., of Pennoni Associates, Inc, Middletown Township Traffic and Transportation Engineer
- C. December 2, 2025 review letter from Bucks County Planning Commission
- D. January 6, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)
- E. December 30, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- F. A waiver from Section 440-419 of the Middletown Township Subdivision and Land Development Ordinance. Waiver request is to not require sidewalks along Old Lincoln Highway and West Richardson Avenue. Applicant shall pay a fee in lieu of sidewalks to the Township.

Amber Watson-Tardiff made a motion to approve the project. The motion was seconded by Peter Tantala and carried by a unanimous vote of 6–0.

5. S/LD 25-1, Zoya Feldman, Applicant/Owner, requesting to add a Small Addition to the existing Rising Star Daycare and reconfigure the existing parking lot at 1411 Highland Avenue, Langhorne, PA 19047, TMP 22-016-183, R-2 – Residential Zoning District. (32 addresses notified)

Mrs. Chelsea Crocker-Jackman, Esq., was present on behalf of Rising Star Daycare. Mrs. Crocker-Jackman presented the proposed 1,706 square foot building addition. She explained that the addition will be one story and will include a reconfiguration of the parking lot to add additional parking spaces and create a more circular traffic pattern to improve drop-off and pick-up traffic flow.

Nicholas Rose, P.E., was also present to address drainage concerns raised by neighboring residents. Mrs. Crocker-Jackman and Mr. Rose reviewed the comment letters from the Fire Marshal, RVE, and traffic engineer and stated that the applicant will comply with all conditions and recommendations.

Dominic Cundari stated that three additional comments were added to the review letter and that he had discussed them with Mr. Rose. These comments include revisions to ensure stormwater runoff is directed away from neighboring properties, which will be reflected on the plans. Mr. Cundari also discussed a requested lighting waiver.

Matthew Johnston stated that the applicant will comply with all traffic-related comments.

Peter Tantala raised concerns regarding the playground located near Sunflower Avenue, specifically questioning whether adequate barriers are in place to protect children from vehicular traffic. Mr. Tantala also asked about the hours of operation and any increase in enrollment. The Director of Rising Star Daycare stated that the hours of operation will remain unchanged and that the addition will increase enrollment by approximately 25 children. Mr. Tantala further asked whether the project complies with parking, ADA, and traffic requirements during drop-off and pick-up. The Director confirmed compliance and stated that traffic flow will improve with the proposed changes. Mr. Tantala also expressed concerns regarding stormwater runoff toward Avenue B, which Mr. Rose addressed in further detail.

Tom Piacentino inquired about an existing utility pole located near the sidewalk area affected by the project and asked whether it would be relocated. Mr. Rose stated that the pole will remain in its current location and that the sidewalk will be widened. Mr. Piacentino also asked about the hours of operation, to which the Director responded that the facility is open until 6:30 p.m.

Dominic Cundari discussed the proposed lighting on the property and reviewed the applicable ordinance requirements, stating that there would be no objection.

Mrs. Crocker-Jackman reviewed the Environmental Advisory Council (EAC) letter and stated that the applicant is willing to address concerns related to the wooded area, but not with respect to the building footprint, as the structure is an existing building.

Public Comment

- **Zack Smith (1325 Highland Avenue):** Mr. Smith expressed concerns regarding water drainage toward Avenue B. Mr. Rose stated that the applicant is working with the Township Engineer to ensure that drainage will not impact that area.
- **Matt Helms (838 Sunflower Avenue):** Mr. Helms expressed concerns regarding the number of employees, adequacy of parking, and increased traffic resulting from the expansion. He stated that the current drop-off and pick-up process is not efficient and believes the expansion would worsen neighborhood traffic conditions.

Recommendation of approval for amended Final Land Development of S/LD #25-1 – Application proposing an expansion to the existing daycare facility and reconfiguration of existing parking lot at 1411 Highland Avenue, Langhorne, PA 1904/ BCTMP #22-016-083 (the Property).

Recommendation is based on Plan entitled “Land Development Plan for 1411 Highland Avenue” comprising of 3 sheets and dated August 15, 2024 and last revised October 20, 2025. Plan is prepared by Nicholas T. Rose, PE, of ProTract Engineering, Inc. of Hatboro, PA.

Recommendation is further based on compliance with the comments provided in the –

- A. January 5, 2026 letter from Isaac E. Kessler, PE., of Remington and Vernick Engineers, Middletown Township Engineer
- B. December 30, 2025 letter from Matthew D. Johnston, PE., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer
- C. December 30, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- D. January 6, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)
- E. Applicant will pay a fee in lieu for required tree plantings

Amber Watson-Tardiff made a motion to approve the application. The motion was seconded by Keith Aureswald and passed unanimously by a vote of 6–0.

6. Review of Zoning Hearing Board Advertisement for December 10th.

Discussed the next Zoning Hearing Board agenda.

7. Other Business

N/A

7. Adjournment

Keith Aureswald made a motion for adjournment at 8:15P.M. Joseph Antonelli seconded the motion, which carries on a 6-0 vote.