

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**WEDNESDAY, OCTOBER 2, 2024**

**PRESENT:**

Richard Nuttall

Tom Piacentino

Guy Triano

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

**ABSENT:**

Keith Auerswald

Jim Esposito – Township Solicitor Curtin & Heefner

**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 8 members present.

**2. Approval of Minutes – July 11, 2024**

Tom Piacentino made a motion to approve the minutes of the April 3, 2024, Planning Commission meeting. Ryan Leighton seconded, and the motion passed with a vote of 6-0.

**3. Application for a Lot Line Change, 735 Harding Ave, Langhorne, PA 19047,**

**TMP 22-039-010-001 MR - Multi-Residential District and TMP 22-039-010-**

**006, MR - Multi-Residential District, S/LD 24-4.**

Matthew Finan was the attorney representing the application for the lot line change. Mr. Finan discussed how the two properties were zoned Multi-Residential and the waiver for the size of the Lot Line change. Richard Nuttall asked as to why they want to change the lot line, Mr. Finan explained that in 2008 there was an easement issue with the use of the property and how the lot is a lot smaller compared to others around it. Mr. Finan also explained how the neighbors were seeking to take ownership. Mr. Nuttall further asked about the neighbors where Mr. Finan said

they have been lifetime friends that want to utilize the space together. Amber Watson-Tardiff asked if there was going to be an agreement between the neighbors put into place and Mr. Jim Ennis explained that deeds and titles will be established for the Board of Supervisors. A question came about if the Township Engineers support the waiver and Mr. Dominic Cundari stated that they do. The approval from Bucks County Conservation District remains pending but Mr. Ennis stated that there doesn't seem to be anything to be identified where it would be denied. Mr. Nuttall questioned whether the property would fall on Hulmeville side or is it still considered Langhorne. Mr. Ennis answered saying that this is all in the limits of Middletown Township.

The lot line adjustment plan for 735 Harding Avenue was given a unanimous recommendation of approval (6-0). No members of the public provided comments. The recommendation is as follows:

*Preliminary/Final Plan recommendation*

*Recommendation of approval of S/LD #24-4 - Application proposing a lot line change between the properties at 735 Harding Avenue and 515 Ford Avenue/BCTMP#'s 22-039-010-006 and 22-039-010-001. Recommendation is based on the Plan entitled "Proposed Lot Line Change," comprising 1 sheet and dated June 4, 2024 and last revised August 5, 2024. Plan is prepared by Dean Kostenbauder, Professional Land Surveyor of Warminster, PA. Recommendation is further based on comments in the August 6, 2024 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer and with the following:*

- a. Requested Waiver identified in the August 6, 2024 RVE letter involving the percentage increase in lot area.*
- b. The plan cannot appear before the Board of Supervisors until the Bucks County Planning Commission review letter is released. If the review identifies significant issues needing to be addressed, then the applicant must reappear before the Middletown Township Planning Commission to seek an additional recommendation of approval.*

The plan is expected to appear before the Board of Supervisors during their November meeting for approval.

#### **4. Bucks County Planning Commission Presentation on the Findings of the**

##### **Analysis of the R-1 Residence District and R-2 Residence Districts**

Matt Walters representing the Bucks County Planning Commission presented a power point covering their contract with the Township in analyzing, mapping, and providing recommendations for their coverage percentage limitations in the R-1 and R-2 zoning districts within the Levittown area. Throughout the presentation Mr. Walters explained how many residents wishing to improve their properties within these districts they are frequently sent to

the Zoning Hearing Board for building and impervious coverage variances. Further discussing BCPC identified certain areas in the Levittown area that could be rezoned to an R-3 district zoning district which includes reduced lot sizes and lot width minimums and an increase in building coverage and impervious coverage percentage maximums. BCPC also discussed the recommendation of a sliding scale for percentage increases in impervious coverages tied to installing Storm Water Management solutions. Mr. Walter discussed the burden it puts on the Township staff and volunteer members of the Zoning Hearing Board with all the variance's residents have to seek. Richard Nuttal questioned if swimming pools would be considered impervious coverage. Mr. Jim Ennis explained that this is an on-going discussion that will have to be talked about when it is decided. Mr. Nuttal further asked if there is anything in this proposed district that can't be subdivided. Mr. Ennis answered stating the next steps this proposal would have to take to get the specifics of what can and cannot be allowed in this proposed district, but this is a way to try to not only make it easier on the township but easier for the residents themselves. Ryan Leighton questioned whether the Storm Water Management solution was to only help the township. Mr. Ennis explained that they are trying to match items based on the property.

## **5. Review of Zoning Hearing Board Advertisement**

Jim Ennis mentioned one item on the meeting advertisement at 201 Cherry Street about the proposed town-home development.

## **6. Other Business**

There were no other items discussed.

## **7. Adjournment**

Richard Nuttal made a motion for adjournment at 7:55 PM. Ryan Leighton seconded the motion, which carried on a 6-0 vote.