

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MIDDLETOWN MUNICIPAL BUILDING  
WEDNESDAY, OCTOBER 6, 2021**

**PRESENT:**

Tom Piacentino

Rich Nuttall

Holly Cunningham

Barry Harrison

Jacqueline Ratner

Patrick Ennis, Zoning Officer

Jim Esposito, Township Solicitor – Curtin & Heefner

Isaac Kessler, Township Engineer – Remington & Vernick, RVE

Bill Zadrovicz, Township Traffic Engineer – Traffic Planning & Design, TPD

Phil Wursta, Township Traffic Engineer – Traffic Planning & Design, TPD

**ABSENT**

Keith Auerswald

Joseph Antonelli

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

- a. Mr. Piacentino called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with five members present. Mistery Ennis, Esposito, Zadrovicz, Wursta and Kessler were also present.

**2. APPROVAL OF PRIOR MINUTES**

- a. Ms. Cunningham made a motion to approve the minutes of the September 15, 2021 meeting. Mr. Harrison seconded and the motion passed 5-0.

**3. PUBLIC SESSION**

- a. **Discussion of Application for Preliminary and Final Land Development for Chick-Fil-A, Langhorne Square, 1501 E. Lincoln Highway, Langhorne, PA 19047, TMP 22-047-011-002, C Commercial Zoning, S/LD 20-70.**

Mr. Tyler Prime, the applicant's attorney, presented an update of the project and the issues still to be discussed. The alignment of Highland Park Way intersection and the Lincoln Highway deceleration right turn lane.

Mr. Justin Thornton, the applicant's engineer, explained the alignment on Highland Park Way and the pedestrian connection to Highland Park. The walkway will result in zero increase in impervious area and will not require additional zoning relief.

Mr. Wursta stated that the deceleration right turn lane is a safety issue that must be addressed. It was explained by Mr. Prime that the neighboring property owner has been contacted but unwilling to work on this safety issue.

Mr. Esposito stated that the applicant has made a good faith effort to reach out to the neighbor. Mr. Wursta suggested that an account be set up for the improvement and the township will enter into discussions with the neighbor to get the right turn lane completed.

Mr. Nuttall wanted to know how much of the traffic light on Lincoln Hwy will the applicant be providing. Mr. Esposito responded that approx. \$150K of the total estimated cost of \$350K will be provided by the applicant. Also, other developments in this area will be required to pay a Traffic Impact Fee which would also contribute.

Mr. Wursta stated that the traffic light is warranted right now without Chick-Fil-A, and the township would be 100% responsible for this light.

### **Public Comment**

Ronald Sosky, 38 Hemlock Road, asked about the number of employees at the restaurant. The applicant stated that a total of 80 employees will work there. Max. shift will be about 18-20 employees. He stated concerns for neighborhood children. He also asked if the entrance near Goodyear will be closed. Mr. Martinez from Chick-Fil-A stated that the entrance would not be closed due to the concerns of the residents who preferred it not be closed. Mr. Piacentino agreed that it is not a good idea to close that entrance.

Rosella DiPaoli, 79 Handy Road, is concerned that she lives in the middle of chaos with the close proximity of the shopping center to her home. She questioned Chick-Fil-A on where they have a restaurant so close to a residential community.

Joe Fantozzi, 79 Handy Road, is concerned about cars and trucks coming through Highland Park. He also is not in favor of night deliveries and would prefer daytime deliveries.

Emily Norman, 30 Hybrid Road, concerned about stop signs and cars not observing them. Truck noise and trash could become an issue if this application gets approved.

Mr. Piacentino made a motion to recommend Preliminary approval with the condition that the Lincoln Highway deceleration land improvements funding be placed in an escrow account with the township to have the work completed with the township's assistance. Ms. Cunningham seconded and the motion passed 4-1 with Mr. Nuttall voting Nay.

Ms. Cunningham made a motion to recommend Final approval with the stated condition. Mr. Piacentino seconded and the motion passed 4-1 with Mr. Nuttall voting Nay.

#### **4. ZONING ISSUES**

An update of Zoning Appeals, which if granted, would become Land Developments was given by Mr. Ennis.

#### **5. OTHER BUSINESS**

Discussion of an upcoming hearings for a 900 Wheeler Way warehouse and the Alternative Energy Ordinance scheduled for November's PC.

#### **6. ADJOURNMENT**

Mr. Piacentino made a motion for adjournment. Mr. Nuttall seconded. The motion passed 5-0. The time of the adjournment was 7:57 P.M.

Respectfully submitted,  
Patrick J. Ennis, PE  
Director of Building & Zoning

cc:Planning Commission

Township Manager