

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, NOVEMBER 5, 2025**

**PRESENT:**

Richard Nuttall

Peter Tantala

Tom Piacentino

Keith Auerswald

Joseph Antonelli

Ryan Leighton

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Sarah Steers, Esq. – Township Solicitor Curtin & Heefner

Abhishek Joshi, PE, PTOE –Pennoni Traffic Engineer

**ABSENT:**

Amber Watson-Tardiff

**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. Joseph Antonelli took roll call with 10 members present.

**2. Approval of Minutes –September 3, 2025**

Ryan Leighton made a motion to approve the minutes of the September 3, 2025, Planning Commission meeting. Joseph Antonelli seconded, and the motion passed with a vote of 6-0. Keith Auerswald had voted but was not at the September 3<sup>rd</sup> meeting.

**3. S/LD 25-9 - Application for Preliminary/Final Land Development and Masterplan. Proposing improvements at George School include expanding an existing building by 3,438 SF, and a new amphitheater space adjacent to the building expansion. 1690 Langhorne Newtown Road, Newtown, PA. TMP 22-004-004, RA-3 - Residence Agricultural District RA-2 - Residence Agricultural District (76 addresses notified).**

Mr. Ed Murphy, attorney representing George School, provided an overview of the previously submitted Master Plan. He reiterated that there have been no changes to the plan since it was last presented to the Board. Mr. Murphy explained that staff is currently reviewing a plan agreement that will establish the terms for approval. He noted that certain language modifications still need to be incorporated. Additionally, Mr. Murphy clarified that the current proposal pertains to one of the smallest structures slated for reconstruction under the plan. Mr. Robert Kleimenhagen, Director of Planning, provided an overview of the Early Action Project and discussed the comprehensive plan for the campus as a whole. He reviewed the plans presented to the Board, explaining that the project involves renovations to the existing lobby area along with an addition to expand the facility.

Mr. Tom Piacentino inquired about the total occupancy between the amphitheater and the lobby areas. Mr. Robert Kleimenhagen responded that the combined capacity would be approximately 600 people.

Mr. Peter Tantala asked whether the proposed facilities would be open to outside groups or reserved solely for school use. Mr. Ed Murphy clarified that the facilities are intended exclusively for George School students to enhance their on-campus experience.

Mr. Tantala also raised questions regarding stormwater management. Mr. Kevin Segler provided an overview of the stormwater discharge plan, noting that there would be no anticipated impacts, and that each development phase would include its own stormwater management plan.

Mr. Tantala further inquired whether any waivers were being requested for the project. Mr. Dominic Cundari, of RVE, stated that seven waivers had been requested, as outlined in the review letter. He indicated there were no objections to granting the waivers, as they primarily pertained to administrative matters and minor design features.

Mr. Tantala also asked whether any natural resource protections would be affected by the project. Mr. Murphy confirmed that no such impacts were anticipated.

Regarding parking, Mr. Tantala asked if the project would create any issues. Mr. Murphy responded that parking capacity will not be impacted by this phase or by any future phases of development.

Mr. Richard Nuttall addressed Mr. Cundari, asking whether the Township Engineer's office was satisfied with the waivers. Mr. Cundari replied that while some minor comments remained to be addressed, he was comfortable with approval pending resubmission.

Mr. Abhishek Joshi, Traffic Engineer, discussed traffic-related comments and recommended the inclusion of certain ADA accessibility improvements. Mr. Murphy confirmed that the applicant would comply with all such recommendations.

Mr. Jim Ennis reviewed the Environmental Advisory Council (EAC) letter and summarized the comments provided.

Mr. Nuttall inquired whether the amphitheater would be open to families or community members and expressed concern regarding potential noise issues. Mr. Murphy stated that noise is not expected to be a problem due to the amphitheater's location within the campus.

\*\*\*There was no public comment\*\*\*

Recommendation of approval for S/LD #25-9 – Land Development Application proposes a 3,438 square foot expansion to the Walton Performing Arts Center Building and other improvements on the George School Campus at 1690 Langhorne-Newtown Road, Newtown, PA 18940/BCTMP# 22-004-004 (the Property). Recommendation is based on the Land Development Plan entitled “Preliminary/Final Land Development for George School Walton Performing Arts Center Building Lobby Expansion and Renovation” comprising 30 sheets and dated July 28, 2025 and last revised October 2, 2025. Plan is prepared by Jeffrey J. Kelley, PE, and Kevin M. Selger of Gilmore and Associates, Inc of New Britain, PA. Recommendation is further based on compliance with the comments provided in the –

- a. October 28, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- b. October 28, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer
- c. August 20, 2025 review letter from the Bucks County Planning Commission
- d. October 27, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- e. August 29, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)
- f. The requested waivers stated on Sheet C0.20 of the Land Development Plan

The Planning Commission gave a unanimous recommendation of approval (6-0).

#### **4. Review of Zoning Hearing Board Advertisement for November 12<sup>th</sup>.**

Jim Ennis discussed that none of the items for this meeting even if approved will have to appear before the board.

#### **5. Other Business**

N/A

#### **6. Adjournment**

Keith Auerswald made a motion for adjournment at 7:30P.M. Peter Tantala seconded the motion, which carries on a 6-0 vote.