

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**WEDNESDAY, November 6, 2024**

**PRESENT:**

Richard Nuttall

Keith Auerswald

Tom Piacentino

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Jim Esposito – Township Solicitor Curtin & Heefner

**ABSENT:**

Guy Triano

**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 9 members present.

**2. Approval of Minutes – October 2, 2024**

Ryan Leighton made a motion to approve the minutes of the October 2, 2024, Planning Commission meeting. Tom Piacentino seconded, and the motion passed with a vote of 6-0.

**3. Application for a Subdivision & Land Development and Conditional Use to Redevelop the Woodbourne Street frontage and Construction of a new 20,038 SF Volkswagen Car Dealership, US RT 1 & Woodbourne Road, Langhorne, PA 19047, TMP 22-048-001, 22-048-004, 22-048-005, 22-048-005-001, 22-048-006, 22-048-009, 22-048,009-001, 22-048-011; 22-047-010, 22-047-201, M-1 Light Manufacturing Zoning District, C – Commercial Zoning District, S/LD 24-5.**

Ed Murphy was the attorney representing the application for the Land Development and Conditional Use. Adam Brown, the Project Engineer was there to discuss the project itself. Mr. Brown went on to discuss the five (5) different tax parcels that are being combined into one on the property. He further discussed how the lot has been vacant for quite some time and this could be a great use for this specific lot. Mr. Brown mentioned the comments made in the review letter and stated they will be complying with those items listed. Mr. Brown then further explained that the only new addition to the property would be a 1,300 sqft addition for service, a right -up only for vehicles. He had also discussed the entrances and access from the main roads surrounding the property. Mr. Tom Piacentino questioned the entrance coming from Southbound Woodbourne 213. Mr. Piacentino mentioned there was past talk about a right turn only lane going there to make it easier, while he also questioned where the curbs and sidewalks would be going. Dominic Cundari from RVE explained they will be redoing a study to have a right turn lane to show if and/or how much that lane would help but would need additional approval. Ed Murphy explained that the conditional use would be helpful in that study so they can cover the entire property within those studies.

Richard Nuttal questioned why there was a need for the entrance off Woodbourne and there already is an entrance coming from 213 and Lincoln Highway. Mr. Brown answered that they need for access to the site for a “right-in, right-out” entrance and exit. Mr. Keith Auerswald showed concern about the same entrance and was worried about the blind side of people coming down the hill there. Mr. Auerswald recommended getting rid of that entrance and adding more parking instead. Mr. Tom Piacentino also showed concerns about that same entrance while thinking about the construction of the new warehouses being built and adding more tractor trailers traveling more utilizing those same roads.

Richard Nuttal wanted an additional recommendation that the Woodbourne right-in and right-out lane access be eliminated for traffic safety concerns, while also making known they would not be opposed to a second entrance being created on Lincoln Highway instead.

There was no public comment. This carried over a 6-0 vote with the following recommendations:

#### Preliminary/Final Plan recommendation

Recommendation of approval of S/LD #24-5 and Conditional Use #24-2 - Application proposing the redevelopment of a 20,038 square foot building with site improvements for the use of car dealership at 1974 E. Lincoln Highway/BCTMP# 22-048-005-001 (the Property). Recommendation is based on Plan entitled “Land Development Plan for Piazza Family Limited Partnership” comprising 12 sheets and dated February 26, 2024 and last revised October 2, 2024. Plan is prepared by Adam J. Brower, PE, of Edward B. Walsh and Associates, Inc. of Exton, PA. Recommendation is further based on compliance with the comments provided in the –

- a. October 10, 2024 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- b. October 31, 2024 letter from Phil Wursta, P.E., of TPD, Inc., Middletown Township Traffic and Transportation Engineer
- c. August 14, 2024 review letter from the Bucks County Planning Commission
- d. October 15, 2024 letter from Alan Welsh, Middletown Township Fire Marshal
- e. October 31, 2024 letter from the Middletown Township Environmental Advisory Council (EAC)

And – a waiver from Section 440-421.E.(4) of the Subdivision and Land Development Ordinance to provide parking a minimum of 3 feet from the building on the east side of the building and 9 feet from the building on the south side of the building, where parking stalls cannot be closer than 15 feet to the outside wall of buildings.

And- with the condition that the right in/right out entrance along Woodbourne Road is eliminated for traffic safety concerns.

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

Mr. Jim Ennis mentioned the address 201 Cherry Street being continued at the Zoning Hearing Board due to a high level of opposition from the public.

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

There was no other business discussed.

#### **6. Adjournment**

Ryan Leighton made a motion for adjournment at 7:40 PM. Amber Watson-Tardiff seconded the motion, which carried on a 6-0 vote.