

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 3, 2025

PRESENT:

Richard Nuttall

Peter Tantala

Amber Watson-Tardiff

Keith Auerswald

Joseph Antonelli

Ryan Leighton

Jim Ennis – Building and Zoning Director

Dominic Cundari – Township Engineer – Remington & Vernick, RVE

Jim Esposito, Esq. – Township Solicitor Curtin & Heefner

ABSENT:

Pennonni Traffic Engineer

Tom Piacentino

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 –November 5, 2025

Ryan Leighton made a motion to approve the minutes of the November 5, 2025, Planning Commission meeting. Peter Tantala seconded, and the motion passed with a vote of 6-0.

3. S/LD # 25-9 - Application for Subdivision & Land Development, Two Lot Subdivision, one fronting on S. Buckthorn, one fronting on S. Walnut Terrace, each with a single-family home, driveway, retaining wall and stormwater management. 164 S Walnut Terrace, Langhorne, PA 19047, TMP 22-008-169, R-2 – Residence Zoning District (56 addresses notified).

Mr. Mike Meginniss, attorney representing Michael Alexander, presented the proposed two-lot subdivision. He reviewed the plan to construct a new single-family dwelling while noting that the

existing home, currently rented, will remain occupied and will not be demolished until the tenant vacates.

Mr. Dumack explained the intent of the subdivision, stating that one lot will front South Buckthorn and the other will front South Walnut Terrace. He added that utilities will be provided on both sides to serve each home. Regarding the Remington & Vernick Engineers review letter, he confirmed that the applicant will comply with all comments.

Mr. Dominic Cundari, Township Engineer (RVE), reported that the applicant originally requested approximately twelve waivers but successfully reduced the number to eight. He stated that RVE has no objection to the project moving forward with these waivers.

Mr. Richard Nuttall inquired about the proposed retaining walls, their purpose, and necessity. Mr. Dumack stated that the property slopes significantly from one end to the other, warranting the walls.

Mr. Nuttall also asked whether sidewalks would be installed and if a fee-in-lieu could be considered. Mr. Cundari confirmed that a fee-in-lieu could be included, and Mr. Meginniss stated they will comply.

Mr. Peter Tantara commented on the stormwater management facilities proposed above portions of the retaining wall. Mr. Dumack confirmed that the wall will support a portion of the stormwater management system. Mr. Cundari stated that additional details and structural calculations will be required for approval. Mr. Tantara also expressed concern that the proposed homes may appear irregular in relation to existing homes on the street. Mr. Meginniss noted that the existing lot is already irregular, and the proposed layout is intended to address and improve that condition.

Mr. Nuttall noted that zoning variances have already been granted, and Mr. Meginniss reviewed those approvals. Mr. Nuttall then summarized the waiver requests, with Mr. Jim Esposito, Esq., providing further clarification. Mr. Dumack explained the reasoning behind each waiver request.

Mr. Nuttall questioned whether the 10-foot easement setback could be increased. Mr. Dumack indicated that it cannot be widened due to the existing dwelling. Mr. Cundari asked whether widening the easement would be possible in the future. Mr. Dumack confirmed it could be widened at a later date once the existing home is removed. When asked whether a 15-foot setback could be accommodated now, Mr. Dumack stated that they could adjust to 15 feet if necessary.

Public Comment

- **Lisa Murphy (174 S. Walnut Terrace)** – Expressed concerns regarding stormwater management and the proposed retaining walls. Mr. Dumack addressed her questions.
- **Joe Lemming (241 Wheatsheaf Lane)** – Asked about long-term maintenance of the stormwater pits. Mr. Cundari explained that an O&M (Operations & Maintenance) Agreement will be required.

Mr. Lemming also noted that the EAC provided recommendations and asked whether they would be considered. Mr. Dumack stated that they will review the EAC comments.

Planning Commission's Recommendation is:

Recommendation of approval for S/LD #25-11 - application proposing a two lot subdivision and land development at 164 S. Walnut Terrace, Langhorne, PA 19047/BCTMP# 22-008-169 (the Property). Recommendation is based on Plan entitled "164 S. Walnut Terrace Subdivision and Land Development Plans" comprising 10 sheets and dated June 17, 2025. Plan prepared by Heath Alan Dumack, PE, of Dumack Engineering of Penns Park, PA. Recommendation is further based on compliance with the comments provided in the -

- a. October 30, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
- b. November 20, 2025 review letter from the Bucks County Planning Commission*
- c. October 30, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)*
- d. The requested waivers listed on the Remington Vernick review letter.*
- e. Any structural changes involving the existing house and/or easement on the subdivided property will require an additional appearance in front of the Planning Commission.*

Motion: Mr. Richard Nuttall made a motion to approve the application. Mrs. Amber Watson-Tardiff seconded the motion.

Vote: The motion passed 5–1, with Mr. Joseph Antonelli voting in opposition.

4. S/LD # 25-12 - Application for Subdivision & Preliminary/Final Land Development, Two Lot Subdivision with two new dwellings, driveway expansions, proposed grading, two rain gardens, erosion and sediment controls, and the installation of utilities and stormwater infrastructure. 316 Tollgate Road, Langhorne, PA 19047, TMP 22-004-015, RA-3 – Residence Zoning District (24 addresses notified).

Mr. Eric Clase, representing Gilmore Associates, presented the subdivision plan in full. He explained that the proposed lots exceed the minimum lot size requirement and will utilize on-lot water and septic systems. Mr. Clase noted that the nearest available public sewer line is not accessible to the site, and the next closest connection point is more than 2,700 linear feet away, necessitating the use of on-lot systems. He also reviewed the required recreation fee in lieu for the area to be disturbed.

Mr. Dominic Cundari discussed the woodland disturbance fee, noting that the proposal exceeds 20% disturbance. Mr. Clase stated they will replant trees to offset that impact.

Mr. Peter Tantala raised several questions and comments related to water run-on, stormwater management, sanitary provisions, DEP requirements, Department of Health considerations,

natural resource protection, and easements associated with the lots. Mr. Clase addressed each of Mr. Tantala's comments individually.

Mrs. Amber Watson-Tardiff asked about existing sidewalks in the surrounding area being installed by another developer and whether this project planned to continue the sidewalk connection. Mr. Clase stated that sidewalks are not included in the current plan.

Ms. Watson-Tardiff then asked whether the applicant could connect to public water and sewer. Mr. Jim Ennis explained that doing so would require crossing Toll Brothers' property and obtaining multiple additional approvals. When asked if there was any alternative to the proposed septic systems, Mr. Ennis confirmed there was not.

Public Comment

- **Joe Definis (313 Tollgate Road)** – Expressed concerns regarding the narrow width of Tollgate Road, the ability for trash collection vehicles to pass, emergency service access, lack of perceived frontage, and opposition to constructing two homes rather than one. Mr. Ennis clarified that the paper street is considered legal frontage for the proposed lots.
- **Edward Poltonowicz (1453 Langhorne Newtown Road)** – Stated that he would like to take possession of the portion of property he has been maintaining. Mr. Jim Esposito, Esq., advised that this is a private matter and cannot be considered as part of the subdivision review.
- **Mary-Ann Geisheimer (317 Tollgate Road)** – Expressed concerns about a portion of the road encroaching onto her property, the location of proposed level spreaders (which Mr. Tantala clarified), and emergency access to the new lots.

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

The Commission reviewed the advertisement for the upcoming Zoning Hearing Board meeting scheduled for December 10th. A potential appearance regarding 170-Wheeler Way was discussed, pending approval.

6. Other Business

Mr. Ryan Leighton expressed his appreciation to the Planning Commission, and all involved for their support and guidance during his time on the Board. He thanked the members for the knowledge and experience he gained as he transitions into his role as a newly elected Supervisor.

7. Adjournment

Keither Aureswald made a motion for adjournment at 9:00P.M. Joseph Antonelli seconded the motion, which carries on a 6-0 vote.