

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**WEDNESDAY, FEBRUARY 4, 2026**

**PRESENT:**

Richard Nuttall

Peter Tantala

Amber Watson-Tardiff

Joseph Antonelli

Jim Ennis – Building and Zoning Director

Dominic Cundari – Township Engineer – Remington & Vernick, RVE

Matthew Johnston, PE -- Pennoni Traffic Engineer

Jim Esposito, Esq. – Township Solicitor Curtin & Heefner

**ABSENT:**

Tom Piacentino

Keith Auerswald

**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 – January 7, 2026**

Amber Watson-Tardiff made a motion to approve the minutes of the January 7, 2026, Planning Commission meeting. Joseph Antonelli seconded, and the motion passed with a vote of 4-0.

**3. S/LD # 26-1, Mark Rusden, Application/Owner, requesting a Lot Line Change, 2340 Lincoln Hwy., Langhorne, PA 19047, TMP 22-057-022. GB – General Business District and TMP 22-057-020-006, 130 Middletown Blvd., Langhorne, PA 19047.**

Nick Rose presented on behalf of Mark Rusden regarding the application. Mr. Rose explained that, due to the irregular shape of the adjacent properties, a lot line change is being requested. He also discussed the original Subdivision and Land Development application and plan, stating that they will be withdrawn in order to proceed with the lot line change. Mr. Rose further noted that a waiver is being requested because more than 20% of the property is proposed to be transferred.

Dominic Cundari, RVE, stated that the Township Engineers support the requested waiver and have no objections.

Jim Esposito, Esq., stated that a note or line should be added to the plan acknowledging the withdrawal of the Subdivision and Land Development applications.

*Recommendation of approval for S/LD #26-1 - Application proposing a lot line change at 2340 Lincoln Highway and 130 Middletown Boulevard, Langhorne, PA 19047/BCTMP# 22-057-020-006 (the Property). Recommendation is based on Plan entitled "Plan of Lot Line Change: Prepared for 2340 Lincoln Highway" comprising 1 sheet and dated September 30, 2025. Plan is prepared by Nick Rose, PE, of ProTract Engineering, Inc, of Hatboro, PA. Recommendation is further based on compliance with the comments provided in the –*

- a. January 30, 2026 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
- b. January 30, 2026 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*
- c. Waiver from Section 440-306.A to allow lots to increase/decrease by more than 20% of the original lot area.*
- d. Applicant will add a note to the Plan stating the previous land development approval for this property is withdrawn.*

Amber Watson-Tardiff made a motion to approve the application, with Peter Tantala seconding the motion. The motion carried by a 4-0 vote.

**4. S/LD #25-4, Petition on behalf of Korman Commercial Properties to Middletown Township to seek both a Zoning Map Amendment as well as Zoning Ordinance Text Amendment to allow for the rezoning of the aggregate properties reference in the Application to M-1 Manufacturing and to establish a new use identified as a "Logistics Fulfillment Center" within the limits of those parcels. Tax Parcels: 22-015-012-001, 22-015-016, 22-016-131, 22-016-127, 22-016, 125, 22-016-124, along Lincoln Highway to be rezoned to M-1Light Manufacturing District or OR – Open Recreation District. 2011 West Lincoln Highway.**

Joe Blackburn was present to represent Korman Properties, along with Justin Geonotti of Dynamic Engineers, to discuss the rezoning of the property and proposed changes to the language in the text amendment.

Mr. Geonotti reviewed the existing zoning districts that comprise the multiple tax parcels and explained that the intent is to clean up and better align the zoning district configuration. He noted that one portion of the property would remain zoned OR – Open Recreation to allow access to the creek from Old Lincoln Highway. Mr. Geonotti further stated that certain uses previously included in the text amendment, specifically data center and cold storage, have been

removed. He also explained that the site is a contaminated landfill requiring vegetation removal and a comprehensive cleanup performed in accordance with proper procedures.

Dominic Cundari, RVE, stated that the Township Engineer's review letter still references the data center use; however, that language can be removed without issue. He also noted that the text amendment includes items related to natural resources that still need to be addressed. Mr. Cundari added that the Engineers have concerns related to future land development, which can be reviewed and addressed at a later stage.

Peter Tantala stated that the proposal was difficult to evaluate without an associated plan and raised questions regarding landfill capping and traffic impacts. Mr. Geonotti responded that these items would be further defined during the Subdivision and Land Development approval process and that coordination with PennDOT would occur to ensure compliance with all requirements.

Richard Nuttall expressed concerns regarding approval of the M-1 zoning district potentially allowing development not discussed, how construction would occur on top of the landfill without disturbance, and the proposed outdoor accessory storage language. Mr. Geonotti addressed Mr. Nuttall's concerns, stating that required standards would apply and that outdoor accessory storage is commonly permitted as an accessory use for warehouse developments. Mr. Nuttall stated that he would prefer the accessory storage language be removed entirely. Jim Esposito, Esq., suggested clarifying the language to permit outdoor accessory storage only as accessory to the principal use.

Amber Watson-Tardiff asked whether the portion of the property remaining zoned OR would still be contaminated. Mr. Geonotti responded that the entire site would be remediated. Jim Ennis stated that a condition could be added to ensure cleanup of the entire property.

Mr. Ennis asked whether a limitation could be placed on the amount of outdoor accessory storage permitted on the property. Mr. Nuttall reiterated his preference for removing the accessory storage use altogether.

Peter Tantala questioned what would prevent similar rezoning requests elsewhere. Mr. Blackburn stated that the proposed rezoning and text amendment would be specific to these parcels only.

No Public Comment

After considerable discussion and suggested changes by the Planning Commission, S/LD #25-4 for the petition to amend text in the Zoning Ordinance and to amend the Zoning Map for the currently zoned M-1, C, and OR District properties in ownership of Korman along 2011 W. Lincoln Highway is tabled until the Planning Commission's March 4<sup>th</sup> meeting.

**5. S/LD #25-6, Application for Preliminary/Final Land Development to propose the demolition of the existing vacant Denny's building to permit the construction of a 2,700 SQFT Taco Bell fast-food restaurant, with dual drive-thru. 640 E. Lincoln Highway, TMP 22-041-026, C – Commercial District.**

Mike Malloy, attorney representing the applicant, discussed the proposal to construct a Taco Bell. He addressed issues raised during review, including traffic circulation and driveway sharing. Mr. Malloy stated that meetings were held with the PennDel-Middletown Emergency Medical Services (EMS) to discuss their concerns and attempt to reach an agreement.

Brian Cleary, Engineer with The Pettit Group, reviewed the proposed site improvements, including property entrances and exits and the drive-thru configuration. He also discussed the waivers being requested.

Dominic Cundari, RVE, reviewed the Township Engineer's comments and stated that five of the eleven requested waivers relate to existing site conditions. He noted that the review letter is conditionally approved and that the applicant is meeting applicable requirements where necessary.

Matt Johnston, Traffic Engineer with Pennoni, stated that there are no traffic-related comments or concerns.

**Public Comment:**

Joe Blackburn, attorney representing the PennDel-Middletown EMS, stated that Dynamic Engineering conducted an independent traffic study and that they have no additional comments. Gerald Wydro stated that the EMS is not opposed to development of the property but has concerns regarding operational readiness. He emphasized the need for clear, tested solutions for vehicle access and egress, noting that seconds and minutes are critical in emergency response situations.

Richard Nuttall asked about the EMS traffic signal preemption devices and their locations. Mr. Wydro explained that part of the system is hardwired into the building from many years ago and that remote devices are used to change the signal; however, the remotes are not always effective and do not always trigger the signal. He added that another device was discussed but would not function due to vehicle orientation. Mr. Nuttall asked whether the street could be widened. Jim Esposito, Esq., stated that both parties own to the centerline of the street and that widening would not encroach on private property.

Board members discussed potential sticking points of the application. Mr. Johnston added that there are no concerns with the driveway, noting that vehicles typically move to the right when emergency lights are activated, but that PennDOT would ultimately need to review and weigh in on the matter.

Joseph Antonelli suggested the installation of a mechanical arm at the Taco Bell exit to stop traffic when EMS vehicles are responding to emergencies.

S/LD #25-6 for the proposed Taco Bell with a drive-through at the old Dennys at 640 E. Lincoln Highway was given a recommendation of approval 3-1 with Joe as the dissenting vote.

*Recommendation of approval for S/LD #25-6 - Application proposing the construction of 2,700 square foot Taco Bell with Drive-Through at 640 E. Lincoln Drive, Langhorne, PA 19047/BCTMP# 22-041-026 (the Property). Recommendation is based on Plan entitled "Langhorne Taco Bell:*

*Preliminary/Final Land Development Plan” comprising 9 sheets and dated June 10, 2025 and last revised October 15, 2025. Plan is prepared by Brian Cleary, PE, of the Pettit Group, LLC of Sewell, NJ. Recommendation is further based on compliance with the comments provided in the –*

- a. November 21, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
- b. November 21, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*
- c. July 11, 2025 review letter from the Bucks County Planning Commission*
- d. November 10, 2025 letter from Alan Welsh, Middletown Township Fire Marshal*
- e. November 25, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)*
- f. The requested waivers listed on Site Plan Sheet 3 of 9 of the Land Development Plan*
- g. Applicant will seek PennDOT approval. If PennDOT approval is not granted, then the applicant will work with neighboring EMS property for alternative solutions.*

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

N/A

## **7. Other Business**

N/A

## **8. Adjournment**

Peter Tantala made a motion for adjournment at 9:30P.M. Joseph Antonelli seconded the motion, which carries on a 4-0 vote.