

MIDDLETOWN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

WEDNESDAY, FEBRUARY 5, 2025

PRESENT:

Richard Nuttall

Tom Piacentino

Peter Tantala

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:

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 9 members present.

2. Reorganization

Tom Piacentino made a motion to nominate Richard Nuttall as the Chair of the board. Amber Watson-Tardiff seconded the motion which passed with a 5-0 vote. Mrs. Watson-Tardiff nominated Ryan Leighton as the Vice Chair of the board, Joseph Antonelli seconded the motion which carried over a 5-0 vote. Lastly, Richard Nuttall nominated Amber Watson-Tardiff as the Secretary of the board, Ryan Leighton seconded the motion which carried over a 5-0 vote.

3. Approval of Minutes – January 2, 2025

Ryan Leighton made a motion to approve the minutes of the January 2, 2025, Planning Commission meeting. Tom Piacentino seconded, and the motion passed with a vote of 6-0.

Joseph Antonelli voted to approve of the minutes although was not present at the prior meeting

4. Presentation of George School's Conceptual Master Plan

Ed Murphy, attorney, presented the George School's Master Plan with what the property is planning to look like in twenty to thirty years. Mr. Murphy stated that this plan was similar to what was done with St. Mary's that is right down the road. Mr. Robert Kleimenhagen was there to present more about the phases of this plan. The first phase involves the Performing Arts Center which is at the "heart of the campus". The plan is to build an Academic quad and considering this the "early action project". The second phase would include (4) single-family homes for workers and others on the campus to live. The third phase would involve the dining hall to the science building. This plan, Mr. Kleimenhagen stated would happen in the next 5-8 years, this putting a connector in between buildings and updating all ADA, labs, etc. The fourth phase is Demoing an existing building then tying in the fifth phase of a new dining hall. Mr. Kleimenhagen stated that there hasn't been a Mater Plan done for this campus in over 20 years.

Mr. Tom Piacentino asked if they planned on having more students come to this development. Mr. Kleimenhagen stated that they plan to stay at the 540-student level with about 55% daytime students and 45% boarding. Therefore, there are no more people coming and leaving the campus. Peter Tantala questioned the parking on campus and if there would have to be any more spaces put in. Mr. Kleimenhagen answered that students do not typically have cars on campus that are boarding, the only cars are the daytime students when being dropped off the classes or the very minimal that drive themselves. Mr. Ed Murphy explained that there is an adequate amount of parking that is already available, and this would not be a problem. Mr. Joseph Antonelli asked how tall the buildings are going to be. Mr. Murphy said that all buildings would be code compliant.

There was no Public Comment

5. Presentation for a Subdivision & Land Development to Propose the development of approximately 50 acres of farmland on the Shady Brook property into 161 active adult units, with a clubhouse and other community amenities and for a Petition for Zoning Change and Zoning Text Amendment., 927 Stony Hill Road, TMP 22-031-024, Existing RA-1, Proposed- AGC-Age Qualified Community District, S/LD 24-10.

Ed Murphy, attorney, presented where in the process this Development was at. Mr. Murphy wanted this to be presented even though it wasn't final just to show where in the process they are. Engineered plans and text amendment plans have already been submitted and revised plans will come as follows with any concerns that they will have to address. Joseph Morrissey, representative of Fox Lane Homes, then presented to discuss the entire plan. Mr. Morrissey, who started the development of Stone Farm, stated that he took what he had previously learned in that to help come up with a plan for this development. He had stated that they had a couple goals of this plan which were to have more open space, less traffic and others. Mr. Morrissey stated that there would be two neighborhoods affected by this development, The Villas at Shady Brooke and Core Creek. Mr. Morrissey stated they met with neighbors that would have been affected to get their feedback and address some of their concerns. He stated they wanted to

come up with a plan to benefit everyone. Further discussing the plan, he stated that there will be 26 Single Family Homes (16%) and 135 Carriage Homes (84%).

Tom Piacentino asked if there was only one entrance and one exit of the development. Mr. Morrissey explained that as of right now there are two ways but based on a couple of concerns of neighbors, they are looking at different ways to go about to see if there was another way to put the access roads in. Mr. Tantala asked about the one access road on the plan and how it goes through Lower Makefield. Mr. Jim Esposito stated that they would discuss that road with Lower Makefield about that road and they would be involved. Mr. Morrissey discussed why the development would be a 55+ community and the issues the neighbors have had including, but not limited to, the access road locations, landscaping, headlight studies, trail/ location of trails, storm water management, traffic, impact of construction. He had also stated that they are working on a way to address all these concerns. Ryan Leighton had asked the cost of the homes and the carriage homes. Mr. Morrissey stated that the carriage homes would be in high \$800,000 while the single-family dwellings would be around \$1.3 million. Mr. Tantala questioned whether they were going to over capacitate the sanitary sewers due to them already disturbing up to the limit that they could. Mr. Ed Murphy stepped in stating that they are only doing the allowed amount and that Newtown's sewer plan has nothing to do with this project. Mr. Piacentino then asked if this project was going to be started and finished with FoxLanes or if they would start it and pass it on to a different developer the same way Stone Farm was. Mr. Morrissey stated they will be involved from start to finish in this project. Mrs. Watson-Tardiff then asked about the 55+ community and if you must be 55+ to live there or just to purchase due to this looking like a family-based community would they be willing to open that up for discussion. Mr. Morrissey went on about how this is needed in the community. He had also discussed there will be an HOA that will cover all outside, private streets, but excludes the roofs of the homes.

Public Comment

- Ted Wrublesky (209 Chilton Place) – Concerned about the Single-Family Dwellings being too close to his property, traffic growth, and the opinion of our this not benefitting our township or the surrounding townships in any way.
- Stan Jacobs (266 Shady Brooke Drive) – Concerned about the Storm Water Management but those concerns were addressed, wondering if the second access is necessary, possibly putting in a crosswalk. Also stated the way Joe Morrissey has built relationships with neighbors and trying to accommodate everyone has been great.
- Jessica Vinciguerra (96 Barley Court) – Would like to keep the zoning the same, stated they could reduce the number of homes and have bigger lots, also that there is a trail that goes through the neighborhood now that her children play on and would be upset to see that go.
- James Klemick (266 Chilton Place) – Concerned about the Storm Water Management, the wildlife that exists in that area currently, and the exits that they have proposed now.
- Teena Hanlon (346 Shady Brooke Drive) – Resident had asked that the developers stated there would be 120 feet from there home to the homes proposed due to her property backing up to the proposed project, but wasn't sure where that 120 feet started, whether the house itself or the property line. She also had concerns based on the storm water

management, the dust/dirt during construction, and the fire places that were in the pictures being places outdoors.

- Ryan Rybicki (285 Chilton Place) – resident concerned that he had moved out of the city and this is making the community more “city like”. Also concerned with the density, traffic, and safety for children.
- Megan White (297 Chilton Place) – resident concerned with the density, zoning change due to more possibly being able to be built elsewhere, additional green space that is needed, the wetlands, storm water management, her property being affected by the possible emergency access road and would like to hear more discussion about the trails being put into place.
- Carissa Zeldin (2406 Village Road) and David Fiorvanti (161 Chilton Place) – Resident Concerned about reaching out to the other townships involved in this development. Believe this should not only be based on the impact here but also the surrounding townships that are included.
- Fran Issadore (185 Shady Brooke Drive) – Resident stated they are affected by the access road and wants the entrance to be located elsewhere and concerned about the wetlands that are currently there.

Mr. Piacentino stated that although this was just a presentation when they come back for the recommendation for approval, he would suggest bringing a Master Plan of the entire development including the parts that run into other townships this way they can get a clearer picture of the plan in its entirety.

6. Review of Zoning Hearing Board Advertisement

Mr. Jim Ennis mentioned an item on the agenda for the next Zoning Hearing Board meeting that could possibly be brought in front of the board location at 640 E Lincoln Highway to put in a Taco Bell.

7. Other Business

N/A

8. Adjournment

Ryan Leighton made a motion for adjournment at 9:10 PM. Joseph Antonelli seconded the motion, which carried on a 6-0 vote.