

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION REGULAR MEETING
ON-LINE ZOOM MEETING
WEDNESDAY, MARCH 3, 2021**

PRESENT:

Tom Piacentino
Rich Nuttall
Holly Cunningham
Keith Auerswald
Joseph Antonelli
Kevin Strouse
Patrick Ennis, Zoning Officer
Jim Esposito, Township Solicitor – Curtin & Heefner
Isaac Kessler, Township Engineer – Remington & Vernick, RVE
Bill Zadrovicz Township Traffic Engineer – Traffic Planning & Design, TPD

ABSENT

Barry Harrison

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

- a. Mr. Piacentino called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Cunningham took roll call with six members present. Mistrs Ennis, Esposito, Zadrovicz and Kessler were also present.

2. APPROVAL OF PRIOR MINUTES

- a. Mr. Strouse made a motion to approve the minutes of the February 3, 2021 meeting. Mr. Antonelli seconded and the motion passed 6-0.

3. PUBLIC SESSION

- a. **Discussion of Preliminary/Final Land Development Plan for, BT 213 Properties, LP, 1600 East Old Lincoln Highway, Langhorne, PA 19047, TMP 22-040-013, 22-040-013-001 & 22-040-024, S/LD #20-72**

Mr. Daniel Rowley, the applicant's attorney, introduced the project and the team members. He explained this project would be to add additional parking and a more efficient layout for the existing delivery van use and tenant.

Mr. Anthony Caponigro, the applicant's site engineer, presented an aerial plan of the property showing the outbounds of the project and a rendering of the site which shows the proposed improvements. He explained there would be an enhanced landscape buffer along the residential properties and along the state highway. He also explained the stormwater management strategies for the site.

Mr. Caponigro stated they will comply with the RVE review letter and requested 2 design waivers.

1. 440-421.E(1)

Requirement: No one row of off-street parking spaces shall exceed 12 spaces. Raised planting beds shall be at intervals not to exceed 12 spaces with beds offset on alternating sides of parking rows.

Applicant is proposing to provide 12 raised planting beds in lieu of the required 30 raised planting beds.

2. 440-421.E(2)

Requirement: Raised planting beds shall be planted with one shade tree (from the approved street tree list) per bed.

Applicant is proposing to provide two shade trees within raised planting beds in lieu of the required 30 shade trees within raised planting beds.

Mr. Matthew Shinton, the applicant's traffic engineer, stated that they will comply with the comments of TPD's review letter.

Mr. Piacentino questioned if the applicant was aware of the potential warehouse in consideration for the property across Maple Ave. Mr. Caponigro stated they were and were working on coordinating the improvements along the state highway.

Mr. Kessler asked if the impervious coverage variance was granted. He was informed that the variance had been granted.

Mr. Nuttall requested that the plantings required in the waiver request be added to the landscaped buffers around the property. The applicant stated that they would comply with this request. Mr. Kessler added that this is a reasonable request and typical to the waiver.

Mr. Strouse asked if there was a practicable impact for granting the waiver. Mr. Kessler stated that there would be less shade on the property, he also stated that the stormwater management is up to current ordinance standards.

Mr. Rowley also added that they were adding shade trees where none exist now.

Mr. Piacentino also requested that the number of trees required for island in the waiver be placed around the site. Mr. Esposito added that this is typical to the waiver and required on other land developments.

Ms. Cunningham asked if the buffer would screen from headlights, what was the distance to the residential neighborhood from parking. Mr. Caponigro stated that there would be 265' from parking to the properties.

Mr. Kessler stated that infiltration testing would be required to comply with his review letter and would be condition of approval.

Mr. Nuttall asked if this would be Amazon using the site. Mr. Caponigro stated this site would serve as a last mile type of delivery facility.

Mr. Zadrovicz stated that he has been in communication with the applicant and following the PennDOT HOP process. The HOP approval could potentially include enhanced traffic controls and timing of the signals.

Ms. Cunningham asked if there would be median upgrades on Maple Ave. Mr. Zadrovicz stated that there would be bollard delineators along the median.

Mr. Shinton stated that they would work with PennDOT on posting no left turn signs and enforce restrictions.

Mr. Strouse reviewed the RVE letter and asked if they would need to have additional hearing once the will comply comments have been addressed. Mr. Esposito stated that the plans will not be approved and filed for development until a clean letter is received by our engineers which state all items have been addressed. This is a condition of approval.

Mr. Strouse asked if a Traffic Impact Fee will be required. Mr. Zadrovicz will review and let applicant know what the fee will be. The trips are mostly not during peak hours.

Mr. Strouse asked what hours will vans be leaving and returning to the site. Mr. Shinton responded trucks will leave between 10:00am-12:pm and return 7:00pm-9:00pm.

Mr. Strouse mentioned there seems to be a backup of traffic around 10:30am. Mr. Zadrovicz said they could look into the adaptive system of traffic lights (approx. 6) along Maple Ave. The off-peak time of travel may not timing changes or adaptive lights. TPD looks into light times and schedules.

Mr. Piacentino asked how many spaces total/employees. Mr. Shinton responded there will be approx. 600 Spaces for 300 employee and 300 van parking spaces.

Mr. Nuttall made a motion to recommend preliminary and final approval of the land development plan with the two stated waivers and the following conditions:

- The landscape buffers are to add the waived number of shade trees from the parking area requirements to make a more substantial buffer to limit light glare and noise to the residential neighborhood nearby.
- All comments and reports requested are approved by the Township Professionals.

Mr. Antonelli seconded and the motion passed 6-0.

b. **Discussion of a Sketch Plan for M Properties, LLC, 628 West Maple Ave., Langhorne, PA 19047 TMP 22-023-014 & 22-023-015**

Mr. David Shafkowitz, the applicant's attorney, introduced the project and the team members. He explained the project is two lots Zoned R-2 Residential and C-Commercial. The owner was presented an opportunity to re-evaluate the business and incorporate a drive thru. when the land became available adjacent to this property. Mr. Shafkowitz went on to explain the property history and approvals. Intention is to clean up ingress and egress to store and develop single family housing

Mr. Shafkowitz explained how they have met with the township and PennDOT previously to develop a concept plan.

Mr. Piacentino asked since there was a gas station there prior are there any environmental issues that could arise. Mr. Patel, the owner/applicant stated that a Phase 1&2 Environmental study has been completed for the property and all issues have been addressed.

Mr. Nuttall made the following statements: There is no existing curb along the frontage and no proposed left turn in from westbound Maple Ave.

Mr. Galante and Mr. Federico, the applicant's engineers described the site circulation and the fact that PennDOT would only allow a right in – right out access on Maple Ave.

Mr. Nuttall would like to see more distance from the drive thru window to Old Lincoln Highway to avoid a backup at the egress. He stated the drive thru is a good idea for this property.

Ms. Cunningham warned that a left on Maple Ave. is uphill to traffic.

Mr. Strouse also saw the issue with the drive thru being close to Old Lincoln and asked if building renovations would be required. He mentioned the problems of pulling out of the drive thru and turning left.

Mr. Shafkowitz stated the two egress lanes gives the option of left and right turns.

Mr. Zadrovicz would like to see a pull-off area be incorporated in next sketch.

Mr. Federico stated they initially had a flow loop around the building, but that created problems.

Mr. Kessler stated modifications were needed on egress. Mr. Galante concurred and stated a traffic gap analysis needed to be done on Old Lincoln Highway.

Mr. Patel explained the two driveways would be one for mobile orders and one for drive thru which speeds up the wait time.

Mr. Piacentino asked if a left turn lane on Maple Ave. was discussed with PennDOT. Mr. Federico stated that it would increase feasibility and costs.

Mr. Strouse asked if there could potentially be backups onto Maple Ave from drive thru, as in other locations in the town. Mr. Federico stated none were anticipated since the sketch shows 16 cars can stack in the drive thru.

Ms. Cunningham also stated that backup happens at other locations that don't have a long drive thru. Mr. Shafkowitz stated that a traffic study will address the site traffic.

Mr. Antonelli questioned how far from Hulmeville Rd. is the egress. Mr. Kessler stated that Hulmeville Rd. is about 275' from traffic light.

Mr. Nuttall stated that for the residential development the road should be completed 100% in a timely manner. Mr. Shafkowitz stated that the road will be a private road and not dedicated to the township.

Mr. Nuttall asked if the development will be staged into phases. Mr. Patel stated he intends to finish all the work at one time.

Mr. Strouse asked if the parking was sufficient. Mr. Shafkowitz stated that there is a variance in place for parking and the number of spaces will be no less than the variance and could possibly be in excess of the variance.

Public Comment

Ms. Joyce Martindell, 738 W. Maple Ave. issued concerns about there not being sanitary sewer on Maple Ave. Mr. Shafkowitz stated that the new homes will be served by an extension from Old Lincoln Highway. She also stated that she has stormwater issues now from Maple Ave and doesn't want that to get worse with the proposed development.

Mr. Galante stated that the stormwater management will serve both lots and be in conformance with township and DEP standards and will be an improvement since no stormwater management currently exists on the site.

Mr. Shafkowitz also went on to say that a landscape buffer will be planted for screening to the neighbors.

Mr. Antonelli asked if the cars will park on the street or will there be garages and driveways. Mr. Shafkowitz stated the driveways will be long enough to meet the requirements for parking.

Discussion Concluded.

4. ZONING ISSUES

Mr. Ennis discussed upcoming zoning appeals that deal with dimensional requirements for residential districts.

5. OTHER BUSINESS

Discussion of an upcoming hearings for Chick-Fil-A Land Development Application.

6. ADJOURNMENT

Mr. Nuttall made a motion for adjournment. Ms. Cunningham seconded. The motion passed 6-0. The time of the adjournment was 9:02 P.M.

Respectfully submitted,
Patrick J. Ennis, PE
Director of Building & Zoning

cc: Planning Commission
Township Manager