

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 4, 2026

PRESENT:

Richard Nuttall

Peter Tantala

Amber Watson-Tardiff (Virtual)

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. Richard Nuttall also took roll call with 8 members present.

2. Approval of Minutes – February 4, 2026

Richard Nuttall made a motion to approve the minutes of the February 4, 2026, Planning Commission meeting. Peter Tantala seconded, and the motion passed with a vote of 4-0.

3. S/LD # 25-4, Petition on behalf of Korman Commercial Properties to Middletown Township to seek both a Zoning Map Amendment as well as a Zoning Ordinance Text Amendment to allow for the rezoning of the aggregate properties referenced in the Application for the establishment of a new use identified as a “logistics fulfillment center” in the M-1 Light Manufacturing Zoning District. The undeveloped properties subject to the petition contain the address 2011 West Lincoln Highway, are near the intersection of Route 1 and W. Lincoln Highway (Business Route 1), cover approximately 83.7 acres, and split zoned between the C – Commercial, M-1 – Light Industrial, and OR – Open Recreation Zoning Districts. The Tax Parcels: 22-015-012-001, 22-015-016, 22-016-131, 22-016-127, 22-016-

125, and 22-016-124 along Lincoln Highway are proposed to be rezoned to the M-1 Light Manufacturing District and OR Open Recreation Districts.

Joe Blackburn was present to represent Korman Properties and discuss the rezoning of the property and the proposed changes to the language in the text amendment. Mr. Blackburn addressed several concerns and explained the revisions that have been incorporated into the project. These revisions include excluding certain vehicular exclusions from the Industrial Outdoor Storage use, requiring that all uses within the logistics fulfillment center be permitted by conditional use rather than by right, and revising the Industrial Outdoor Storage Use so that it is exclusively an accessory use. Additional language was also added to prohibit the aggregation of properties to meet the 50-acre minimum requirement where the combined properties would otherwise meet that threshold. Furthermore, language was included to specify and clarify that all DEP and EPA standards will be met.

Mr. Richard Nuttall asked whether buses could be excluded from the language of the ordinance. He stated that the language could retain the reference to fleet vehicles but requested that it include wording such as “excluding buses.”

Mr. Blackburn also discussed whether the ordinance should specifically enumerate the Tax Map Parcel (TMP) numbers to which the overlay would apply, since the district is intended to function as an overlay. He explained that he had previously reviewed why this could be problematic in order to avoid spot zoning and had discussed the matter further with Mr. Jim Esposito, who was not in favor of that approach. Mr. Esposito stated that if a single, specific tax map parcel number were included, the ordinance could be challenged and likely lost on the basis of spot zoning. He asked the applicants to provide a zoning map identifying what properties could potentially be affected. He noted that fewer properties appear on the map than initially anticipated due to the new language that was added.

Mr. Blackburn stated that the exhibit identifies all properties within the Township that would satisfy the 50-acre minimum requirement and clarified that all but the subject property would be separated by a right-of-way.

Mr. Tantala expressed concerns regarding the language in the ordinance. Based on his reading, he understood that a zoning map change would be required that includes an area designated as LC. Mr. Blackburn confirmed that this was correct and that it relates to the overlay that had been discussed. Mr. Esposito clarified that, within the area designated as LC, there will not be a specific area labeled as LC on the zoning map because this is a floating overlay district that is described in the ordinance text rather than depicted directly on the zoning map. Therefore, he stated that the final portion of the sentence in the ordinance would need to be removed to properly reflect how the overlay district functions.

Mr. Tantala and Mr. Ennis discussed when the floating overlay would be clarified. Mr. Tantala continued to express concerns related to traffic, noting that while there are adequate ways to access the site, exiting the site may present difficulties. He also raised concerns about the reduction of natural resource protections.

Mrs. Amber Watson-Tardiff stated that she was satisfied with the changes that have been made.

Public Comment

* *Joe Flemming (241 Wheatsheaf Lane):* Mr. Flemming asked questions regarding the site cleanup, specifically how close the work would occur to Neshaminy Creek and whether any vegetation would be replanted. Mr. Blackburn explained the site conditions and reviewed the portion of the property that will be reserved and not developed.

Recommendation of approval for S/LD #25-4 - Petition of Korman Properties to amend the Middletown Township Zoning Ordinance by allowing a logistics fulfillment center use type with associated requirements in the M-1 Light Manufacturing Zoning District; and, to change the Middletown Township Zoning Map by rezoning an aggregate of properties to the M-1 Light Manufacturing or OR Open Recreation Zoning Districts. Aggregate of properties contain the Bucks County Tax Map Parcel Numbers 22-015-012-001, 22-015-016, 22-016-131, 22-016-127, 22-016-125, and 22-016-124. Recommendation is further based on compliance with the comments provided in the -

- a. January 5, 2026 memorandum from Isaac E. Kessler, P.E., and Dominic Cundari, P.E. of Remington and Vernick Engineers, Middletown Township Engineer*
- b. September 9, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*
- c. August 6, 2025 review letter from the Bucks County Planning Commission*
- d. June 26, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)*
- e. Strike "buses" and add "(except buses)" after fleet vehicles in the Industrial Outdoor Storage definition*

Mr. Nuttall made a motion to approve, Joseph Antonelli seconded the motion carrying over a 4-0 vote.

4. S/LD # 25-12, Application for Subdivision & Preliminary/Final Land Development for a Two Lot Subdivision with the construction of two new single-family dwellings. 316 Tollgate Road, Langhorne, PA 19047, TMP 22-004-015, RA-3 – Residence Zoning District.

Mr. Andrew Stoll was present on behalf of the applicant and stated that the plan had been before the Board the previous month. He explained that there were two primary issues that needed to be addressed with neighboring residents. Mr. Stoll noted that the project had received a clean review letter from the Township Engineer, subject to conditions.

Mr. Dominic Cundari clarified that the most recent review letter included several conditions that must be addressed before the plans can be finalized. He also stated that a revised plan had been distributed earlier in the day that addressed some of the concerns raised by nearby residents. These revisions included widening the access road and adding storm drainage within the paper

street. Mr. Cundari noted that clarification from the Township Solicitor would be required regarding the paper street, as improvements within the paper street may require easements from the property owners whose properties front that area. He stated that this would also need to be addressed within the Operations and Maintenance (O&M) Agreement.

Mr. Eric Clase stated that, to his understanding, a paper street functions as an easement and that improvements could be made with the Township's approval. Mr. Jim Esposito stated that he believes the Township may be able to work with the applicant; however, the revised plan would need to be reviewed first. He noted that the Township Engineer had recommended conditional approval but asked Mr. Clase to review the adjustments made to the stormwater management areas due to their relocation.

Mr. Clase reviewed and explained the newly proposed plan.

Mr. Tantala expressed concerns regarding the revised stormwater management plan, noting that it appeared there were more changes than had previously been discussed. He also raised concerns regarding the applicant's relationship and communication with neighboring property owners.

Mr. Richard Nuttall asked whether an issue from the previous meeting involving the roadway encroaching onto a neighboring property had been resolved. He also inquired about the Fire Marshal's review letter and the placement of fire hydrants. Mr. Clase stated that the applicant has attempted to contact the Fire Marshal's office to further discuss the matter and will comply with any requirements, noting that there is currently no public water available on the property.

Public Comment

Mary Ann Geisheimer (317 Tollgate Road): Mrs. Geisheimer stated that another neighbor had previously been required to install a fire hydrant on their property and expressed that the applicant should be required to do the same. She also expressed concern regarding whether the proposed dwelling would be a single-family home or a duplex. She stated that she believes public water is available in the area and noted that emergency services require a 24-foot-wide roadway, which she believes is not currently provided. Ms. Geisheimer also stated that the applicant had reached out to neighbors but felt that the conversation did not involve discussion and instead consisted only of the applicant stating their intentions.

Mrs. Amber Watson-Tardiff asked for clarification regarding whether the proposed dwelling would be a single-family home. Mr. Stoll confirmed that the proposal is for a single-family home regardless of the building design. Mr. Ennis also noted that the property is zoned for single-family residential use only and stated that any additional or different use would be subject to enforcement if discovered in the future.

Joe Definis (313 Tollgate Road): Mr. Definis expressed concerns regarding the paper street and whether fire trucks and other emergency vehicles would be able to access the homes. He also raised concerns about the removal of trees and stated that he would prefer to see a fully constructed roadway rather than a paper street.

Ernie Neidel (1346 Hill Street): Mr. Neidel stated that he had previously been required to install a fire hydrant outside of his home.

The Planning Commission unanimously approved to table action on the application at a later time once discussions between the Township Fire Marshal, the applicant, and the property's neighbors occur.

5. S/LD # 26-2, Application for Preliminary/Final Land Development Aqua is proposing upgrades to the existing Neshaminy Water Plant to introduce a new PFAS (per-and polyfluoroalkyl substances) Treatment System. 2520 and 2050 Old Lincoln Highway, Langhorne, PA. TMP 22-014-001 and 22-014-002, M-1 – Light Manufacturing District.

Mrs. Gina Gerber, attorney, was present on behalf of Aqua. Mrs. Gerber explained that the property already contains an Aqua treatment plant and that the purpose of the proposed land development and improvements is to address PFAS contamination. She stated that Aqua has undertaken similar improvements at all its treatment plants in response to an EPA mandate requiring action to address PFAS in drinking water. As a result, many of Aqua's treatment plants in the region are undergoing development and modifications to comply with the new EPA guidelines.

Mrs. Gerber further explained that the proposed improvements on this property will occur within a fenced area located on a larger parcel. The project includes the removal of the existing basins and the construction of two new buildings and a pump station to accommodate the necessary treatment upgrades. She also noted that the improvements will not result in additional vehicle trips or new employees at the site.

Ms. Gerber stated that the applicant is requesting two waivers: first, to allow the application to be reviewed as a combined Preliminary and Final Land Development Plan, and second, to waive the requirement for a landscape plan.

Mrs. Janie Jordan, the project engineer, provided a PowerPoint presentation further explaining the proposed water plant improvements. She presented an aerial overview of the property and summarized the project, including the PFAS regulations that necessitate the upgrades.

Mr. Peter Tantala asked about the size of the service area for the plant. Mr. Brennan Kelly stated that the facility serves a population of more than 822,000 people across multiple municipalities.

Mr. Dominic Cundari stated that the Township Engineer had no outstanding issues and that previous comments had been addressed and complied with.

Mr. Matthew Johnston stated that there had been some initial concerns regarding site access, circulation, and emergency services access; however, the applicant has indicated a willingness to comply with those concerns, and he did not have any objection to recommending approval.

Recommendation of approval for S/LD #26-2 - Application proposing upgrades to the existing Neshaminy Water Plant at 2520 and 2050 Old Lincoln Highway, Langhorne, PA 19047/BCTMP#'s 22-014-001 and 22-014-002 (the Property). Upgrades include the construction of a new PFAS Treatment Plan, Intermediate Pump Station, and Clearwell. Recommendation is based on Plan entitled "Neshaminy Water Treatment Plan PFAS Treatment Upgrade: Preliminary/Final Land Development Plans" comprising 21 sheets and dated March 2026. Plan is prepared by Aecom of Conshohocken, PA. Recommendation is further based on compliance with the comments provided in the –

- a. January 26, 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. January 7, 2026 review letter from the Bucks County Planning Commission*
- d. January 20, 2026 letter from Alan Welsh, Middletown Township Fire Marshal*
- e. January 30, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)*
- f. The requested waiver from Section 440-301.A to allow preliminary and final plan approval concurrently*
- g. The requested waiver from Sections 440-303.D.4.(e) and 440-304.D.4.(e) to not have to provide a landscaping plan*

Richard Nuttall made a motion to approve, Peter Tantala seconded the motion with a 4-0 vote.

6. Review of Zoning Hearing Board Advertisement.

N/A

7. Other Business

N/A

8. Adjournment

Joseph Antonelli made a motion for adjournment at 8:33P.M. Peter Tantala seconded the motion, which carries on a 4-0 vote.