

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 4, 2025

PRESENT:

Richard Nuttall

Peter Tantala

Joseph Antonelli

Tom Piacentino

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Andrew Griffin – 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. Approval of Minutes –May 7, 2025

Peter Tantala made a motion to approve the minutes of the May 7, 2025, Planning Commission meeting. Ryan Leighton seconded, and the motion passed with a vote of 6-0.

3. Application for Preliminary/Final Land Development for the Woods Meadowbrook Development, which proposes the construction of a new 4-story apartment building with associated improvements including utilities, concrete sidewalk, asphalt parking, and a stormwater basin on a Property with the TMP # 22-030-003 in the Woods Services campus and Middletown Township’s CMU – Community Mixed Use Overlay Zoning District. S/LD 25-3.

Mike Meginnis, attorney representing the Woods Meadowbrook Development, discussed the background of the property and the two possible phases of the project. Mr. Meginnis continued by

describing Phase One, for which they are seeking approval of 42 units and 65 parking spaces. He also addressed the review letters from Remington & Vernick and Pennoni Traffic Engineers, stating that they intend to comply with the few remaining comments. Additionally, Mr. Meginnis noted that the Storm Water Management system designed for this phase has been engineered to accommodate both phases of the project. If Phase Two does not proceed, then the storm water system would be overbuilt for the needs of just Phase One

Eric Clase, P.E., of Gilmore and Associates, Inc., based in New Britain, PA, then took over and presented the complete plan for Phase I. Mr. Clase also discussed the waiver request related to the parking lot, noting that he aims to limit the extent of work being done on the property. Dominic Cundari of RVE mentioned that two reviews had been conducted. The first contained a number of comments, most of which have already been addressed, and the remaining comments will be complied with by Gilmore and Associates. Mr. Cundari stated that RVE has no objections to the waiver request. Abhishek Joshi, representing Pennoni, noted that there were no traffic-related comments for Phase I. All of Pennoni's comments pertain to Phase II of the project. Peter Tantala inquired about the water basin shown in the plan and how it is expected to function. Mr. Eric Clase explained the release rates of the water, noting that they are adhering to DEP requirements and the MRC design standards for the basin. Mr. Tantala also asked about the buffer trees included in the plan. Mr. Clase responded that they are open to revisiting the tree placement and can make adjustments as needed. Mr. Tantala asked about the recreational open space. Mr. Clase stated that there is no easement, and they are allowed the open space. Mr. Tantala expressed concern about safety along Route 1, specifically asking if a curb or barrier would be installed to protect the property. Mr. Clase confirmed that a curb will be put in place.

Richard Nuttal raised concerns about the parking lot design, specifically the headlights from vehicles potentially shining onto Route 1 and whether this project aligns with the ongoing construction on that road. Mr. Clase responded that there are several options to block headlights, such as berms, trees, or a fence, and they will implement necessary measures. He also noted that this phase will not be affected by the existing construction along Route 1. Mr. Nuttal also asked whether there will be a main access point for tenants. Mr. Clase confirmed that the primary access will be off Route 413. On the topic of traffic impact, Mr. Nuttal expressed concern. Mr. Clase acknowledged that there will be some impact, but it is expected to be minimal. Ryan Leighton asked about the affordable housing component and whether it is subject to change. Dawn Diamond stated that the units will remain affordable, and once constructed, they must continue to meet affordability standards based on family size and income levels. She added that all units are affordable, with 20% specifically designated for individuals with intellectual disabilities. Amber Watson-Tardiff inquired whether a traffic study will be conducted for both phases of the project. Mr. Mike Meginnis confirmed that a comprehensive traffic study covering both Phase I and Phase II will be completed

Public Comment

A resident residing at 140 Central Ave asked if these buildings were going to be section VIII housing and thought that if so the tenants could work for Woods also.

Mr. Clase ended with it is not Section VIII housing.

Jim Ennis discussed the EAC letter that they received and the Fire Marshall letter. Mr. Clase stated the will comply with both letters comments.

Recommendation of approval for S/LD #25-3 - Application proposing the construction of a four story apartment building containing 42 units with associated improvements on an approximately 3.78 acre property at a property in the Woods Services campus, Langhorne, PA 19047/BCTMP# 22-030-003 (the Property). Proposed development is in Middletown Township's Community Development Transitional (CDT) Zoning Overlay District. Recommendation is based on Plan entitled "Preliminary-Final Land Development for Woods Services/Woods Meadowbrook" comprising 34 sheets and dated April 10, 2025. Plan is prepared by Eric S. Clase, PE, of Gilmore and Associates, Inc. of New Britain, PA. Recommendation is further based on compliance with –

- a. May 23, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer.
- b. May 30, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer.
- c. May 26, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- d. May 30, letter from Middletown Township's Environmental Advisory Council.
- e. May 15, 2025 letter from the Bucks County Planning Commission.
- f. The April 10, 2025 waiver request document submitted with the Land Development application.

And with the following conditions:

1. The recommendation is specifically for Phase 1.
2. The applicant will remove all details and references related to Phase 2 prior to recording.
3. Applicant shall construct a berm and a fence or other screening necessary to block headlight and view of cars from Route 1 to the satisfaction of the Township Engineer.
4. Trees will be planted along the property boundary as shown in the rendering.
5. A Traffic Impact Study incorporating Phase 1 and Phase 2 will be submitted and reviewed to the satisfaction of the Township Traffic Engineer prior to the recording of plans.

Richard Nuttal made a motion to approve and Ryan Leighton seconded the motion which carried over a 6-0 vote.

4. Review of Zoning Hearing Board Advertisement.

N/A

5. Other Business

N/A

6. Adjournment

Ryan Leighton made a motion for adjournment at 8:00 PM. Amber Watson-Tardiff seconded the motion, which carried on a 6-0 vote.