

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JULY 2, 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

Andrew Griffin – Township Solicitor Curtin & Heefner

Abhishek Joshi, PE, PTOE – Pennoni Traffic Engineer

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 10 members present.

2. Approval of Minutes –June 4, 2025

Tom Piacentino made a motion to approve the minutes of the June 4, 2025, Planning Commission meeting. Ryan Leighton seconded, and the motion passed with a vote of 6-0.

3. Petition on behalf of Richard and Leigh Nuttall to Middletown Township to vacate a paper street known as Arch Avenue (formerly Ash Avenue). The Tax Map Parcels #22-012-342 and 22-012-492.

Mr. Richard Nuttall recused himself from the board to appear as the applicant.

Mr. Nuttall discussed the condition of the paper street, Arch Avenue, in its current state. He stated that he and his wife are effectively losing approximately 50 feet of property due to the

existence of the paper street, as they are unable to build or make use of that portion of land. The required setbacks prevent development, and any intended use would require going through Zoning Hearing Board meetings. Mr. Nuttall also noted that another portion of the same paper street had been vacated by property owners' years earlier, including a continuation of Eagle Lane. He added that no traffic currently uses Arch Avenue and that only one neighboring property owner accesses their land via the street. Finally, Mr. Nuttall reviewed the existing water and sewer easement that runs through the paper street.

Mr. Peter Tantala inquired about access to the property and requested clarification on the property's frontage. Mr. Nuttall responded that access is gained through an easement off of Eagle Lane. Mr. Tantala also asked whether the paper street is included in the property deed. Mr. Nuttall confirmed that it is. Mr. Tantala proceeded to ask about the water and sewer easements and the direction of flow along the street. Mr. Nuttall indicated that there is one property owner downstream, but that his property is located at the end of the stream. Mr. Tantala then asked whether the proposed action would affect any neighboring properties. Mr. Nuttall stated that he does not believe it would, as the area in question lies at the rear of adjacent backyards. At this point, Mr. Jim Ennis clarified that the three neighboring property owners who could potentially be affected have all been notified.

Mrs. Watson-Tardiff asked whether the neighbors might feel obligated to assume ownership or maintenance responsibilities for the paper street. Mr. Nuttall responded that he is the one currently maintaining the entire length of the street.

Mr. Dominic Cundari requested clarification to ensure that any future improvements related to the paper street would not encroach upon the existing water and sewer easements. Mr. Nuttall confirmed that the purpose of the request is to regain the lost footage of the property and that any work performed will be kept away from the easement area.

No Public Comment

The board made a recommendation of approval for the petition of Richard and Leigh Anne Nuttall to vacate a paper street known as Arch Avenue, formerly Ash Avenue. Recommendation is based on the plan and exhibits submitted with the petition (stamped received on June 2, 2025). Joseph Antonelli made a motion to approve, Amber Watson-Tardiff seconded the motion passing with a 6-0 vote.

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 referenced 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-1 Light Manufacturing District or OR- Open Recreation District. 2011 West Lincoln Highway. S/LD #25-4. (11 addresses notified).

Mr. Ed Murphy, attorney representing Korman Properties, provided an overview of the existing zoning districts, the proposed new zoning districts, and potential developments contingent upon approval of the zoning changes. He highlighted that the subject property comprises 85 acres, currently utilized as a landfill and identified as a contaminated site that was not properly closed.

Mr. Murphy addressed common inquiries encountered during the review process, including whether a tenant is currently secured for the site. He emphasized that the initiative is led by the Korman Family and, while there has been interest expressed, no definitive plans have been made at this time. Regarding traffic considerations, Mr. Murphy stated that an independent traffic study has been completed. However, based on recommendations from Pennoni Associates, an additional traffic study will be conducted. Further, Mr. Murphy outlined several review comments and requirements that have been brought to their attention, which will be duly incorporated and complied with throughout the development process. Mr. Justin Geonotti, representing Dynamic Engineering, confirmed that the site is contaminated and that the redevelopment plan includes properly capping the landfill. He also noted the necessity to remove portions of the wooded area that have grown among the existing landfill materials.

Mrs. Amber Watson-Tardiff inquired whether the height of the proposed building could be reduced to less than 125 feet. Mr. Justin Geonotti responded that, based on other cold storage facilities, the height could not be reduced further. Mrs. Watson-Tardiff questioned the necessity of this height, to which Mr. Geonotti explained that such facilities are in high demand, with few in the region, and are essential for receiving perishables that are then redistributed. Mr. Nuttall expressed concerns regarding the building's height due to its proximity to surrounding residential areas, as well as concerns about noise generated by the building's generators. He also asked whether testing had been conducted to determine the specific contaminants present at the landfill site. Mr. Murphy confirmed that testing is ongoing and indicated that the contamination is believed to be general trash. Mr. Joseph Antonelli asked about the limits of the property along the Neshaminy Creek side. Mr. Geonotti stated that a retaining wall would be constructed to prevent encroachment beyond the designated area. Tom Piacentino raised concerns about traffic flow and inquired whether traffic signals could be installed on the adjacent road. Mr. Geonotti stated that the project has not advanced to that stage, but they would coordinate with PennDOT regarding traffic control measures. Mr. Piacentino also reiterated concerns about generator noise. Mr. Geonotti assured that the project would comply with all applicable noise ordinances. Mr. Peter Tantala discussed various aspects of the proposed text amendment, particularly the language used, and suggested it needed further clarification and breakdown. Mr. Murphy responded that they are willing to meet and review the language in detail.

Public Comment

- Bill Plunkett (2001 W Lincoln Highway): had no objections with helping the property and believes this is a good use and that this is only going to improve.
- William Plunkett Jr. (2001 A W Lincoln Hwy): Had concerns relating to water run-off, wildlife that is currently present, traffic lights, but believed that this would be good to properly care for the property.

After thorough consideration and numerous comments from the Planning Commission Board, and with clarification provided by the Attorney, it was agreed that the applicants will return to present an updated proposal at a later date incorporating the suggested improvements

5. Review of Zoning Hearing Board Advertisement

Discussed upcoming meeting items.

6. Other Business

N/A

7. Adjournment

Tom Piacentino made a motion for adjournment at 8:30 PM. Ryan Leighton seconded the motion, which carried on a 6-0 vote.