

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**WEDNESDAY, AUGUST 6, 2025**

**PRESENT:**

Richard Nuttall

Tom Piacentino

Keith Auerswald

Peter Tantala

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Jim Esposito, Esq. – Township Solicitor Curtin & Heefner

**ABSENT:**

Abhishek Joshi, PE, PTOE –Pennoni Traffic Engineer

Joseph Antonelli

**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 –July 2, 2025**

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

**3. S/LD 25-5 - Application for Preliminary/Final Land Development to Propose the Construction of a 1,600 SQFT MRI Building Addition, Realigning Pedestrian Walkways and Construction of Stormwater Facility at St. Mary Medical Center, 1201 Langhorne-Newtown Road, TMP 22-004-019, RA-2 – Residence Agricultural District. (39 addresses notified)**

Paul Schmoll, P.E., of Barry Isett & Associates, Inc., attended the meeting on behalf of St. Mary's Medical Center. He presented the proposed expansion of the existing MRI Building and explained the installation of rain gardens to address stormwater management and runoff concerns. Mr.

Schmoll clarified that the project will not result in any increase or reduction in parking spaces. He also reviewed the comment letters received from RVE, stating that they will comply with all noted items. Additionally, he mentioned that they are seeking a partial waiver from the SALDO requirements related to zoning for parking and the landscape plan, as the project does not involve any changes to existing parking.

Dominic Cundari of RVE stated that a drainage plan, including details of the proposed rain gardens, will be required as part of the project submission for approval. The plan must also specify what runoff will be directed to the rain gardens. Peter Tantala inquired whether any new sewage or sanitary facilities would be included in the addition. Mr. Schmoll responded that, as of now, the only new fixture planned is a sink. Tom Piacentino asked whether the ongoing work on the parking garage would have any impact on this project, to which Mr. Schmoll confirmed that it would not.

\*\*\*Public Comment\*\*\*

Chris Nowakowski (29 Alberts Way, Langhorne) : had concerns about current property maintenance issues

\*\*\*End Public Comment\*\*\*

The board made a recommendation of approval for S/LD #25-5 – Application proposing the construction of a 1,600 square foot MRI building addition at 1201 Langhorne-Newtown Road, Langhorne, PA 19047/ BCTMP#22-004-019 (the Property). Recommendation is based on Plan entitled “Preliminary Land Development Plans/MRI Expansion/ Saint Mary Medical Center” comprising of 8 sheets and dated May 30, 2025. Plan is prepared by Paul T. Schmoll, PE, of Barry Isett & Associates, Inc, of Furlong, PA. Recommendation is further based on compliance with the comments provided in the –

- A. July 17, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- B. August 1, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Transportation Engineer
- C. July 21, 2025 review letter from the Bucks County Planning Commission
- D. July 24, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- E. August 1, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)
- F. Partial waiver from SALDO Section 440-303.D.(4).(d) to not include the parking calculations on the Plan’s Zoning Table
- G. Partial waiver from SALDO Section 440-303.D.(4).(e) to not require Middletown Township Arbor Commission’s approval for the landscape plan.
- H. Full waiver from SALDO Section 440-301.A to allow for Preliminary/Final Development Approval.

Ryan Leighton made a motion to approve the project, which was seconded by Keith Auerswald. The motion passed unanimously with a 6–0 vote.

#### **4. Review of Zoning Hearing Board Advertisement for August 13<sup>th</sup> and August 27<sup>th</sup>.**

None of the items scheduled would appear before this board.

#### **5. Other Business**

Zoning Changes

#### **6. Adjournment**

Tom Piacentino made a motion for adjournment at 7:50 P.M. Ryan Leighton seconded the motion, which carries on a 6-0 vote.