

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 3, 2025

PRESENT:

Richard Nuttall

Tom Piacentino

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Andrew Griffin, Esq. – Township Solicitor Curtin & Heefner

Matthew Johnston, PE, PTOE –Pennonni Traffic Engineer

ABSENT:

Peter Tantala

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 –August 6, 2025

Tom Piacentino made a motion to approve the minutes of the August 6, 2025, Planning Commission meeting. Amber Watson-Tardiff seconded, and the motion passed with a vote of 5-0.

3. S/LD 25-9 - Application for Land Development proposing improvements at George School that includes expanding an existing building by 3,438 SF, a new amphitheater space adjacent to the building expansion. 1690 Langhorne Newtown Road, Newtown, PA. TMP 22-004-004, RA3 - Residence Agricultural District RA-2 - Residence Agricultural District (76 addresses notified)

Ed Murphy, attorney for George School, stated that based on the review letters received regarding the project, they are deferring this meeting. After addressing the comments, they will present at a later date.

4. S/LD 25-8 - Application for Preliminary/Final Land Development and Conditional Use Application proposing to redevelop the property (Former Knights of Columbus) with 34 residential units. 1492 Woodbourne Road, Langhorne, PA. TMP 22-055-196, P - Professional Zoning District. (40 addresses notified)

Ed Murphy, attorney representing the applicant, provided an overview of the property. Mr. Murphy stated that a percentage of the homes will be owned by Habitat for Humanity of Bucks County to provide attainable housing. Justin Geonotti, design professional for the applicant, presented aerial images of the site. Mr. Geonotti reviewed the townhome model, site access points, and addressed comments received from the Fire Marshal, Engineers, Traffic Engineers, and the Environmental Advisory Council (EAC). He noted that most of the comments have already been satisfied and work is ongoing to address the remaining items. Mr. Geonotti also discussed the waivers being requested, including combining the preliminary and final plan submissions, parking requirements, driveways, curbs, street trees, curb and sidewalk setbacks, property line encroachments, and sidewalks.

Dominic Cundari (RVE) noted that some of their comments overlapped with those of the Traffic Engineer, particularly regarding dead-end streets. Mr. Geonotti explained that the low-access driveways will still allow fire and emergency vehicle access and will not be high-traffic areas. Mr. Cundari pointed out that this plan differed from the version previously approved by the Fire Marshal. Mr. Geonotti confirmed that an updated plan will be submitted to the Fire Marshal for review and approval. Mr. Cundari also reported that a letter had been sent to DEP requesting review and approval of the Stormwater Management plan. Matthew Johnston addressed parking concerns, noting that the development's HOA rules would help manage them. He also stated that the turnaround requires a 40-foot center radius and that the developer would need to coordinate with the Engineer to comply. Mr. Geonotti acknowledged and confirmed that this will be done. Tom Piacentino raised concerns about the resale process for the Habitat for Humanity homes. Florence Kawoczka, CEO of Habitat for Humanity of Bucks County, explained that the homeowner's name will appear on the deed, and deed restrictions will ensure that subsequent purchasers meet eligibility requirements. Mr. Piacentino asked if the Habitat-designated homes would be located within one building or distributed throughout the development. Mrs. Kawoczka confirmed that the homes will be distributed across the site. Joseph Antonelli expressed concerns about the concrete walkways closest to Woodbourne Road and whether fences could be built at the discretion of homeowners. Richard Nuttal asked which townhome models would be located closest to the main road. Jim Ennis responded that the design will create a "street appearance" so that residents are not just looking at the backs of homes. Mr. Nuttal also expressed concerns regarding signage in the development, including stop signs and "No Outlet" signs. Mr. Geonotti stated that signage is not currently shown on the plan but that they are open to revising the plan to add the necessary signs. Mr. Nuttal asked about adding directional arrows around the turnaround, but Mr. Geonotti noted that the street will function as a two-way roadway. Mr. Johnston recommended installing stop or yield signs at the ends of the traffic circle. Ryan Leighton asked about the number of models that will be included and the price range difference between Habitat homes and market-rate homes. Amber Watson-Tardiff inquired about the financing process for

Habitat homes. Mrs. Kawoczka stated that a third-party financing company will handle financing. Mrs. Watson-Tardiff also asked whether restrictions will prevent Habitat homes from being turned into rental properties, to which Mrs. Kawoczka responded that rentals will not be allowed. Mrs. Watson-Tardiff asked about the selection process and whether Middletown residents would receive priority. Mrs. Kawoczka stated that there are no specific preferences for Middletown residents; however, applicants must either live or work within Bucks County. She also expressed concerns regarding school bus access, pickup, and drop-off locations for children. Mr. Geonotti stated that they would work with the School District to determine appropriate arrangements. Mr. Nuttal raised additional questions regarding emergency vehicle and trash truck access. Mr. Geonotti confirmed that the streets meet the required standards to accommodate both. Mr. Ennis reviewed the EAC letter and its recommendations. Mr. Murphy stated that the applicant is not prepared to comply fully with the letter's requests due to property constraints but walked through the plan to show where trees will be planted and confirmed that as many as possible will be added. Mr. Geonotti also provided comments regarding neighboring properties.

Public Comment

- Jonas Johnson (148 Apple Street) – opposed to anything being built while having concerns about the traffic currently.
- Allen Reed (1401 Oxford Valley Road) – Had concerns based off of storm water management due to living directly behind the property. Mr. Cundari and Mr. Geonotti reassured Mr. Reed that based on the size of the property they will need to meet pre and post runoff for a slow rate runoff and that the SWM items have to make it better than it was with three underground basins
- Vince (Last name Unknown) – concerns about trash and taxes
- Pat W – had questions about the acreage of the property

End Public Comment

Recommendation of approval for S/LD #25-8 and CU #25-2 - Application proposing the construction of 34 townhouse units with an attainable housing option at 1492 Woodbourne Road, Levittown, PA 19057/BCTMP# 22-055-196 (the Property). Recommendation is based on Plan entitled "Preliminary/Final Land Development and Conditional Use Plan for Redford Acquisitions, LP" comprising 51 sheets and dated July 18, 2025. Plan is prepared by Justin Geonotti, PE, of Dynamic Engineering Consultants of Newtown, PA. Recommendation is further based on compliance with the comments provided in the –

- a. August 28, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- b. August 29, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer
- c. September 3, 2025 review letter from the Bucks County Planning Commission
- d. August 29, 2025 letter from Alan Welsh, Middletown Township Fire Marshal

- e. August 15, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)
- f. September 3, 2025 waiver request letter from Justin A. Geonotti, PE of Dynamic Engineering Consultants
- g. A fee-in-lieu will be provided for any unplanted trees required by the Township's Subdivision and Land Development Ordinance.

The Planning Commission gave a recommendation of approval (3-1-1) with Ryan as the dissenting vote and Tom abstaining from the vote.

5. Amendments to the Zoning Ordinance involving Temporary Signs.

Andrew Griffin covered the proposed Zoning Ordinance amendments for temporary signage. He informed the board of the necessary changes for defining temporary signs and consistency with legal rulings related to temporary signs.

Recommendation of approval to amend the temporary sign requirements of Middletown Township Zoning Ordinance. Recommendation is further based on the comments provided in the September 3, 2025 letter from Bucks County Planning Commission

Richard Nuttall made a motion to approve, Ryan Leighton seconded the motion which ended in a 5-0 vote.

6. Review of Zoning Hearing Board Advertisement for September 10th.

N/A

7. Other Business

N/A

8. Adjournment

Tom Piacentino made a motion for adjournment at 8:30 P.M. Ryan Leighton seconded the motion, which carries on a 5-0 vote.