MIDDLETOWN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

WEDNESDAY, OCTOBER 7, 2026

PRESENT:	**ABSENT:**
Richard Nuttall	Tom Piacentino
Keith Auerswald	Peter Tantala
Joseph Antonelli	Amber Watson-Tardiff
Jacob Farbman	

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

1. Call to Order, Pledge of Allegiance and Roll Call

Richard Nuttall called the meeting to order at 7:00 PM. The pledge of allegiance was recited. Joseph Antonelli took roll call with 7 members present.

2. Approval of Minutes – September 2, 2026

Jacob Farbman made a motion to approve the minutes of the September 2, 2026, Planning Commission meeting. Richard Nuttall seconded, and the motion passed with a vote of 4-0.

3. S/LD # 26-8. George School, Applicant and Owner, for the Preliminary/Final Land Development Application proposing the conversion of a riding ring yard into an approximately 25,556 square foot enclosed riding pavilion. Proposed improvements will occur on the George School campus at 1690 Langhorne-Newtown Road, Newtown, PA, TMP # 22-004-004. The property is split zoned between RA-2 and RA-3 Residence Agricultural Zoning Districts. (71 addresses notified)

Blackburn explained that the application represents Phase 2 of the overall Master Plan for an enclosed riding ring pavilion. He also provided background regarding the plan's previous appearance before the Planning Commission.

Mr. Blackburn reviewed the comment letters from Remington & Vernick Engineers (RVE), noting that the applicant had a few questions requiring clarification but would comply with the remaining comments.

Dominic Cundari of RVE asked whether the applicant had reviewed the recommendations regarding connectivity. Mr. Blackburn provided clarification regarding the proposed connectivity shown on the plan. Mr. Cundari also inquired whether any restroom facilities or sewer improvements were proposed. Mr. Blackburn confirmed that no such improvements were proposed. Mr. Cundari stated that RVE had no further concerns, provided the applicant complied with the remaining review comments.

Richard Nuttall inquired about the requested waiver to reduce the required construction item is from 15 feet to 6 feet. Mr. Cundari explained that this was a typical waiver request because the area in question was not located within the public right-of-way.

Matthew Johnston, P.E., discussed the trip generation information provided with the application and noted that the proposed development was not expected to generate additional trips.

Jacob Farbman raised comments regarding Fire and Emergency Medical Services (EMS). He also inquired about the fire hydrants, fire connections, and whether the proposed roadways would adequately accommodate fire and emergency service vehicles.

Richard Nuttall asked whether the applicant had reviewed the Environmental Advisory Council (EAC) letter and its recommendations. Mr. Blackburn confirmed that the applicant had reviewed the letter and recommendations.

The Planning Commission recommendation of approval is:

Recommendation of approval for S/LD #26-8 – Land Development Application proposing to convert an existing riding ring yard into an approximately 25,556 square foot enclosed riding ring pavilion on the George School Campus at 1690 Langhorne-Newtown Road, Newtown, PA 18940/BCTMP# 22-004-004 (the Property). Recommendation is based on the Land Development Plan entitled "Preliminary/Final Land Development for the Riding Ring Enclosure" comprising 28 sheets and dated July 21, 2026. Plan is prepared by Jeffrey J. Kelley, PE, and Kevin M. Selger of Gilmore and Associates, Inc of New Britain, PA. Recommendation is further based on compliance with the comments provided in the –

a. *September 23, 2026 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*

b. *October 5, 2026 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*

c. *September 3, 2026 review letter from the Bucks County Planning Commission*

d. *September 14, 2026 letter from Alan Welsh, Middletown Township Fire Marshal*

e. *October 2, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)*

And, the requested waivers stated on Sheet 3 of the Land Development Plan

Keith Aureswald made a motion of approval, Jacob Farbman seconded the motion passing with a 4-0 vote.

4. S/LD # 26-10. George School, Applicant and Owner, for the Preliminary/Final Land Development proposing the construction of four single-family housing units with associated site improvements. Proposed improvements will occur on the George School campus at 1690 Langhorne-Newtown Road, Newtown, PA, TMP # 22-004-004. The property is split zoned between RA-2 and RA-3 Residence Agricultural Zoning Districts. (71 addresses notified)

Joe Blackburn, Esq., and Kevin Selger, Design Professional, appeared on behalf of the applicant. Mr. Blackburn explained that the project represents Phase 3 of the overall Master Plan for improvements to the George School campus. He discussed the proposed plan, including the parking spaces, and stated that no changes in trip generation were anticipated.

Dominic Cundari of Remington & Vernick Engineers (RVE) discussed minor cleanup comments in the review letter and raised questions regarding stormwater management and whether disturbed areas would be replanted. Mr. Blackburn confirmed that trees disturbed during construction would be replaced. Mr. Cundari stated that these were RVE's remaining comments and that RVE had no further concerns, provided the applicant complied with the outstanding comments.

Matthew Johnston, P.E., discussed trip generation and asked questions regarding the anticipated traffic impacts. Mr. Johnston stated that while a significant traffic impact was not anticipated, there may be a change in trip generation. Mr. Blackburn stated that the applicant would be willing to provide a traffic impact memorandum if necessary. Mr. Johnston also inquired about the garages and access to them. Mr. Blackburn clarified that the garages would be used for storage and were standard storage garages, not intended for vehicle storage.

Jacob Farbman asked whether the applicant was considering the Environmental Advisory Council (EAC) recommendations regarding the trees and plants being removed. Richard Nuttall and Keith Aureswald raised similar questions. Mr. Blackburn confirmed that the applicant was considering the recommendations.

Public Comment

- Lauren Lareau – asked whether the replacement trees would be the same species as those being removed or if different species would be planted.
    - A representative of George School responded that the applicant would provide the tree inventory and replacement details prepared by a certified arborist, identifying the trees removed and the corresponding replacements.

The Planning Commissions recommendation of approval is:

Recommendation of approval for S/LD #26-10 – Land Development Application proposing to construct four single-family dwelling units for faculty housing on the George School Campus at 1690 Langhorne-Newtown Road, Newtown, PA 18940/BCTMP# 22-004-004 (the Property). Recommendation is based on the Land Development Plan entitled "Preliminary/Final Land Development for the Faculty Housing" comprising 28 sheets and dated May 29, 2026 and last revised August 28, 2026. Plan is prepared by Jeffrey J. Kelley, PE, and Kevin M. Selger of Gilmore and Associates, Inc of New Britain, PA. Recommendation is further based on compliance with the comments provided in the –

a. *October 1, 2026 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*
b. *October 5, 2026 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*
c. *September 24, 2026 review letter from the Bucks County Planning Commission*
d. *September 28, 2026 letter from Alan Welsh, Middletown Township Fire Marshal*
e. *October 2, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)*

And, the requested waivers stated on Sheet 3 of the Land Development Plan

Richard Nuttall made a motion to approve, Jacob Farbman seconded the motion passing with a 4-0 vote.

5. S/LD # 24-10. ELU DeLuca SB Middletown LLC, Applicant, and Shady Brook at Flemings Inc., Owner. Application for Final Land Development approval proposing to develop a large property at Shady Brook containing the address of 927 Stony Hill Road with a TMP# 22-031-024 and neighbors Lower Makefield Township. The plan proposes to construct 129 active adult dwelling units with a clubhouse and other community Amenities in the Township's AQC Aged Qualified Community Zoning District. The proposed development received preliminary plan approval by the Board of Supervisors on July 14, 2025. (119 addresses notified)

John Rathfon, Developer, and Joe Blackburn, Esq., appeared on behalf of the applicant. Mr. Rathfon reviewed the changes made to the plan since receiving preliminary plan approval in July 2025.

Dominic Cundari of Remington & Vernick Engineers (RVE) discussed the comments that had been addressed, as well as the remaining comments requiring a response. The applicant indicated

that they would respond to the outstanding comments. Mr. Rathfon also stated that the applicant was willing to comply with all requirements related to the proposed new road.

Matthew Johnston, P.E., stated that there were no significant concerns with the plan and that the applicant was willing to comply with the remaining comments.

Richard Nuttall asked whether the Fire Marshal and Emergency Medical Services (EMS) would be able to navigate the proposed roundabout. Mr. Rathfon confirmed that the applicant had held multiple discussions with the Fire Marshal and that there were no concerns regarding the roundabout.

Jacob Farbman asked whether the applicant would comply with the recommendations outlined in the Environmental Advisory Council (EAC) letters. Mr. Rathfon confirmed that the applicant would comply.

Public Comment

- David a resident in Middletown Township had concerns about the over development occurring in neighboring townships and the traffic it is going to produce.

The Planning Commission's recommendation of approval is:

Recommendation of approval for S/LD #24-10 - Application proposing the construction of 129 active adult townhouse units with a clubhouse and other amenities on an approximately 53.7 acre property at 927 Stony Hill Road, Yardley, PA 19067/BCTMP# 22-031-024 (the Property). Recommendation is based on Plan entitled "Final Land Development Plans for Farms Edge at Shady Brook" comprising 61 sheets and dated December 5, 2024 and last revised July 31, 2026. Plan is prepared by Robert T. Cunningham, PE, of Holmes Cunningham LLC of Doylestown, PA. Recommendation is further based on compliance with –

a. *August 27, 2026 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer*

b. *August 27, 2026 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer*

c. *August 31, 2026 letter from Alan Welsh, Middletown Township Fire Marshal*

d. *October 2, 2026 letter from the Middletown Township Environmental Advisory Council (EAC)*

And, the granted waivers listed on the Overall Site Plan prepared by Robert Cunningham

And, applicant will not seek approval from Middletown Township's Board of Supervisors until gaining approval from Lower Makefield Township

Richard Nuttall made a motion to approve, Keith Aureswald seconded the motion passing with 4-0 vote.

6. Review of Zoning Hearing Board Advertisement

NA

7. Other Business

NA

8. Adjournment

Jacob Farbman made a motion for adjournment at 7:50 P.M. Joseph Antonelli seconded the motion, which carries on a 4-0 vote.