

MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 5, 2025

PRESENT:

Richard Nuttall

Peter Tantala

Joseph Antonelli

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Jim Esposito – Township Solicitor Curtin & Heefner

ABSENT:

Tom Piacentino

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 8 members present.

2. Approval of Minutes –February 5, 2025

Amber Watson - Tardiff made a motion to approve the minutes of the February 5, 2025, Planning Commission meeting. Peter Tantala seconded, and the motion passed with a vote of 5-0.

3. Revised Plans and update to the approved and mostly constructed Neshaminy High School Athletic Facility Renovation Plans for Land Development. The new design illustrates both a smaller field house and plaza as well as two construction changes that occurred during the initial work which was adding two running lanes on the track and replacing the old grandstands and press box., TMP 22-011-002, 22-011-002-1, 22-012-358, R-2 – Residence District, S/LD 21-8.

The field house exhibit plan was presented by Hugh Cadzow RLA, of ELA Sport of Lititz, PA. Mr. Cadzow discussed how the field house was part of the original Land Development Plan. He showed a side-by-side image of the original plan for the fieldhouse and what was going to change. The proposal of the new fieldhouse shows two construction changes that happened during the initial work which added two

running lanes to the track, and replacing the grandstands and press box, and the fieldhouse itself is smaller. Mr. Cadzow explained that Storm Water Management exists and there was an analysis done. Mr. Cadzow also addressed that there were a couple of comments from RVE that will be complied with. They are expecting this project to take place in summer before the football season starts for school.

Peter Tantara asked if this was still going to be a brand-new building. Mr. Cadzow explained that they are still going to be demoing the existing building and rebuilding with the fieldhouse on the plan. Mr. Tantara also stated that there was once a memorial in that area what is happening with that? Mr. Cadzow discussed how the memorial now was starting to break apart, but they are not getting rid of it, they are relocating and updating the memorial. Mr. Jim Esposito stated that this is a smaller portion of the project that was seen before the board two years ago, but although it is a small portion they discussed it was just enough to be seen before the board again for a recommendation of approval. Mr. Dominic Cundari stated that they had previously discussed the comments given in the Engineer review and they will comply. Jim Ennis had also stated that the Bucks County Planning Commission had sent a letter of approval on 3/5/2025.

Recommendation of approval of amendment to S/LD #21-8 – Plan Amendment proposing a change to the field house design for the Neshaminy High School Sports Complex at 2001 Old Lincoln Highway, Langhorne PA 19047/BCTMP #22-011-022 (the Property). Recommendation is based on a Field House Exhibit Plan dated January 28, 2025 prepared by Hugh Cadzow RLA, of ELA Sport of Lititz, PA. Recommendation is further based on compliance with the comments provided in the –

- A. February 25, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- B. February 27, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer
- C. March 5, 2025 review letter from Bucks County Planning Commission

Mrs. Amber Watson-Tardiff made a motion to approve. Mr. Joseph Antonelli seconded the motion which carried over a 5-0 vote.

No Public Comment

4. Application for a Subdivision & Land Development to Propose Construct a new 3,360 Square foot office building with associated improvements including utilities, concrete sidewalk, asphalt parking, and stormwater basin. The existing driveway entrance is proposed to be milled and overlaid. The existing office building and parking areas are to remain the same., 1411 Woodbourne Road, TMP 22-055-215, P – Professional, S/LD 24-8.

David P. Boginsky, PE, or Gilmore Associates, Inc of New Britain, PA, discussed the plan to construct an office building on the property. Mr. Boginsky discussed the plan in its entirety including the plan to add Storm Water Management basin and sidewalks. They have already gotten approval from the Bucks County Conservation District, DEP, and Water Authority. He stated that all other comments with RVE, Fire Marshals, and other will all be addressed and complied with.

Richard Nuttal asked a question pertaining to the letter from the EAC stating that these are considered wetlands. Mr. Ennis stated that there was a lot of back and forth with if that

area was considered wetlands or not and the only way to know is for a wetland specialist/scientist to do a field test and depending on the results of that it could bring in possible zoning ordinances and other factors to change the plan. Mr. Boginsky agreed that a field test would be done. Mr. Tantala stated how important it was for the wetland survey be done due to it possibly bringing up a code between woodlands and wetlands. Mr. Boginsky stated that based on the test they will bring in updated plans based on the test to reflect that. Mr. Ennis asked how long the test could take. Mr. Boginsky stated that this test could take 1-2 weeks itself. Mr. Ennis then continued to ask if the client understood that the recommendation of approval from the board at this meeting is not based on that survey and if the survey comes back that wetlands appear to be in that area they will not go in front of the Board of Supervisors and they will have to revise. Mr. Tantala had then asked a question based on Storm Water Management and the point of discharge. Mr. Boginsky walked through the SWM plan and how the drainage system would work. Mr. Tantala then had concerns based on nearby neighbors from the property and one having a swimming pool, he had a concern that this would be a problem. Mr. Ennis then stated that there were a considerable amount of wooded area near that location where the water would drain to and should not be an issue. Mr. Dominic Cundari then stated that the Engineers did look at the pre and post construction with neighbors and it was acceptable and will comply with the comments and none of those items should be an issue. Mr. Ennis then asked a question about the tenants in the proposed building. Mr. Syed Sajjad (the owner) stated that there is previously a physical therapy operation that is already there, but the other office will be vacant as it is built.

Public Comment:

Lauren Lareau (EAC) : provided comments insisting a wetland at this property.

Recommendation of approval of S/LD #24-8 – Application proposing the construction of a 3,360 square foot office building with site improvements at 1411 Woodbourne Road, Levittown, PA 19057/BCTMP #22-055-215 (the Property). Recommendation is based on the Plan entitles “Preliminary/Final Land Development for Yardley Homes, LLC 1411 Woodbourne Road” comprising 18 sheets and dated October 25, 2024 and last revised January 17, 2025. Plan is prepared by David P. Boginsky, PE, of Gilmore Associates, Inc. of New Britain, PA. Recommendation is further based on compliance with the comments provided in the –

- A. February 12, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- B. February 27, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Traffic and Transportation Engineer
- C. November 26, 2024 review letter from Bucks County Planning Commission
- D. January 24, 2024 letter from Alan Welsh, Middletown Township Fire Marshal
- E. February 27, 2025 letter from Middletown Township Environmental Advisory Council (EAC)
- F. January 17, 2025 waiver request letter from David Boginsky of Gilmore Associates, Inc

- G. The applicant agrees to contracting with a professional the investigate if wetlands exist at the property. The professional will provide a report to the Township Engineer for review. An appearance before the Board of Supervisors will not be pursued until the wetlands issue is resolved.

Mrs. Amber Watson-Tardiff made the motion to approve. Ryan Leighton seconded the motion. The Planning Commission gave the project a recommendation of approval (3-2) with Peter Tantala and Joseph Antonelli as the dissenting votes.

5. Review of Zoning Hearing Board Advertisement

Jim Ennis spoke about the address on Village Road that is going before the board on Wednesday, March 12th. He explained that the number of homes that they were previously pursuing has gone down and if approved by the ZHB it will possibly appear in front of the Planning Commission.

6. Other Business

N/A

7. Adjournment

Ryan Leighton made a motion for adjournment at 8:00 PM. Peter Tantala seconded the motion, which carried on a 5-0 vote.