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MEETING NOTES

Project:	Middletown Township (Bucks) Comprehensive Parks, Recreation, Open Space, Greenways Trails Plan-Study	Project No.:	24028.10
Location:	Middletown Township 3 Municipal Way, Langhorne, PA	Meeting Date/ Time:	01/23/2025 7:00pm
Re:	Public Meeting #1	Issue Date:	February 12, 2025

ATTENDEES:

Simone Collins

William Collins (WC)

Anita Nardone (AN)

Toby Levin (TL)

Derek Dureka (DD)

Township Representatives

Paul Kopera-MT P&R Director

Patrick Graham-MT Asst. P&R Director

Nicole Tener-Program Specialist (P&R)

Joanne Morelli-Program Specialist (P&R)

NOTES:

A. Introductions

1. Paul Kopera (PK) welcomed and thanked the participants for attending. He introduced Bill Collins (WC) and Simone Collins Landscape Architecture as the consultants for the Comprehensive Parks, Recreation, Open Space, Greenways, Trails Plan study (CPROSGT) for Middletown Township.
2. WC introduced, Anita Nardone (AN), Toby Levin (TL) and Derek Dureka (DD) as the SC project team. WC noted that the community can contact the

consultants and that the contact information is included on the Agenda Sheet provided along with project schedule.

B. Presentation

1. AN and TL gave an overview presentation of the study as shown below and emphasized that the purpose of this first public meeting was to hear from residents about their desires, stories, needs and comments on the overall conditions and programming in MT parks.

a. Why Plan?

- AN reviewed the main reasons that a township undertakes this kind of plan: assessing current status of facilities; assessing current recreational needs of the community; assessing how potential growth or re-development may affect how the township plans for the upkeep, maintenance and/or replacement of facilities; assesses current management and maintenance practices and looks for areas of improvement or efficiency; provides a roughly 20 year plan for fiscal allocations and grant funding for large priority items.
- Study will not 're-invent the wheel'---consulting pertinent previous planning documents to inform this study (including the previous 2005 MT R,P and PS Plan).
- Defining 'Open Space': Parks (both active and passive), agricultural lands, natural lands (wetlands, woods, etc.), untended/undeveloped lands, greenways, trails and waterways.

b. Project Schedule

- Study will extend through late summer (August) of 2025; all material related to the study will be posted to the Township website under the P&R page.

c. Project Scope

- **Existing Conditions Inventory & Data Collection**
 - i. Site Reconnaissance
 - ii. Mapping
 - iii. Review of Township Ordinances and Previous Plans
- Purpose, Goals and Objectives
 - i. SC team will develop goals with the Township, committee & residents
 - ii. Will be revised/refined as the plan advances
- Public Participation
 - i. 4 Committee Meetings
 - ii. 4 Public Meetings

- iii. 15 Key Person Interviews
- iv. 1 Focus Group
- v. Public Opinion Survey
- vi. Meetings with City Staff
- Recreation Facilities & Open Space Inventory and Analysis
 - i. Benchmark parks and amenities based on similar communities
 - ii. Stormwater Analysis
 - iii. Opportunities for new trails/connections and park space
- Personnel, Administration, Maintenance, Programs & Services
 - i. Recommendations
- Design Process & Recommendations
 - i. Cost Estimates
 - ii. Funding Strategy
 - iii. Implementation Matrix
 - iv. Draft Plan – 30-Day Public Review
 - v. Final Plan & Report

d. Public Opinion Survey

- A public opinion survey was launched in mid-December 2024 and Township is advertising widely; good response to-date. PLEASE take survey; encourage others to do so as well.

e. Next Steps

- Publicize Public Opinion Survey
- Continue analysis and mapping of existing conditions
- Continue review and analysis of administration and programming
- Begin Key Person Interviews
- Develop preliminary concepts
- **Public Meeting #2: March 27, 2025: Preliminary Concepts**

- f. Breakout Groups:* In-person attendees were invited to spend 15 minutes at each of the four (4) stations showing parks within the four quadrants of the Township—North, Central, West (west of boroughs) and South—to offer comments/suggestions/remarks/histories of those areas.

Online attendees were directed to an online comment page to record their input following the presentation.

C. Breakout Groups/ Feedback/ Discussion Highlights

Please see map of Middletown Township attached to these notes to show the geographical delineation of: Northern, Southern, Central and Western

1. MT NORTHERN: Board Feedback

- a. *What parks do you visit?*
 - i. No written comments.
- b. *What do you like best about the parks?*
 - i. No written comments.
- c. *How do these parks benefit the communities they are in?*
 - i. No written comments.
- d. *Do you think residents of all ages and abilities are able to enjoy these parks?*
 - i. No written comments.
- e. *What are the major problems or issues at the park?*
 - i. Invasive Plants
- f. *What are the obstacles in getting to the parks?*
 - i. Lack of trails outside of Core Creek Park to walk/ride into the Park
 - ii. Crosswalks
 - iii. Pedestrian connections to Core Creek Park
- g. *Where do you think new trails should be added?*
 - i. Core Creek to Styers
 - ii. Ellis Road to Styers
 - iii. Middletown had a 2017 plan on walking path/bike trail down Village Road that would connect the Community Park and the Core Creek park trails. This was a great idea!! Silver Lane development residents were in favor of this. However, in recent months, Shady Brook Farms has sold land that is in Middletown and want to build a ton of homes named 'Farms Edge'. The builders—DeLuca/Fox are now proposing to add a walking path/bike trail through our water drainage basin to connect to Core Creek Trails. Silver Lake residents are very against this proposal. Please keep the trail on Village Road.
- h. *What would you like to see added to the parks (for example, playgrounds, basketball courts, parking restrooms, new programming?)*

- i. Pickleball near Core Creek park with lights
- ii. Pickleball at Middletown Park—lights already there
- iii. Meadows
- iv. Natural spaces
- v. Pickleball by Core Creek tennis courts
- vi. Turn empty fields in Core Creek into meadows or food forests (community built and maintained)
- vii. Paved pump tracks

i. What recreational programming or events would you like to see at the parks?

- i. Expand skatepark at Middletown Community Park to meet national standards and local needs

2. MT NORTHERN: Other In-Person Comments

- a. Proposed Newtown sanitary sewage treatment plant; 2.5MGD; discharge to Core Creek or Neshaminy Creek. Mike Perkins worked for Water Company; Dad was superintendent at the Langhorne Manor facility
- b. Proposal to reconstruct dam
- c. Flooding at Silver Lake Road; abuts Core Creek Park
- d. Local 5K Park advocates; trying to expand
- e. \$9000 raised for amphitheater
- f. You need a car to reach Core Creek Park
- g. Need a new MT Recreation Center as an alternative to Neshaminy School District facilities
- h. Wetlands between Big Oak Road and Maple Point; stormwater flooding and drainage issues.
- i. Add: flowering meadows; pollinator habitat with trails around them; add riparian buffers
- j. Upper Orchard Pike floods regularly

3. MT CENTRAL: Board Feedback

a. What parks do you visit?

- i. No written comments.

b. What do you like best about the parks?

- i. No written comments.

c. How do these parks benefit the communities they are in?

- i. No written comments.

d. Do you think residents of all ages and abilities are able to enjoy these parks?

- i. No written comments.
- e. *What are the major problems or issues at the park?*
 - i. No written comments.
- f. *What are the obstacles in getting to the parks?*
 - i. No written comments.
- g. *Where do you think new trails should be added?*
 - i. No written comments.
- h. *What would you like to see added to the parks (for example, playgrounds, basketball courts, parking restrooms, new programming?)*
 - i. No written comments.
- i. *What recreational programming or events would you like to see at the parks?*
 - i. No written comments.

4. MT CENTRAL: Other In-Person Comments

- a. "Levittown Western" = former name of Twin Oaks Park; subsidiary of the LPRA---Levittown Park Rec Assn; pools and parks.
- b. Stormwater collections system in Twin Oaks not maintained; siltation causes backwater issues related to Twin Oak Creek
- c. New parking; curblines and parking lot improvements done
- d. Some question whether there is enough parking; in past, the LPRA enforced cars coming to games through the registration process; built-in traffic control
- e. Need for more traffic control at Twin Oaks
- f. Backstops need repair. More walking loops
- g. Like the walking paths at 'Taddy Park'??? At Holly and Washington Aves
- h. Concerns about how much it is going to cost to implement the ideas of this Plan; school taxes, county taxes and township taxes have all been raised.
- i. Jim Bock: Please check out the MMIP; would very much like to maintain the location of the proposed trail along Village Road---not have it moved per the developer request.
- j. POOLS! The loss of the pools at Forsythia and Snowball have been felt! (mentioned a couple of times)
- k. Great memories of movie nights at the Country Club pool in the 80s and 90s.
- l. Upgrade playground equipment

- m. Simmons Park has the organized basketball leagues; look for places within neighborhoods (easy walks) for courts
- n. Very important to be able to get from the western to the eastern section of the Township safely. (Email that section of the MMIP to Zach Smith.)

5. MT SOUTHERN: Board Comments

- a. *What parks do you visit?*
 - i. Cobalt Ridge Park
- b. *What do you like best about the parks?*
 - i. The Creek!
- c. *How do these parks benefit the communities they are in?*
 - i. No written comments.
- d. *Do you think residents of all ages and abilities are able to enjoy these parks?*
 - i. No written comments.
- e. *What are the major problems or issues at the park?*
 - i. Overgrowth between Cobalt Ridge and Quincy Hallow
 - ii. Bathrooms!
 - iii. Dirt bikes; ATVs tearing up greenbelts and parks
 - iv. Forsythia Crossing Park well used by dog walkers; install poop bag stations with trash area
 - v. Sidewalks around the park need to be repaired; lots of cracks; used by a lot of seniors for walking
- f. *What are the obstacles in getting to the parks?*
 - ii. No written comments.
- g. *Where do you think new trails should be added?*
 - ii. Need for massive walking trails interconnecting sections
- h. *What would you like to see added to the parks (for example, playgrounds, basketball courts, parking restrooms, new programming?)*
 - ii. Flowering meadows
- i. *What recreational programming or events would you like to see at the parks?*
 - i. An Annual Get-To-Know Your-Neighbor event

6. MT SOUTHERN: Other In-Person Comments

- a. Senior Center: Needs an updated plan
- b. Veterans Memorial Park: Any plans for future updates?
- c. Queen Anne: Maintain as a passive park with open space and trails. Same for Chicken Foot and Frosty Hollow.
- d. Dog Parks; Interest in adding more; to get them off the fields. (beside the one at Core creek)
- e. Definite interest in turf fields. Also maybe lit fields.
- f. Frosty Hollow: Add pickleball during the summer; lose or convert the ones at the Senior Center??
- g. Deep Dale: No easy way to connect to Sycamore Ridge.
- h. Veterans Park: Extend Patriot Path; add ped bridge to allow better access.
- i. Restrict ATV access and add trails for pedestrians, how about a greenbelt for Forsythia Park
- j. Cobalt Ridge Park: the natural areas need maintenance and need to be 'cleaned up; you cannot access the Creek; add trashcans for dog waste; park benches; residents VERY WILLING to volunteer
- k. Need for new playground at Forsythia Crossing Park; please add exercise equipment and exercise stations
- l. Paved pathways along the greenbelt; more ped bridges across the Creek
- m. Better connections for pedestrians between neighborhoods
- n. Regulate when the hockey lights are on by using a push button system
- o. Have an 'in lieu of' fee for new developments
- p. Forsythia Crossing: Cobblestones need to be repaired
- q. Trail/ path on Frosty Hollow needs to be extended at least to Veterans Highway
- r. More trails/paths/sidewalks along the outer edges of neighborhoods
- s. Utilize scout troops for park maintenance
- t. Veterans Memorial Park: connect to the small trail that is there; add benches or stumps for sitting; grass bball court needs to be repaired
- u. The southern section of the township lacks safe crosswalks
- v. The 'Gates' community will not accept sidewalks!
- w. Cameras for security?

7. MT WESTERN: Board Comments

- a. *What parks do you visit?*

- i. No written comments.
- b. *What do you like best about the parks?*
 - i. No written comments.
- c. *How do these parks benefit the communities they are in?*
 - i. No written comments.
- d. *Do you think residents of all ages and abilities are able to enjoy these parks?*
 - i. No written comments.
- e. *What are the major problems or issues at the park?*
 - i. Overgrowth between Cobalt Ridge and Quincy Hollow
- f. *What are the obstacles in getting to the parks?*
 - i. No written comments.
- g. *Where do you think new trails should be added?*
 - i. Langhorne Spring Water Company
 - ii. Playwicki
- h. *What would you like to see added to the parks (for example, playgrounds, basketball courts, parking restrooms, new programming?)*
 - i. White water park on Neshaminy Creek i.e Playwicki
 - ii. Food forest
 - iii. Restrooms at Firefighters Park
 - iv. Invasive plant removal—these could be events or programming
 - v. Native Plant seeding---these could be events or programming
- i. *What recreational programming or events would you like to see at the parks?*
 - i. No written comments

8. MT WESTERN: Other In-Person Comments

- a. Trails at Langhorne Water Company
- b. White water park at Neshaminy Creek location; may also help mitigate flooding
- c. Mountain bike trails
- d. Need for trail maintenance; invasive removals and native species plantings
- e. Rt. 1 is really an obstacle
- f. Trash cans in parks and on trails

- g. Woods behind NHS heavily used
- h. Boy Scouts could help with maintenance
- i. Need connection from west to east side of Township
- j. Need access to bus stops
- k. Update playground at Simmons
- l. Firefighters: need shady area near pickleball courts; trees; restrooms, parking; easier scheduling for the pickleball courts; biking area; benches with shade; a food forest would build community here at Firefighters
- m. Convert fields to flowering meadows everywhere; start small
- n. Shade for play areas
- o. Paved trails for stroller accessibility

9. Please see online attendees comments on P&R feedback recorded through Survey Monkey and attached to these notes.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE
Project Manager

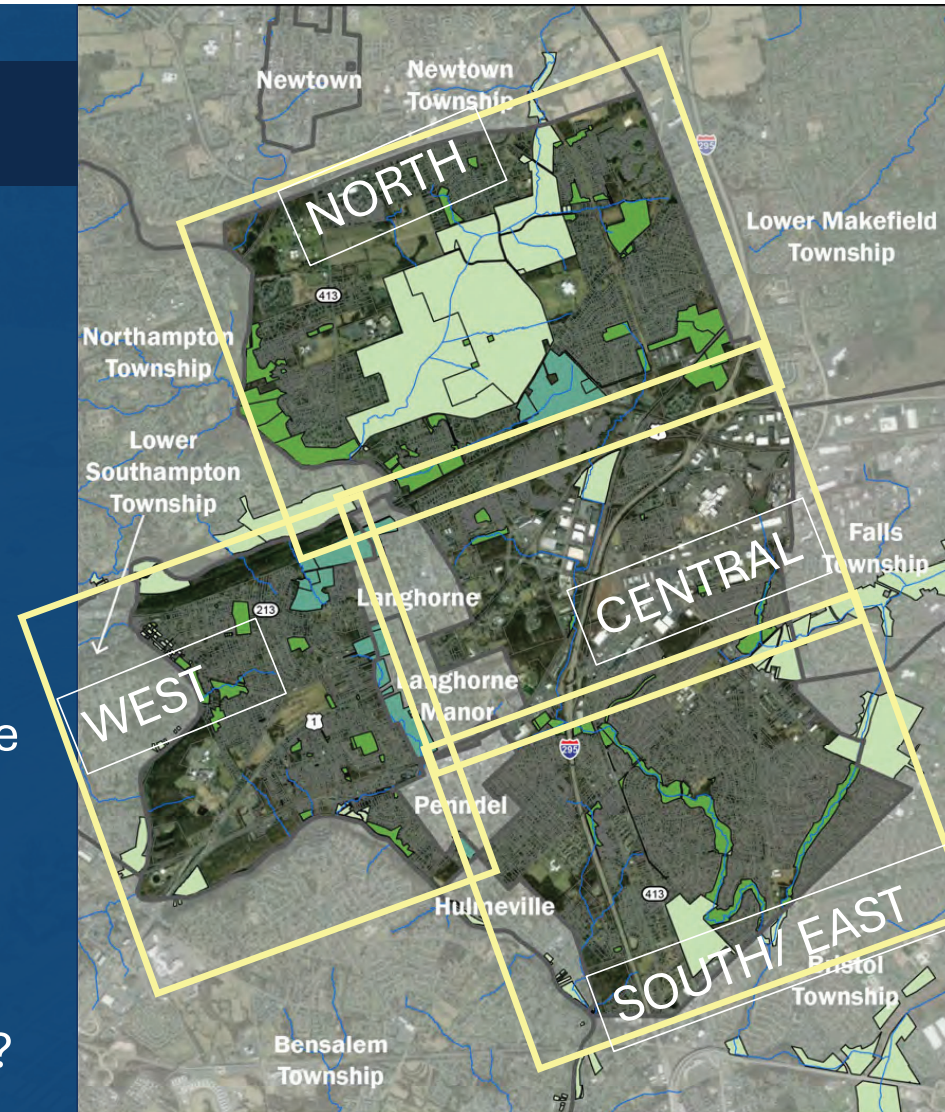
Breakout Groups

Four groups:

- North
- Central
- West
- Southeast (Levittown)

Questions for discussion include:

- What do you like best about the parks? What are your favorite memories?
- How do these parks benefit the communities they are in?
- What are the obstacles in getting to the parks?
- Where do you think new trails should be added?



Q1 What parks do you visit? What do you like best about the parks? What are your favorite memories? How do these parks benefit the communities they are in? Do you think residents of all ages and abilities are able to enjoy the parks? What are major problems at the parks? What are the obstacles in getting to the parks? Where do you think new trails should be? What would you like to see added to the parks (for example, playgrounds, basketball courts, parking, restrooms, etc.)? What recreational programming or events would you like to see at the parks?

Answered: 8 Skipped: 0

#	RESPONSES	DATE
1	Do more to protect the wildlife and the animals. What is happening to Core Creek and Lake Luxembourg?	1/23/2025 7:41 PM
2	Some problems with the parks are poor maintenance - water fountains and rest rooms, not enough lighting, not enough parking Add to parks lighting, outdoor amphitheaters or stages for live music, exercise equipment, playgrounds with sensory-friendly elements, accessible swings, or soft flooring for children with disabilities, community gardens, Farmers' Markets, summer food/beer festivals	1/23/2025 7:38 PM
3	1. Obstacles in getting to the parks: Provide a walk / bike trail (black top) from Village Road to Community Park. Currently to get there you need to go through Our Lady of Sorrows Cemetery then through a "hole" in a fence. Once you cross the fence the ground is covered in brush and often wet.	1/23/2025 7:36 PM
4	I filled out the full survey already, so answered most or all of these questions. One thing I've thought of since -- we have a ton of ball fields, etc., but the Township has a very large elderly community. Some focus needs to be on accessibility, walkability, etc., for the older part of the Township. Even this meeting, if an elderly person couldn't get to the meeting but got on via Zoom like I did, they don't have a way to participate in the break-out sessions. Couldn't there be a way they we could at least pick one of the four and listen to what's being said, even if not able to participate verbally? We could also use the Q&A to add comments, etc. Either that or make clear in the description of the meeting that those participating remotely will not be able to get the full benefit of the meeting. If I'd known this was going to be the way the remote meeting was going to go, I would've been much more likely to show up in person. Thanks!	1/23/2025 7:35 PM
5	I want to see Middletown Township become a walkable community, whether it is in the parks, developments, or shopping areas. I would also like any future approved projects to be required to connect to the sidewalk system, not leaving a sidewalk with stop signs at each end as it currently appears on Route 413 in front of the new development under construction. Thank you!	1/23/2025 7:34 PM
6	1. Community Park, Core Creek offerings for sports, Core creek- open spaces Yes they benefit the communities No- core creek could benefit from better playgrounds that have adaptive equipment and for ages 18 months- 12 years old Major problems- not per say, but bathrooms at all parks could use improvements especially at Community Park which has a very high usage compared to the others with only two sets of bathrooms. Obstacles- traffic everywhere New trails- not sure but they are needed I would like to see playgrounds added (Kompan playgrounds as an example) that reach multiple ages, additional basketball courts added, see above about restrooms. Working restrooms and updated auto flush toilets and sinks.	1/23/2025 7:34 PM
7	I love Core Creek park and all the fun trails. I also love to kayak there. I would love to see a basketball court and community garden in Tareyton park. As a resident of thar neighborhood, I feel those would be great additions to that space.	1/23/2025 7:30 PM

Middletown CPROSGT Public Meeting feedback form

8 would like to have a concert shell for outdoor concerts like they do at the Bristol Township
Municipal park area

1/23/2025 7:29 PM