



**SIMONE COLLINS**  
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## MEETING NOTES

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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:	May 15, 2025 7:00pm
Re:	Public Meeting #3	Issue Date:	May 20, 2025

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### 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)

#### Public Attendance

(See attached attendance sheet)

### NOTES:

#### A. Introductions & Project Schedule

1. Paul Kopera (PK) welcomed and thanked the participants for attending. He introduced the project team from Simone Collins Landscape Architecture: William Collins, RLA (WC), Anita Nardone, PE (AN), Toby Levin, RLA, ASLA (TL),

and Derek Dureka, CPRP, as the consultants for the Comprehensive Parks, Recreation, Open Space, Greenways, Trails Plan study (CPROSGT) for Middletown Township.

2. Project team contact information (see C.4 below), schedule and agenda included on the meeting handout.

## B. Presentation

1. AN, TL, and DD gave a presentation of the study as shown below and emphasized that the purpose of this third public meeting was to summarize public participation comments and present the visions and a selection of the recommendations that will appear in the report. AN emphasized that this meeting sought any and all feedback on the visions and recommendations for the report that are presented.

### *a. Schedule*

- AN noted that the project will continue to seek public participation through the public opinion survey through June 1, as well as one additional committee meeting.
- The Draft plan will be published for public comment by July 2. Comments will be accepted through August 21.
- Final plan expected in early September 2025.
- Study will extend through late summer (September) of 2025; all material related to the study will be posted to the Township website under the P&R page.

### *b. Public Participation*

- Public Meeting #2 (March 25)

Key Takeaways included:

- i. Importance of connectivity of neighborhoods and parks. Priorities should be getting folks to Core Creek Park, Middletown Community Park, and the Middletown Community (Senior) Center.
- ii. Diversity and quantity of programming is great, but access for casual/drop-in athletics could be improved.
- iii. Generational project ideas include
  - Amphitheater
  - Trail connections
  - Bird sanctuary/Nature center
  - Turf field complex
  - Woodbourne pedestrian tunnel

- Indoor recreation center
- iv. Priorities for capital improvement include:
  - Twin Oaks Park improvements
  - Improved lighting throughout the parks system
  - Middletown Community Park improvements
- Key Person Interviews are complete.
- Public Opinion Survey
  - i. 1,355 responses as of May 15!
  - ii. There have been no significant changes to the results since the last public meeting.
- c. *Draft Visions*
  1. *Vision 1: Accessible, safe, modern Township parks*
    - a. The Middletown community envisions its parks to be accessible, safe, and inclusive recreation facilities that deliver people to healthy outdoor places where they may interact comfortably and peacefully.
  2. *Vision 2: Parks linked to neighborhoods by safe pedestrian and bike routes*
    - a. The Middletown community desires the safe bicycle and pedestrian routes as described in the 2024 Multi-modal Improvement Plan (MIP) to connect Township neighborhoods to parks, preserves, and open spaces inside Middletown Township, and to the regional trails and bike routes that extend into neighboring municipalities.
  3. *Vision 3: Recreation programming excellence*
    - a. Middletown residents and Township staff will continue to work collectively to ensure the Township legacy of excellent programming by continuing to serve all ages and abilities, and to promote physical, mental, social, and emotional health for all users.
  4. *Vision 4: Increased availability and access to open space*
    - a. The Middletown community seeks to add recreation opportunities to the Township park system through strategic acquisitions that increase acreage under municipal stewardship, as well as improve public access to existing Township-owned open space.
  5. *Vision 5: Efficient and sustainable Parks and Recreation management, maintenance, and administration*

- a. Middletown Township will continue its mission to deliver excellent park and recreation experiences to the community who take pride in their neighborhoods and history.
- 6. *Vision 6: Township policy/ordinances to support recreation needs, with funding strategies to achieve multi-functional infrastructure improvements*
  - a. Middletown Township seeks to balance development with quality-of-life needs and the modernization of infrastructure that can serve multiple needs: transportation, ecological restoration, stormwater management, and recreation.
- d. *Draft Recommendations*
  - a. Middletown Parks Accessibility Strategy (*Visions 1 & 2*)
    - i. Strategy to get people to parks and open space resources: Recreation access and equity
    - ii. Considerations include sidewalk gaps, links to transit routes, trails and green way gaps and connections, obstacles (infrastructure, ownership, etc.)
    - iii. A sample strategy was shown for Firefighters' Park, which included additional sidewalks, internal paths, and crosswalks. A high-level cost estimate for these improvements was provided.
  - b. Priority Pedestrian-Bicycle Connections (*Vision 2*)
    - i. Queen Anne Creek Trail to connect Woodbourne Road to Walter Miller Elementary School and Mill Creek with future connections to Mill-Queen Anne-Black Ditch Trail
    - ii. Jones Park to Simmons Park via Clearview Ave. and Brownsville Rd. with future connection to Neshaminy Creek Greenway Trail
  - c. Open Space Preserves (*Vision 4*)
    - i. Improve access to and, where appropriate, within open spaces and celebrate open spaces as "preserves"
    - ii. Mill Creek Preserve
      - 1. Trail could recognize the riparian ecosystem of Mill Creek with interpretive signage and other amenities.
      - 2. Would connect Veterans Memorial Park, Forsythia Crossing Park, Upper Orchard Park, and Frost Hollow Tennis Center (Bucks Co.), with future connections to Queen Anne Creek Trail.
  - d. Field Use and Maintenance (*Vision 5*)

- i. Clarity is needed regarding the division of maintenance responsibilities between MT Parks and Rec and youth athletic associations.
  - ii. Field use should be tracked more closely to ensure maintenance activities are coordinated properly and efficiently.
  - iii. Biannual review of contracts with youth athletic associations would help ensure all parties understand their responsibilities.
- e. Implementation recommendations (*Vision 6*)
  - i. Make revisions to Zoning Ordinances and Subdivision and Land Development Ordinance (SALDO) to support open space provision and development.
  - ii. Create a Middletown Official Map to express the Township's interest in acquiring specific lands for public purposes sometime in the future.

### C. Comments/ Questions

1. One participant questioned whether there was a possibility of acquiring land near the proposed development (Shady Brook) to provide a connection to Core Creek Park? Also, though a trail lover---this participant questioned whether trailheads should be placed in neighborhoods placing parking burdens on the neighborhood. Would rather see a trail located closer to the road.

#### *Response/ Discussion:*

- TL noted that the conversations between the Township and the development applicant should continue to investigate this specific opportunity.
  - Partnerships---like this one---show the value of achieving trail/open space needs by involving both the public and private community.
  - TL encouraged public feedback to the Township for preferred trail alignments.
- 2. A participant noted that he walks the Mill Creek greenway frequently; and endorses the value of a more formal trail.
- 3. A participant suggested including a splash pad/park in the plan recommendations. The participant noted that a splash pad would require less expensive maintenance than a public pool and would be safer for users without requiring staff.
- 4. Comments on the presentation plans can be directed to the project team:

- Anita Nardone, PE: [anardone@simonecollins.com](mailto:anardone@simonecollins.com)
- Toby Levin, RLA: [tlevin@simonecollins.com](mailto:tlevin@simonecollins.com)
- William Collins, RLA: [wcollins@simonecollins.com](mailto:wcollins@simonecollins.com)

#### D. Next Steps

1. Close public opinion survey on June 1
2. Complete draft report
3. Review draft report with the Committee at Committee Meeting 4 (June 26)
4. Publish draft report online by July 2 with comments due by August 21
5. Incorporate revisions based on public feedback and provide revised report to Board of Supervisors (BoS)
6. Present Draft Final Plan for BoS action at September 8th BoS meeting

Next Public Meeting (PM#3): May 15th

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