

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC MEETING
January 21, 2020

PRESENT

MICHAEL KSIAZEK, CHAIRPERSON }
AMY STROUSE, VICE CHAIRPERSON }
TOM TOSTI, SECRETARY } BOARD OF SUPERVISORS
ANNA PAYNE }
DAWN QUIRPLE }
STEPHANIE TEOLI KUHL, TOWNSHIP MANAGER
JAMES ESPOSITO, ESQ., TOWNSHIP SOLICITOR
ISAAC KESSLER, P.E., TOWNSHIP ENGINEER

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

Mr. Ksiazek called the meeting to order at 7:05 p.m. After the Pledge of Allegiance, Mr. Tosti called the roll. All Supervisors were in attendance along with Township Manager Stephanie Teoli Kuhls, Solicitor James Esposito, Engineer Isaac Kessler, department directors and interested citizens.

2. Announcements and Special Items.

- a. Next Board of Supervisors Meeting - Monday, February 3, 2020 - 7:00 p.m.
- b. Upcoming Events: Teen Talent Competition – Oxford Valley Mall, Saturday, January 25, 2020 @4:00 to 6:00 p.m.

Mr. Esposito advised that an Executive Session was held prior to tonight’s public meeting to discuss personnel matters.

3. Public Comment. **Non-Agenda Items only.** (Maximum 30 minutes)

None.

4. **Consent Agenda Items.**

- a. Consideration of authorizing payment of January 21, 2020 Bill List in the amount of \$1,953,263.56.
- b. Consideration of approving the January 6, 2020 Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c. Consideration of approving Resolution #20-02R application to PennDOT for traffic signal at Lincoln Highway (SR 0413) and driveway.

- d. Consideration of approving Change Order #2 for the Streambank Restoration Project in the amount of \$1,960.00 to James D. Morrissey, Inc.
- e. Consideration of approving final payment for the Streambank Restoration Project in the amount of \$6,071.55 to James D. Morrissey, Inc.

ACTION: MR. TOSTI MOVED TO APPROVE CONSENT AGENDA ITEMS A THRU E AS LISTED ABOVE. MS. PAYNE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

- 5. Consideration of approving the final Major Subdivision and Land Development Plan for the Lennar Orchards Tract, 111 townhouse development, Woodbourne Road, Langhorne, PA TMP #22-057-004, in the MR-Multi-Residential Zoning District, S/LD #18-8

Allen Toadvine, Esq. represented the applicant Sam Carlo, Vice President of Lennar who was in attendance. Also in attendance were Anthony Riker, P.E. of Bohler Engineering and Nicole Klein-Elsier of McMahon Associates. This project is located at the Lennar Orchards Tract on Woodbourne Road across from the Pickering Bend neighborhood and between the North Pennsylvania Railroad Company and Cornerstone Executive Suites Plaza. The applicant proposes to develop the approximately 15.86 acre tract into a 111 unit, three story townhouse community. The proposed product would be 3 story townhouses in the mid-upper \$300,000 range. The build out would take approximately 3 years. The project also includes construction of an access roadway, emergency access grass paver access way, utilities, landscaping, lighting, stormwater management facilities and improvements to Woodbourne Road.

Mr. Tosti inquired if Lennar has other developments in Bucks County. The applicant responded Bensalem and Yardley. Ms. Quirple asked how many bedrooms the proposed units would have and the answer was 3.

Ms. Strouse brought up the issue of CSX and asked if the buyers will be informed of the noise/idling of the trains at the nearby Woodbourne Station. Ms. Quirple asked about the air quality regarding CSX.

Ms. Strouse asked about the hardship of waiver – allowing driveways to be closer to an intersection less than 40 foot. Mr. Toadvine responded that a draft could be done without this waiver, but it would create straight line of homes - - willing to add a 4 way stop. He also stated that road “B” was added to create diversity.

Mr. Ksiazek inquired about the traffic and what improvements are proposed by the proposed development. Applicant responded that a pedestrian sidewalk – cross Woodbourne Road; safety lighting; continue and extend to Township’s Quiet Zone and regional rail.

Ms. Strouse stated that the traffic in this area is untenable with the CSX train delays.

Mr. Tosti asked when the last traffic study was done. The Township Planning commission minutes show the counts were done in July.

At this point the meeting was opened to Public Comment.

Kurt McKay, Langhorne Gardens is opposed to the development due to traffic concerns.

Fred Weaver, Langhorne Gardens also expressed his concern with the traffic on Woodbourne Road.

Dan Veix, Esq., represented Jeremy and Lisa Bowen who are opposed to the development and stated that the developer is trying to jam too much into this site.

Marty Sullivan, Heaton's Mill, President of the Neshaminy School Board read a letter requesting denial of high density housing.

Michelle McKay, Langhorne Gardens expressed traffic concerns.

ACTION: MS. PAYNE MOVED TO DENY APPROVAL OF A THE FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE LENNAR ORCHARDS TRACT, 111 TOWNHOUSE DEVELOPMENT, WOODBOURNE ROAD, LANGHORNE, PA; TMP #22-057-004 IN THE MR-MULTI-RESIDENTIAL ZONING DISTRICT, S/LD #18-8. MS. QUIRPLE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

6. Consideration of approving a Minor Subdivision Plan for 716 & 738 West Maple Avenue, Langhorne, PA, TMP #22-023-013, #22-023-012 and #22-023-047, in the R-2, Residential Zoning District, S/LD #19-6

Jim Oakes, Tri-States Engineers and Land Surveyors, Inc. represented the applicant Donna Lorenz. The project is located at 716 and 738 West Maple Avenue in the R-2 Residential Zoning District. The applicant proposes to reconfigure the existing lot lines of three (3) varying sized lots to create two (2) lots of approximately the same size. There are no proposed improvements with this subdivision.

ACTION: MR. KSIAZEK MOVED TO GRANT MINOR SUBDIVISION APPROVAL FOR 716 AND 736 WEST MAPLE AVENUE, TMP #22-023-013, #22-023,012, #22-023-047; s/lD #19-6 WITH THE FOLLOWING CONDITIONS:

1. CONFIRMATORY DEEDS SHALL BE RECORDED AT THE TIME OF PLAN RECORDATION CONFIRMING THE NEW LEGAL DESCRIPTIONS FOR LOTS 1 AND 2. THE DEEDS SHALL BE IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR PRIOR TO RECORDING WITH THE BUCKS COUNTY RECORDER OF DEEDS.
 2. ANY REMAINING COMMENTS IN THE TOWNSHIP ENGINEER'S REVIEW LETTER SHALL BE ADDRESSED AND A REVISED PLAN SUBMITTED.
- SECONDED BY MS. STROUSE. MOTION CARRIED BY A VOTE OF 5-0.

7. Other Business.

Mr. Kessler provided an update on the Quite Zone Project.

8. Other public comment. (Only applicable if initial Public Comment period exceeds the 30-minute time limit.)
9. Adjournment.

ACTION: MR. KSIAZEK MOTIONED TO ADJOURN THE PUBLIC MEETING OF THE MIDDLETOWN TOWNSHIP BOARD OF SUPERVISORS AT 8:15 P.M. SECONDED BY MS. STROUSE. MOTION CARRIED BY A VOTE OF 5-0.