

# **Board of Supervisors Special Meeting**

**Tuesday, June 3, 2025 | 6:00 p.m.**

## **1) Call to Order, Pledge of Allegiance**

Mr. Ksiazek called the meeting to order at 6:00 p.m.

## **2) Roll Call**

After the Pledge of Allegiance, Ms. Hannah called roll. Supervisors Ksiazek and Kane were in attendance. Also present were Interim Township Manager Nick Valla, Solicitor James Esposito, Township Engineer Dominic Cundari, Chief Joseph Bartorilla, and Director of Building and Zoning, Jim Ennis. Supervisors Quirple and Strouse were absent.

## **3) Upcoming Meetings**

a) Next Board of Supervisors Meeting – Monday, June 9, 2025, at 7:00 p.m.

## **4) Public Comment – Non Agenda Items**

## **5) Conditional Use Hearing CU 25-1, Newport Plaza Holdings, LLC, applicant, is seeking Conditional Use approval required by the Middletown Township Zoning Ordinance to allow for a motor vehicle service station at the Property. The station will be operated by Take 5 Oil Change at the Shopping Center that contains a Dollar General at 4565 New Falls Road, Levittown, PA.**

James Esposito, Township Solicitor, opened the conditional use hearing for the applicant, Newport Plaza Holdings, LLC, regarding the property located at 4565 New Falls Road, Levittown, PA 19058 (Tax Map Parcel #22-059-030). He noted that the Applicant is seeking Conditional Use Approval under Ordinance Section 500-152Q to permit a motor vehicle service station within the C Commercial Zoning District. The proposed project involves constructing a new 1,800 sq. ft. building to operate as a Take 5 Oil Change.

Before proceeding to the applicant's presentation, Mr. Esposito asked if anyone in attendance wished to request party status for the hearing. There were none. He then submitted exhibits into the record.

On behalf of the Applicant, Mark Cappuccio, Esquire, provided an overview of the proposed motor vehicle use, which is permitted by Conditional Use.

Mr. Cappuccio noted that he had three witnesses at the meeting: Des Roberts, on behalf of Take5 Oil; Anand A. Bhatt P.E., ARNA Engineering; and Marie Pantalone, P.E., SAFE Highway Engineering.

Mr. Esposito asked Mr. Cundari whether he believed the applicant had satisfactorily addressed the comments in his review letter.

Mr. Cundari stated that the application complies with the Conditional Use requirements and confirmed it meets the applicable standards.

Mr. Esposito opened the hearing for public comment; no comments were offered.

Mr. Esposito closed the hearing.

*Action: Mr. Ksiazek moved to approve Conditional Use application 25-1 for the proposed Motor Vehicle Service Station Use at 4565 New Falls Road. Motion is based on plans, documents, exhibits, and testimony presented and discussed during the June 3, 2025 Conditional Use hearing, seconded by Ms. Hannah. A motion carried by a vote of 3-0.*

- 6) Consideration of Resolution #25-12R, adopting a Police Tenure Act decision from Hearing Examiner Joseph Bagley, Esquire, and authorizing termination of employment of Police Officer Samatha Weed (Officer #441111).

Nick Valla, Interim Township Manager, noted that at the March meeting, the Board of Supervisors appointed a Hearing Officer to preside over a Police Tenure Act hearing regarding a recommended termination from the Chief of Police. He added that the hearing was held earlier this month, and the Hearing Officer's decision to uphold the termination is now before the board.

*Action: Mr. Ksiazek moved to adopt Resolution #25-12R adopting a Police Tenure Act decision from Hearing Examiner Joseph Bagley and authorizing termination of employment of Police Officer Samatha Weed, seconded by Ms. Kane.*

- 7) Other Business.

None.

- 8) Adjournment.

Ms. Kane moved to adjourn the public meeting of the Middletown Township Board of Supervisors' public meeting at 6:34 p.m., seconded by Ms. Hannah. Motion carried by a vote of 3-0.