

**MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

AT LARGE: Lorraine Bradshaw, Norman C. Shropshire, Mark Kirchgasser
FIRST DISTRICT: Scott D. Galloway **SECOND DISTRICT:** Margaret J. Amoroso
THIRD DISTRICT: Russ Carlson **FOURTH DISTRICT:** Christopher B. Quinn
MANAGER: W. Bruce Clark **ENGINEER:** Arthur W. Rothe, P.E.
SOLICITOR: Joseph A. Damico, Jr., Esquire

A G E N D A

For the **Regular Meeting** to be held at **7:00 PM** on **Monday, August 26, 2013**, in the Township Building at 27 N. Pennell Road.

- 1) **OPENING** - Pledge of Allegiance to the Flag
- 2) **APPROVAL OF MINUTES** – August 12, Regular Meeting
- 3) **COMMENTS FROM THE PUBLIC**
- 4) **REPORTS**
 - A. Chairperson
 - B. Manager

- 5.) **PUBLIC HEARING**
 - A. Proposed amendment of Zoning Ordinance to permit a campus mixed use development as a conditional use within the R-4 Residential District and provide area and bulk regulations and design standards for such development
 - B. Conditional Use Application of Ponds Edge, LP. for approval to construct a Campus Mixed Use Development on property located at 1278-1328 W. Baltimore Pike consisting of 221 single family attached dwelling units and two retail buildings containing a total floor area of 32,500 sq. ft. within the R-4 Residence District pursuant to a proposed amendment of Chapter 275, Section 275-35.C(8) of the Zoning Ordinance.

- 6.) **OLD BUSINESS**
 - A. Consideration for Adoption – An Ordinance amending and restating Section 2 of Ordinance 443 by accepting and approving an Amended and Restated Land Conservation Easement restricting the use of a portion of property in the Township of Middletown located at 1318-1328 W. Baltimore Pike
 - B. Consideration for Adoption – An ordinance of Middletown Township, Delaware County, Pennsylvania, amending Chapter 235, “Vehicles and Traffic”, of the Township Code of Ordinances to provide for a three-way stop intersection at Old Forge Road and Yearsley Mill Road

- 7.) **NEW BUSINESS**
 - A. Consideration for Adoption – An ordinance amending the Code of Ordinances of the Township of Middletown, Delaware County, PA, Chapter 275, Zoning, Article II, Entitled Terminology, Section 275-8 by adding definitions for Campus Mixed Use Development, Campus Mixed Use Development Tract, campus-type setting, commercial section, community related business uses, private alley line, private street line, public improvement enhancements, residential section and restaurant and Article VIII, entitled R-4 Residential District, by adding Section 275-35.C.(8) to permit a campus mixed use development with single family, attached dwelling units as a conditional use and Section 275-38.1 to provide area and bulk regulations and design standards

- B. Review of Conditional Use Application – Ponds Edge, LP,
1278 – 1328 W. Baltimore Pike
- C. Review of Preliminary Subdivision Plan – Ponds Edge, LP,
1278 – 1328 W. Baltimore Pike
- D. Reauthorization of Final 2-Lot Subdivision – Brown – 76 Cherrywood Lane
- E. Consideration for Adoption – An ordinance amending the Code of Ordinances of the
Township of Middletown, Delaware County, Pennsylvania, Chapter 235, “Vehicles
and Traffic”, Article 1, Traffic Regulations, Section 235-3, maximum speed limits, by
changing the speed limit on Fox Road to Twenty-five miles per hour.
- F. Authorization of Credit Card Transfer
- G. Approval of Bill List

8) **ADJOURNMENT**



W. BRUCE CLARK
TOWNSHIP MANAGER

WBC:sbs