

**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 of Township Council** to be held at **7:00 PM on Monday, December 09, 2013**, in the Township Building at 27 N. Pennell Road.

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- 1) **OPENING** - Pledge of Allegiance to the Flag
  
- 2) **COMMENTS FROM THE PUBLIC**
  
- 3) **REPORTS**
  - A. Chairperson
  - B. Finance and Administration
  - C. Land Planning
  - D. Manager
  
- 4.) **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. (Continued from November 25, 2013 meeting)
  - 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.(Continued from November 25, 2013 meeting)
  
- 5.) **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. (Continued from November 25, 2013 meeting)

6.) **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. (Continued from November 25, 2013 meeting)
- C. Review of Preliminary Subdivision Plan – Ponds Edge, LP, 1278 – 1328 W. Baltimore Pike. (Continued from November 25, 2013 meeting)
- D. Consideration for Adoption - An ordinance amending the Code of Ordinances of the Township of Middletown, Delaware County, Pennsylvania, Chapter 180, Article II, Section 180-10, to increase the annual Sewer Rent or charges from \$300.00 to \$350.00 for the calendar year 2014 and each year thereafter until amended, for each house, apartment, condominium, trailer or dwelling unit. The quarterly base rate for commercial and industrial users will be increased from \$87.50 to \$100.00 in the calendar year 2014 and each year thereafter until amended, plus an increase in the charge for each 1000 gallons (or portion thereof) consumed over 24,000 gallons per quarter, from, \$3.65 to \$4.17 for the calendar year 2014 and each year thereafter until amended.
- E. Adoption of Post- Issuance Compliance Policy – Tax-exempt obligations
- F. Project overview – PADOT replacement of Glen Riddle Road Bridge
- G. Review of Zoning Hearing Board Application  
2013-15 Stroffolino – 602 Meadowvale Lane
- H. Tree-Vitalize Program grant application – Chester Creek at Darlington Tract
- I. Waiver of Building Permit Fee – Middletown Fire Company  
425 S. New Middletown Road
- J. Authorize Release – Sale of Used Fire Truck
- K. Approval of Bill List

7) **ADJOURNMENT**

  
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W. BRUCE CLARK  
TOWNSHIP MANAGER