

TOWNSHIP OF MIDDLETOWN  
PLANNING COMMISSION MEETING

November 10, 2015

Present: Mark Bradson, Anthony Mirenda, William Moran, Susan Powell, Peter Schettler, and David Sharbaugh

Eric Janetka, Kelly & Close consulting Engineer, and Mark Damico, Esquire

A. Call to Order

Chairman Mr. Sharbaugh called the meeting to order at 7:32 PM. He noted the October minutes were not yet prepared to be presented for approval. Mr. Sharbaugh reported that Mr. Damico was filling in for Mr. Petrosa, who was unable to attend the meeting. He then noted that although she was not present yet, he wished to congratulate Ms. Powell on her election to Township Council effective January 2016 and expressed that she would be missed on the Planning Commission.

B. New Business

*Final Minor Subdivision: Hibberd & Dowling—45 W. Forge Road—Applicant is proposing a minor subdivision to create two (2) lots from one (1) parcel (of 2.284 acres), located in an R-1A Zoning District*

Tim Sullivan, attorney for the applicant, explained that Winston H. Hibberd and Grafton Dowling IV own 45 W. Forge Road and are applying to subdivide the property to a front a rear parcel. He then turned the presentation over to Gus Houtman, engineer for the applicant, who noted the property is located on the North side of W. Forge Road and is approximately 1,100 feet from Rt. 352. The property is zone R1-A and, based on Township review, meets the necessary minimum requirements for subdivision.

Mr. Houtman provided a diagram of the proposed subdivision on the property. The lot at present is 2.2 acres and there is an existing dwelling with public water on the front portion of the property. He commented that the applicants purchased the property under the notion that it was public sewer but has since learned that is not the case. It is their intention to connect both lots to public sewer upon approval and completion of the subdivision. Mr. Houtman showed that there are trees around the existing house, along the right of way of W. Forge Road, and between the pool house and rear of the property. The property drains to the North and to the back of the property. There is currently a driveway to the existing dwelling at the Southeast corner of the property.

Mr. Houtman reported that if the subdivision is approved, the property would be divided into two lots. The applicants intend to create a new building lot at the rear of the property. Access to both the existing dwelling and the rear lot would be provided via a 12 foot wide common driveway. The utility easement would run along the East side of Lot 1. In addition to public sewer the rear lot would have public water. Public sewer would be connected to both lots through grinder pumps and a low pressure force main would connect to W. Forge Road.

Mr. Houtman reported a small berm would be constructed at the North boundary of the rear lot with a small basin. There would also be 2 infiltration beds (1 for each lot) that would be equal to a 2 year storm runoff.

Mr. Houtman stated that he received comments from the Township's engineer and most comments have been responded with as "will comply." He provided a copy of the proof of notification sent to the 6 adjoining property owners. He noted that 5 came back and the remaining proof not received had a certificate verifying delivery. He asked if Planning Commission had any questions.

Mr. Sharbaugh commented that General Comment #3 suggested widening the driveway more than 12 feet and that it is noted that applicant wants to keep it at 12 feet. Mr. Houtman stated that although it was suggested, this is not required by Code and the applicant wishes to follow Code. Mr. Sharbaugh indicated he was okay with this since it was only a suggestion.

Mr. Bradson asked for more information on the sanitary system. Mr. Sullivan explained a low pressure force main extended from the manhole at Autumn Woods Lane up Forge Road to about the 3<sup>rd</sup> house from Rt. 352. Due to the Township being under a connection management plan, neighbors in this area have not been notified to connect yet. If approved, these two lots would be connected as 2 separate low pressure force mains and connect to the existing West Forge force main.

Faud Sadik, 39 W. Forge Road, asked what the proposed house would look like on the rear lot. Mr. Houtman showed a diagram, which several neighbors came up to view. Based on resident questions, Mr. Houtman reported that the rear dwelling would be 160 feet from the pool on Lot 1, zoning allows for a shared driveway and that this format is common in the Township, the frontage on W. Forge is approximately 155 feet, no variance is needed for this subdivision to be approved, and trees will be planted to block glare as required by Code.

Mr. Bradson asked if there would be an easement for the driveway and Mr. Sullivan answered in the affirmative, noting that an easement would also address access to utilities and the stormwater management facility.

Patricia Cofield, 51 W. Forge Road, asked why the applicant thought the property was public sewer. Mr. Houtman stated the previous owner reported it as public sewer and the applicants did not verify the information prior to closing. MTSA confirmed the property is not connected to public sewer.

Mr. Schettler asked if County Planning Commission reviewed the application. Mr. Sullivan stated that it was reviewed by the County Planning Commission and they recommended approval.

Mr. Damico asked Mr. Sullivan to submit a form of Declaration of Easement to the Township for review. Mr. Sullivan stated he would, commenting that Mr. Petrosa has seen the format before. Mr. Houtman stated that Mr. Janetka requested it be on the plans and asked if it needed to be in both places. Mr. Damico stated it would be helpful if there was a reference on the plans that noted a Declaration of Easement for the lots.

Betty Sadik, 39 W. Forge Road, asked when construction was anticipated to begin. Mr. Houtman reported the planning module still needed to be done and MPDS may need to be completed. He anticipated construction to begin early to mid spring.

Mr. Bradson motioned to recommend approval subject to compliance with what was discussed. Mr. Schettler seconded the motion and the Planning Commission approved unanimously with a vote of 6-0.

Prior to moving on to the next topic, Mr. Sharbaugh congratulated Ms. Powell, who was present at this point, on her recent election to Township Council. She thanked him and expressed that she was very excited about becoming a Council Member and interested to see how Planning Commission recommendations are considered during reviews by Council.

*Final Land Development: Williamson College of the Trades (Williamson)—106 S. New Middletown Road—Applicant is proposing a new 2,925 s.f. three-story dormitory building just west of the existing Townsend Cottage and to the south of the Jenks and Stell Cottages.*

Joe Baran, engineer for the applicant, explained that Williamson developed a master plan about 9-10 years ago. Phase 1 of this plan was approved and as part of the plan some building additions took place. At this point, most of the additions have been completed. He stated that he was here for approval of part of Phase 2, which entailed adding a dorm near the other existing dormitories. Using a diagram, he showed where the proposed dorm would be located. The proposed 2,925 square foot dormitory would hold 24-26 students; just as the others dorms do. He stated that it would also look similar to the other dormitories.

Mr. Baran reported a sidewalk would be constructed that would connect the dorm from the side porch to the existing walkway in order to allow for pedestrian traffic. This sidewalk will either be concrete or brick paver.

Mr. Baran explained the purpose of constructing this dormitory was to provide space for students to live in while renovations are completed to the existing dormitories. Renovations will take place one dormitory at a time. He emphasized that no additional students would be added to the campus and that this was only to allow the renovations to occur for the existing dormitories over the next 10 years.

Mr. Baran informed the Planning Commission that the majority of utilities would come from Jenks Cottage and ran via a tunnel. The sewer lines would come out of the back and connect to the main. Mr. Baran reported he was working with PADEP and met with the Township regarding this matter. He reiterated that because a dormitory would always be "offline," no new flow was expected. He noted that MTSA would be able to tell if there was an increase in flow and if that was the case or a problem came to light, the applicant would work with MTSA to solve the issue.

In terms of stormwater management, Mr. Baran stated that there would not be an increase in flow but the applicant would provide "amended soils" in and around the dormitory to meet the requirements of stormwater management. This decision was the result of meetings with Mr. Janetka, Mr. Clark, and Ms. Merino.

Mr. Baran reported that there would be some landscaping planted around the front porch and the existing trees would remain. The only additional lighting for this dwelling would be porch lighting.

Mr. Sharbaugh asked if runoff to the Restall Building would be avoided. Mr. Baran answered in the affirmative and explained that an existing retention basin for that area slopes down towards the proposed dormitory. It would continue to do so but the amended soils would help with infiltration. He noted that the applicant has agreed to consider a larger stormwater management system improvement once Phase 3 occurs.

Mr. Bradson asked where the existing sidewalks were and Mr. Baran showed the Planning Commission on the diagram. Mr. Bradson asked what type of sidewalk would be installed. Mr. Baran responded impervious, which would help with the flow of stormwater.

Mr. Bradson commented that Mr. Baran stated all dormitory renovations would be completed in 10 years and then asked what would happen with the new dormitory then. Mr. Baran stated that in order for Williamson to consider adding students to the dorm, it would have to increase enrollment, which they don't plan to do at this point. He noted that if Williamson decided to do this in the future though, it would go through all necessary Township

requirements. Even if this occurred, it would be limited to an increase of 26 students because of the size of the dormitory and Williamson would have to consider if the college as a whole could handle the increase.

Mr. Moran asked what the height of the dormitory would be and Mr. Baran responded 40 feet, as per the ordinance. It would be constructed to look like the other dormitories.

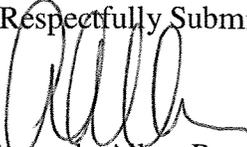
Mr. Baran reported that he received a comment letter from the Township engineer and all responses by the applicant were "will comply."

Mr. Bradson asked if the Fire Marshal review was received yet. Mr. Baran stated that he has not received anything from the Fire Marshal yet but was told by the Township that it was forwarded to him. He also noted that the application would be presented to County Planning Commission on November 19, 2015.

Mr. Sharbaugh recommended the dormitory be sprinklered if that was not already the plan. Mr. Janetka stated that he assumed Code would require this since it was a public space but he was not certain.

Mr. Bradson motioned to approve recommendation of the Final Land Development subject to the recommendation of the dormitory having sprinklers. Mr. Moran seconded the motion and the Planning Commission approved unanimously with a vote of 6-0.

Mr. Sharbaugh adjourned the meeting at 8:15 PM.

Respectfully Submitted,  
  
Amanda Allen, Recorder