

TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

(610) 565-2700

(610) 566-3640 FAX

27 N. PENNELL ROAD
P.O. BOX 157, LIMA, PA 19037-0157

AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 8, 2020 AT 7:30 PM VIA ZOOM*

*For the meeting of the Planning Commission to be held at 7:30 PM on Tuesday, September 8, 2020, online as a virtual meeting during the COVID-19 Restrictions.

Public Access Information:

Zoom Meeting Link: <https://us02web.zoom.us/j/89391123320>

Zoom Meeting ID: 893 9112 3320

Dial by Your Location: +1 646 876 9923 US (New York)

Planning Commission Members: Mark Bradson, Dave Decker, Alison Hassenplug, Jeff Koenig, William Moran, Greg Reitze, Wayne Wilson

Township Solicitor: Donald Petrosa, Esq.

Township Engineer: Eric Janetka, Kelly & Close

Planning Director: Meredith Merino

Planner: Jaime Jilozian

A. CALL TO ORDER

B. APPROVAL OF MINUTES

July Minutes

C. NEW BUSINESS

Clock Date
12/07/2020

1. Comprehensive Plan Update- Review and Publicize Final Plan

2. Preliminary/Final Lot Line Revision

Darlington Pointe II- P Squared Real Estate
432 Old Forge Road

Applicant is seeking to revise line between lot 4 and 5 to meet the code requirements of maintaining a 16' accessway for driveways to these lots.

3. Conditional Use Application

S.E. Luongo Family, LLC.
357 Parkmount Road

Applicant is seeking conditional use approval pursuant to Section 275-162.C.(1) and 275-124.C.(4) to permit a motor vehicle storage yard/impound lot in the rear of the property where the existing office building is at 357 Parkmount Road, zoned M, Manufacturing and Industrial District.

4. Conditional Use Application

Highview Properties (Plymouth Brethren Church)

47 N. Middletown Road

Applicant is seeking a conditional use approval pursuant to Section 275-15.C.(1). to permit religious/charitable use as a Conditional Use of the property located at 47 N. Middletown Road, zoned R-1, Residential District. The proposed use is to utilize the existing building for storage related to charitable fundraising as well as a meeting room space for groups of 6-8 people.

Meredith Merino
Director of Planning & Development

TOWNSHIP OF MIDDLETOWN

(DELAWARE COUNTY)

P. O. BOX 157, LIMA, PA 19037-0157

(610)565-2700

FAX: **Received**
(610)566-3640
JUL 23 2020

APPLICATION FOR SUBDIVISION AND/OR
LAND DEVELOPMENT

Middletown Township

1. Application for: Sketch Preliminary or Final

2. Type of Application: Minor Sub. Major Sub. Land Development

3. Name of Proposed Development or Location: Darlington Pointe II
Existing Zoning: R1 Residential Public or On-site Water? Public
No. of Lots: 2 Existing Public or On-site Sewage Disposal? Public
Total Acres: 2.1216

4. Applicant/Owner
Name: P Square Real Estate LLC
Address: 386 Lenni Road, P.O. Box 137
Chester Heights, Pa 19017
Phone & Fax # _____
E-Mail _____

5. Plan Title: Final Minor Lot Line Revision Plan No. of Sheets: 1

Responsible Engineer: G. D. Houtman & Sun, Inc.

6. Application Fees: (See Subdivision/Land Development Application Fees)

	Total Fee
A. Del, Co. Planning Dept. Fee: * (and DCPC Application)	<u>\$170.00</u>
B. Middletown Twp. Escrow Fee: **	<u>\$3,000.00</u>
C. Middletown Twp. Application Fee:	<u>\$1,500.00</u>

7. Attach proof of Ownership

8. Signatures: Joseph D. Brown 7/16/20
Owner/Date Applicant/Date

Date Application Received: _____ Application Accepted By: _____

^w Make check payable to "Treasurer of Delaware County"
** Make separate checks each payable to "Middletown Township"

CORPORATE ACKNOWLEDGEMENT FOR PLAN

State of Pennsylvania, County of Delaware: On the ____ day of _____ Anno Domini 2020, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of DELAWARE...

Managing Member _____ Notary Public _____ My Commission Expires _____

THIS PLAN IS ALSO UNDER AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN MIDDLETOWN TOWNSHIP RESOLUTION NO. _____ THE CONDITIONS EXPRESSLY AGREED TO IN THE TOWNSHIP'S MINUTES, AND THOSE CONDITIONS, SPECIFICATIONS, REQUIREMENTS, ETC. AS SET FORTH IN THE COMPLETE SET OF PLANS APPROVED BY THE TOWNSHIP, LAST REVISED 2020. ALL OF THE ABOVE BEING KEPT ON FILE IN MIDDLETOWN TOWNSHIP'S OFFICES LOCATED AT 27 NORTH PENNELL ROAD, BOX 157, LIMA, PA 19037-0157.

DRIVEWAY SIGHT DISTANCE NOTES

1. The area within the 75' clear sight triangle is restricted against the erection, placement of planting of any object which would obstruct the sight distance of motorists entering or leaving the proposed intersection. 2. All Sight distance obstructions (including but not limited to embankment and vegetation) shall be removed by the permittee to provide a minimum of 440 feet of continuous sight distance to the left for a driver existing the proposed local road onto the state highway. The driver must be considered to be positioned 10 feet from the rear edge of the closest highway through travel lane at an eye height of three feet six inches (3'-6") above the pavement surface. The point sighted by the existing driver shall be three feet six inches (3'-6") above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance must be maintained by the permittee.

Deed Notice:

The Lots shown hereon shall be deemed to have been conveyed to the centerline of the street as shown on the Plan even if the deed to the Lot describes the Lot to the edge of the right-of-way rather than to the centerline.

Approved this ____ day of _____ 2020 by the Middletown Township Council

LOT AREA CHART LOTS 4 5 Gross Area 1.1192 Ac. 1.0024 Ac. Rd R/W 0.0000 Ac. 0.0000 Ac. Emt. Area 0.1172 Ac. 0.0000 Ac. Net Area 1.0020 Ac. 1.0024 Ac.

IMPERVIOUS AREA TABULATION PER APPROVED SUBDIVISION PLANS

Table with columns: LOT #, EXISTING IMPERVIOUS AREA (S.F.), BLDG. AREA (S.F.), DRIVE AREA (S.F.), MISC. AREA (S.F.), TOTAL IMP. AREA (S.F.), NET LOT AREA (S.F.), IMPERVIOUS COVERAGE. Rows for lots 4 and 5.

SIGHT DISTANCE TABLE

Table with columns: LOT NO., POSTED SPEED LIMIT, REQUIRED SIGHT DISTANCE LEFT, REQUIRED SIGHT DISTANCE RIGHT, MEASURED SIGHT DISTANCE LEFT, MEASURED SIGHT DISTANCE RIGHT, SAFE STOPPING DISTANCE LEFT, SAFE STOPPING DISTANCE RIGHT. Rows for lots #5 and #4.

NOTE: ALL DRIVEWAYS MEET THE MINIMUM REQUIREMENTS FOR SAFE STOPPING DISTANCE.

NOTE: A DETAILED AND FULLY ENGINEERED EROSION SEDIMENT, AND STORMWATER MANAGEMENT PLAN MUST BE SUBMITTED FOR TOWNSHIP APPROVAL PRIOR TO ANY GRADING OR CONSTRUCTION ON ANY LOT.

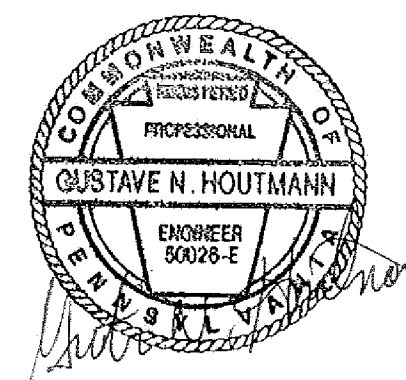
Drainage Note:

In the event the Township Engineer shall find that the provisions for drainage of the site, under the as-built conditions, are inadequate and require changes to protect streets, roads, private or public property, people, etc. from excess drainage, flooding, biting, and safety hazards, the Developer shall install such additional drainage, safety features, etc. as are necessary to correct the problem.

Recorder of Deeds Delaware County Planning Commission

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and is in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

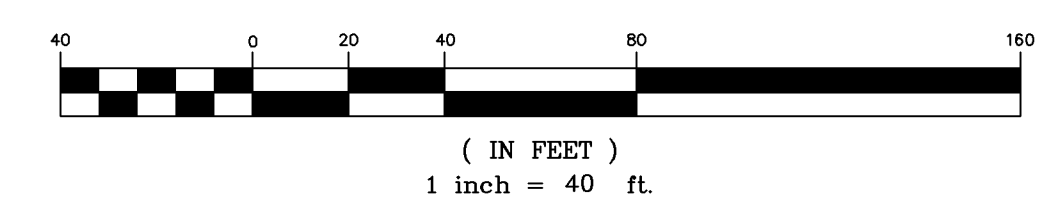
Signature and Seal G.D. Houtman & Son, Inc.



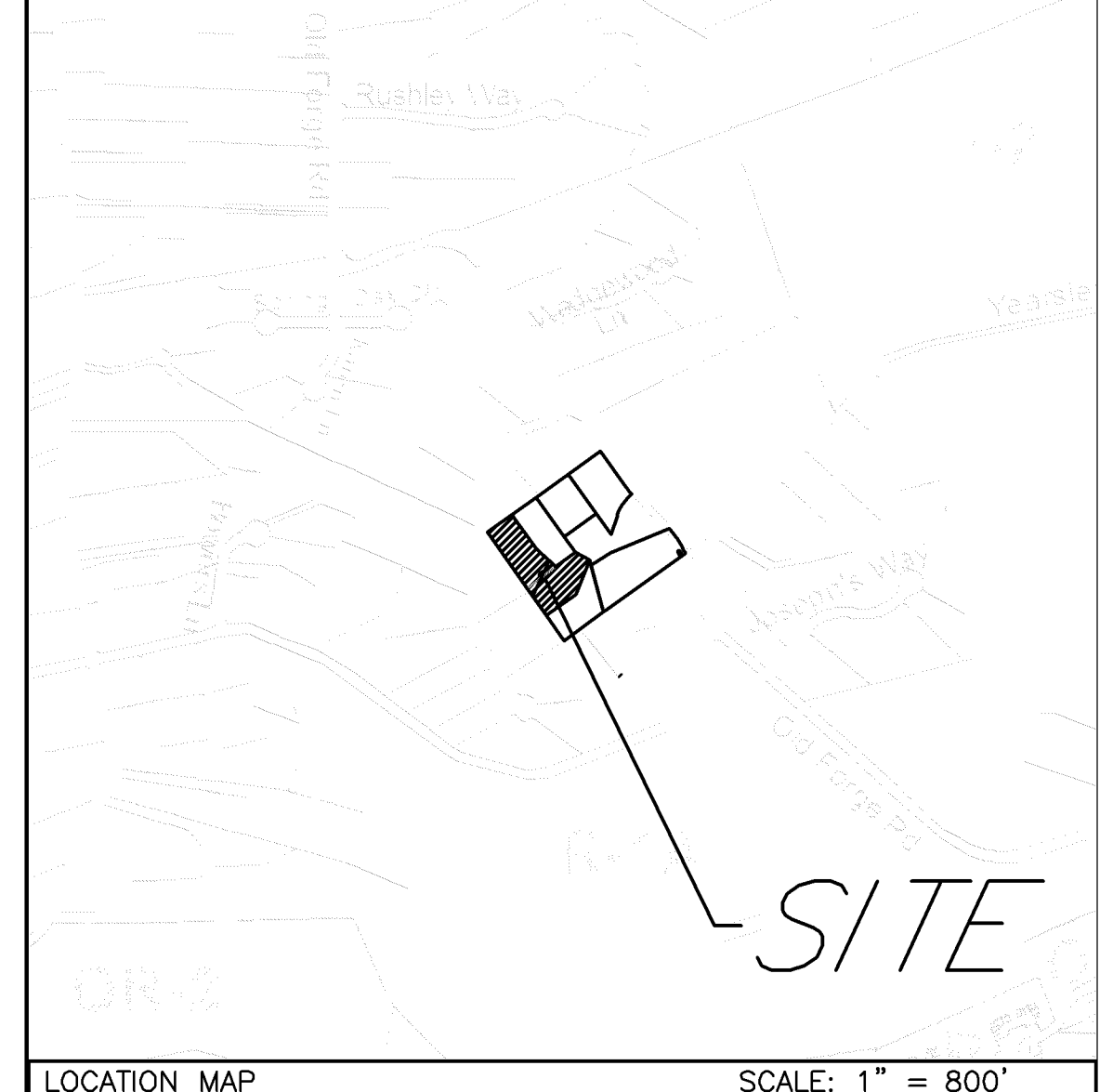
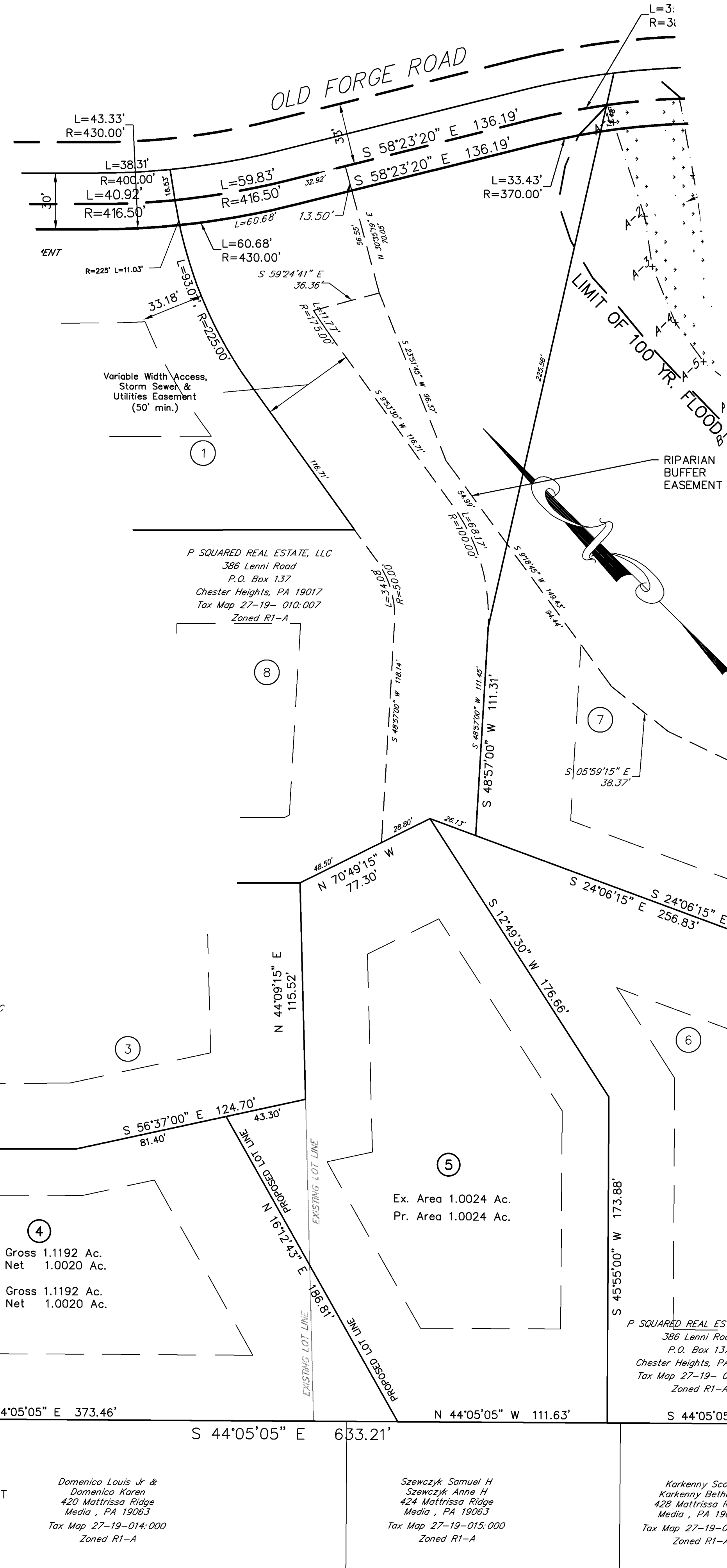
SURVEY NOTES:

- 1. The proposed boundary corner monuments/pins will be placed and certified by a Professional Land Surveyor licensed in the Commonwealth of Pennsylvania, prior to plan recordation. (See Note #14) 2. Easement and lot boundary corner markers will be set and certified prior to issuance of certificate of occupancy for each lot. (See Note #12)

GRAPHIC SCALE



Note: All locations of existing utilities shown on the plan have been developed from existing utility records and/or above ground examination of the site. Comprehensive discovery of locations and depths of underground utilities and structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and structures prior to any excavation or construction. Contractor must also verify the location and depth of all existing monuments, pipes, stones, etc., are as shown on the plan.



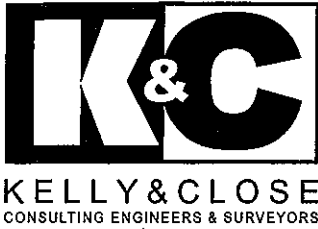
GENERAL NOTES

- 1. Tax Map Folio Lot #27-19-010.003 #27-00-01895-03 4 #27-19-010.004 #27-00-01895-04 5 2. Area = 2.1216 Ac. 3. Total Number of Lots - 2 4. Zoned R1-A Minimum Lot Size - 1.0 Acre Minimum Width of the Building Line - 120'; 50' at the Street Line Front Yard - 50' Rear Yard - 50' Side Yard - 25'; Aggregate - 60' Maximum Impervious Surface - 40% Maximum Building Coverage - 20% 5. Single Family Residential Dwellings are Proposed 6. All lots to be serviced by public water supply, and public sanitary sewage disposal. Water service to be provided by Aqua Pennsylvania. Sanitary sewer service is to be provided by the Middletown Township Sewer Authority. 7. A Sewage Facilities Planning Module Approval was previously approved for these lots. 8. Flood Plain plotted as per FIRM, Flood Insurance Rate Map, Delaware County, Pennsylvania, Panel 87 of 250, Map Number 420450005F, Map Revised November 18, 2009 9. All Utilities to be Placed Underground 10. Two Off-Street Parking Spaces to be Provided for All Lots. 11. Iron pipe/join to be set at all lot corners. All easements to be pinned. 12. Owner/Applicant: P SQUARED REAL ESTATE LLC 386 Lenzi Road P.O. Box 137 Chester Heights, PA 19017 13. Existing Trees 10 Inches in Caliper and Greater Shall be Preserved to the Maximum Extent Practicable. Existing Tree Removal Shall be Done in Accordance with Section 518 of the Subdivision and Land Development Ordinance 14. Reference Plan: A) Subdivision Plan of Property of Darlington Pointe, dated December 6, 2002, last revised May 17, 2004 prepared by G. D. Houtman & Son, Inc. B) Final Major Subdivision Plan of Property of Darlington Pointe II, dated May 8, 2018 and last revised Nov. 25, 2019 prepared by G.D. Houtman & Son, Inc. Error of Closure Exceeds First Order of Work (1 in 25,000) 15. Storm Water Easements and matters related thereto are the Subject of a Dedication of Storm Water Easements to be recorded at the time of issuance of a building permit for each individual Lot. 16. Any Lot containing Wetlands, 100 Year Flood Plain or Riparian Buffer Easement Areas will be restricted against excavating, placing of fill, placement of structures or any alterations within the noted areas unless the work is associated with a regulated and approved DEP permit. These restrictions will be incorporated into a Declaration of Easements, Covenants and Restrictions which will be recorded contemporaneously with the approved plans. 17. The portion of the common driveway servicing Lots #3 & 4 must maintain a minimum width of 16' to the limits of the driveway servicing Lot #3. The portion of the common driveway servicing Lots #5, 6, 7 & 8 must maintain a minimum width of 16' to the limits of lot #4. 18. Pursuant to §198-25 of Chapter 198 of the Middletown Township Code (Storm water Management Ordinance), construction of required storm water management facilities, including all seepage beds & underground detention facility, must be inspected by the Middletown Township Engineer. A minimum of 48-hours advance notice is required to schedule inspections. 19. It is recommended that upon completion of the building foundation, a survey of the foundation be performed, prior to commencement of final grading and structure framing, in order to verify the foundation conforms to the approved permit plan. 20. It is recommended that a final as-built plan of the site, depicting all completed improvements including final grading, structure locations, elevations and setbacks from the property boundary, impervious surfaces and other constructed facilities, be prepared and submitted in conjunction with review of the site by the Township for Use and Occupancy approval. 21. Pursuant to §198-25.0 of Chapter 198 of the Middletown Township Code (Storm water Management Ordinance), to verify compliance with the approved permit plan, a final inspection of completed storm water management improvements must be conducted by the Township Engineer in conjunction with review of the site by the Township for Use and Occupancy approval. 22. Pursuant to §198-26 of Chapter 198 of the Middletown Township Code (Stormwater Management Ordinance), a final survey as-built plan of required, completed storm water management improvements, must be prepared and submitted in conjunction with review of the site by the Township for Use and Occupancy approval. 23. A blanket easement is being offered to Middletown Township for all lots with stormwater management facilities for access to ensure proper operation and maintenance of the facilities. 24. All construction activity within the right-of-way limits of the township road, Old Forge Road and the future township road, Mattrissa Ridge, must be inspected by Middletown Township. 25. Common driveway and storm sewer installation shall be accomplished in general conformance with the previous approved subdivision plans. The proposed dwellings and individual driveways have been illustrated to prove that the application can meet the ordinance requirements of Middletown Township, the applicable rules and regulations of the Delaware County Conservation District, and Pennsylvania Department of Environmental Protection. Any proposed revisions to house size and location, driveway location, and lot grading shall be performed in such a way that surface water runoff shall be collected from all drainage areas shown on the NPDES permit boundary plan and approved stormwater management calculations for this subdivision. Furthermore, a grading permit plan shall be submitted to Middletown Township for approval for each lot. The proposed dwelling size and location, driveway location, and lot grading shall be performed in general conformance with the approved lot grading plan.

PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO RELOCATE THE EXISTING PROPERTY LINE LOCATED BETWEEN LOTS #4 & #5 AS SHOWN ON THE APPROVED PLAN OF DARLINGTON POINTE II, DATED MAY 8, 2018. ALL OTHER CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS, AND OTHER PERTINENT INFORMATION ASSOCIATED WITH THE ORIGINAL SUBDIVISION PLAN OF DARLINGTON POINTE II ARE STILL IN AFFECT.

FINAL

Project information block including date (June 11, 2020), scale (1"=40'), title (MINOR LOT LINE REVISION LOTS 4 & 5), client (G.D. HOUTMAN & SON, INC.), and sheet number (Sheet 1 of 1).



Middletown Township
27 N. Pennell Road
Lima, PA 19037-0157

Attn: Meredith F. Merino, MPA
Director of Planning and Development

August 26, 2020
Project No. MT-305-Aj

Re: Darlington Pointe II
Final Minor Subdivision (Lot Line Change)
Lots 4 and 5 of Darlington Pointe II Subdivision
Tax Folio Nos. 27-00-01895-03 & 27-00-01895-04
Middletown Township, Delaware County

Dear Ms. Merino:

This office reviewed the subject final minor subdivision (lot line change) plan, dated June 11, 2020, titled "Final Minor Lot Line Revision Lots 4 & 5 Darlington Pointe II", prepared by G.D. Houtman & Son, Inc., received by the Township on July 23, 2020.

By copy of this correspondence, the applicant is advised that a written statement, either accepting the comments, or a detailed statement explaining the reasons for non-acceptance of any of the review comments contained herein, must be received by Middletown Township no less than six (6) calendar days prior to the date of the regularly scheduled Planning Commission Meeting that the applicant desires to attend (and at which the application is eligible to be reviewed by the Planning Commission). If this application is to be reviewed at the September 8, 2020 Planning Commission Meeting, written response to the plan review comments must be received by the Township prior to 12:00 PM, Wednesday, September 2, 2020.

The final minor subdivision plan was reviewed for conformance with the Subdivision and Land Development Ordinance, Zoning Ordinance, Grading and Excavating Ordinance (Township Code, Chapter 186) and Stormwater Management Ordinance (Township Code, Chapter 198), among other Township Code requirements. The comments contained herein apply to information and design presented under this submission, identified above.

BACKGROUND INFORMATION

The applicant is proposing to revise the location of the common boundary line between Lot 4 and Lot 5 of the recently approved and recorded subdivision plan for Darlington Pointe II, which is located within the R-1A residential zoning district. Both parcels are to have the exact same gross and net lot areas upon recordation of the plan. Neither parcel has physical frontage on a public street; however, Lot 4 gains access from Mattrissa Ridge (through a common driveway easement) and Lot 5 gains access from Old Forge Road. At this time, neither parcel has been improved with a dwelling. Both parcels are to be served by public water and public sewer.

We offer the following comments that should be addressed to the satisfaction of Middletown Township prior to plan approval and recordation of the minor subdivision plan:

1786 Wilmington West Chester Pike,
Suite 300
Glen Mills, Pennsylvania
19342-8198

☎: 610.358.9363 📠: 610.358.9376

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS
(CHAPTER 210)

1. Pursuant to Middletown Township Code, Chapter 210, §210-9.A(5), the applicant is required to notify the abutting property owners, by certified mail, no less than 10 days prior to the first Middletown Township Planning Commission meeting, that a plan has been filed for review. Verification of these required notices (certified letter return-receipts) must be submitted to the Township no later than 6 days prior to the Planning Commission Meeting at which the plan will be reviewed.
2. The plan must be reviewed by the Delaware County Planning Department (§210-9.B).
3. Plan does not identify existing corners (of the boundary to be revised) found or clarify if any corner markers are to be set. Concrete monuments and/or lot corner pins are also required to be set at locations specifically summarized in the ordinance. Outboundary corner markers must be installed and certified prior to recordation of the plan (§210-20.A(2), §210-20.A(3), 210-20.B(14) & §210-27).
4. Legal description for proposed lots must be submitted to the Township for review prior to recordation of the plan (§210-20.B(12) & §210-36).

GENERAL COMMENTS

5. The plan should reference the recording information for the Darlington Pointe II Major Subdivision.
6. The plan must be revised (to the extent applicable) to incorporate plan notations required pursuant to "Middletown Township Standards and Specifications". A copy of these notations will be forwarded to the design engineer under separate correspondence.
7. Upon resubmission the applicant must include a response letter addressing every comment made within this review letter, the design engineer must also submit electronic copy of each plan sheet and reports in "pdf" format, to both the Township and Township Engineer.

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,
Kelly & Close Engineers and Surveyors
Township Engineers



Eric J. Janetka, P.E.
Senior Project Engineer

Enclosures

cc: John McMullan, Township Manager (via email)
Jaime Jilozian, Township Planner (via email)
John R. Ibach, Jr., Manager, MTSA (via email)
Joseph A. Damico, Jr., Esquire, Petrikin, Wellman, Damico, Brown and Petrosa (via email)
P Square Real Estate, LLC (via email)
Gustave N. Houtmann, P.E., G.D. Houtman & Son, Inc. (via email)
File

EDOUARD N. HOUTMANN, C. E.
1928-1994

MATTHEW R. HOUTMANN, P. E.
GUSTAVE N. HOUTMANN, P. E.
REGISTERED PROFESSIONAL
ENGINEERS

G. D. HOUTMAN & SON, INC.

CIVIL ENGINEERS • LAND SURVEYORS
LAND PLANNERS
139 E. BALTIMORE PIKE
MEDIA, PENNSYLVANIA 19063

610-565-6363
FAX 610-565-6976

STEPHEN J. WASYLISZYN
REGISTERED PROFESSIONAL
SURVEYORS

Mr. John McMullan, Manager

August 31, 2020

Middletown Township
P.O. Box 157, 27 N Pennell Road
Lima, Pa. 19037

Re: Darlington Pointe II
Final Minor Subdivision Plan (Lot Line Change)
Lots #4 & 5

Received

AUG 31 2020

Middletown Township

Dear Mr. McMullan

We have received the Township Engineers review letter dated August 26, 2020 and offer the following response as required. The comment is listed and followed by a reply

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS
(CHAPTER 210)**

1. Pursuant to Middletown Township Code/ Chapter 210, §210-9.A(5), the applicant is required to notify the abutting property owners, by certified mail/ no less than 10 days prior to the first Middletown Township Planning Commission meeting, that a plan has been filed for review. Verification of these required notices (certified letter return-receipts) must be submitted to the Township no later than 6 days prior to the Planning Commission Meeting at which the plan will be reviewed.

Copies of the certified letters were sent via email to the Township Engineer, Eric J. Janetka, PE of Kelly & Close Engineers and Meredith F. Merino, Director of Planning and Development earlier this morning. Copies are included with this letter.

2, The plan must be reviewed by the Delaware County Planning Department (§210-9.B).

We are waiting for review comments from DCPD

3. Plan does not identify existing corners (of the boundary to be revised) found or clarify if any corner markers are to be set. Concrete monuments and/or Lot corner pins are also required to be set at locations specifically summarized in the ordinance. Outboundary corner markers must be installed and certified prior to recordation of

the plan (§210-20.A(2), §210-20.A(3), 210-20.B(14) & §210-27).

This Plan is a simple Lot Line revision therefore we request that the Lot corners be set prior to issuance of a Certificate of Occupancy (CO) for each of the Lots. If the corners are set prior to the start of construction, they would likely be disturbed or removed during the grading of the Lots.

4. Legal description for proposed lots must be submitted to the Township for review prior to recordation of the plan (§210-20.B(12) & §210-36).

The requested legal descriptions will be prepared and submitted to the Township for review and approval.

GENERAL COMMENTS

5. The plan should reference the recording information for the Darlington Pointe II Major Subdivision.

The requested information will be added to the Plan for the next submission.

6. The plan must be revised (to the extent applicable) to incorporate plan notations required pursuant to "Middletown Township Standards and Specifications". A copy of these notations will be forwarded to the design engineer under separate correspondence.


The requested information will be added to the Plan for the next submission.

7. Upon resubmission the applicant must include a response letter addressing every comment made within this review letter, the design engineer must also submit electronic copy of each plan sheet and reports in pdf format, to both the Township and Township Engineer

The requested copies have been submitted concurrently with this response letter.

Please do not hesitate to contact me should you have any questions on the proposed plan changes. The applicant and a representative of this firm will be present at the next scheduled Planning Commission meeting.

Sincerely,


Stephen J. Wasylyszyn, PE
G.D. Houtman & Son, Inc.



Middlestown Township APPLICATION FOR CONDITIONAL USE

P.O. Box 157 | 27 N. Pennell Road | Lima PA 19037
610-565-2700 | Fax 610-566-3640 www.middlestowndeleopa.gov

RECEIVED

AUG 17 2020

Date August 14, 2020

Application No. _____

MIDDLETOWN TOWNSHIP

Applicant S.E. Luongo Family, LLC Address 338 Parkmount Road, Glen Riddle, PA 19037
(When there are a number of applicants the additional names shall be entered on the back of this application)

Phone: 610-558-1000 Applicant Email Address: se1123197@aol.com

Attorney (if any) Timothy F. Sullivan Address 116 West Baltimore Avenue, Media, PA 19063

Phone 610-627-0300 Attorney Email Address: tsullivan@tfsullivanlaw.com

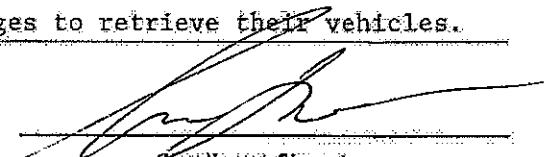
LOCATION OF PROPERTY 357-359 Parkmount Road Zoning District M

Application is made for a Conditional Use approval pursuant to the Middlestown Township Zoning Ordinance Section(s):

275-162.C.(1) and 275-124.C.(4)

State facts and/or basis of support of application (attach additional pages if necessary):

Applicant proposes a motor vehicle storage yard/impound lot in the rear, which requires conditional use approval, and an office in the existing building at 357 Parkmount Road where people will pay the towing and storage charges to retrieve their vehicles.

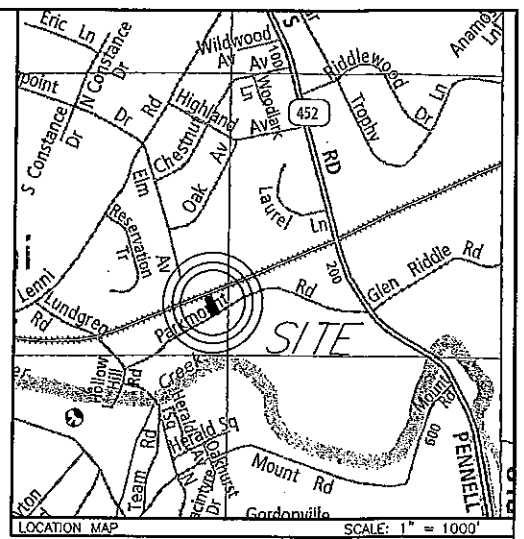
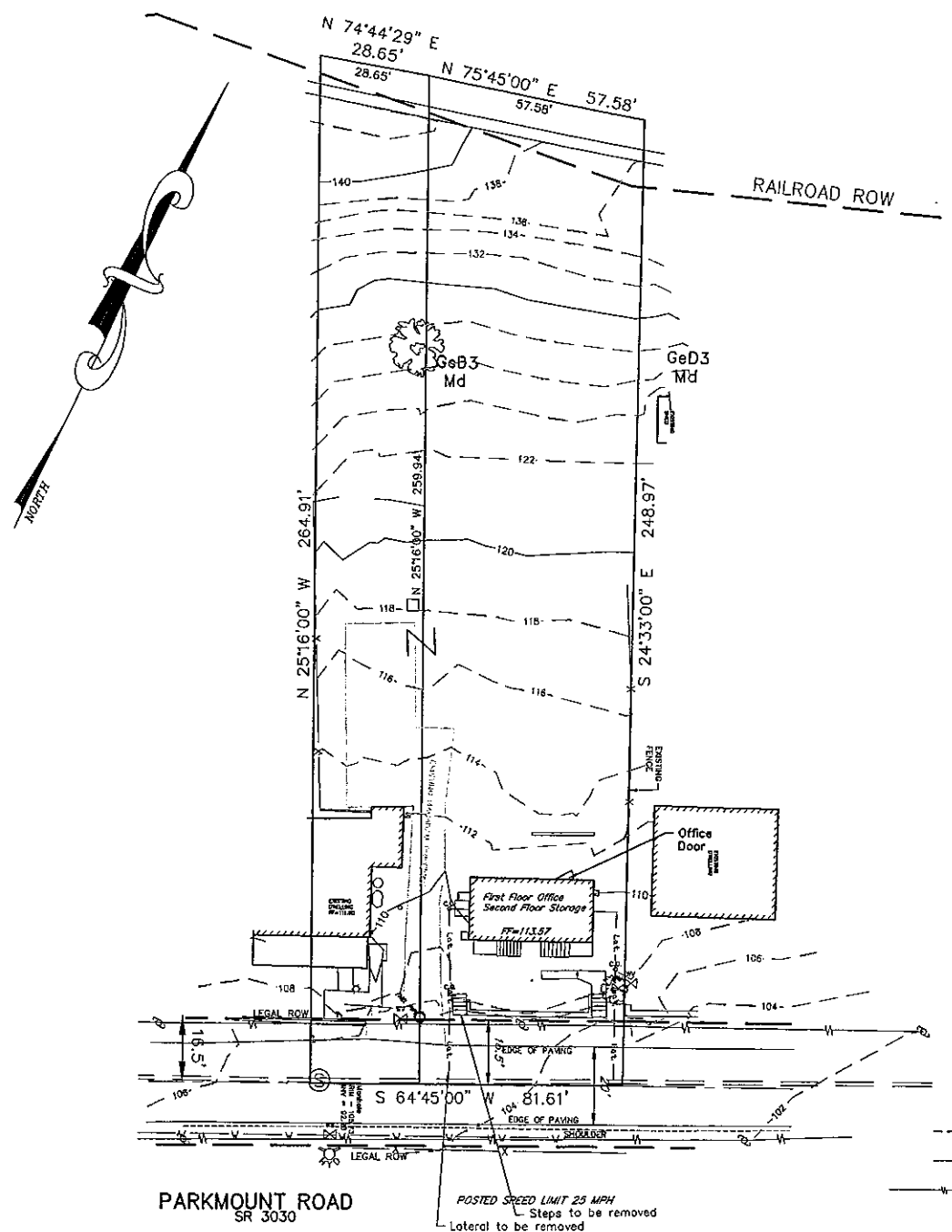

Applicant Signature

TOWNSHIP USE ONLY

Date Application Received: August 17, 2020
By: Meredith Merino Title: Planning Director
Application Fee: \$1,500 Date Paid: 8/17/20

Review of this application will be scheduled by the Township Planning Commission at its meeting on:
Tuesday, September 8, 2020 at 7:30 PM

Review of this application will be scheduled by the Township Council at its meeting on:
Monday, September 28, 2020 at 7:00 PM



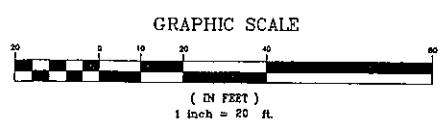
- GENERAL NOTES:**
1. **File Numbers:**
 27-00-03000-00
 27-00-01988-00
 2. **Zone:** M (Manufacturing)
 Minimum Lot Area: 2 acre per principal building
 Minimum Lot Width: 150 ft.
 Minimum Imp. Coverage: 40%
 Minimum Front Yard: 90 ft.
 Minimum Rear Yard: 90 ft.
 Minimum Side Yard: 75 ft.
 Minimum App. Side Yard: 150 ft.
 Maximum Building Height: 35 ft.
 3. **Owner/Applicant:** S. E. Luongo Family LLC
 8338 Parkmount Road
 Glen Riddle, Pa. 19037
 4. **Reference plans:** (A) Subdivision of plots 2 & 3, Plan of property of Alden Rug Mills Inc. Dated Oct. 10, 1958, Last Revised April 12, 1971. Prepared by G.D. Houtman & Son, Inc. (B) Property to be acquired from Arthur Brown & Sons co. by P.B. & W.R.L. Co., Dated Feb. 25, 1928, Last Revised June 4, 1928. (C) Plan of property for A. M. Brown, Dated July 20, 1927 Prepared by Damon & Foster. (D) Final Subdivision Plan of John & Margaret Sassewilt, prepared by G. D. Houtman & Son, Inc., dated August 7, 2013, last revised June 18, 2014. (E) Site Plan for Joseph Kvech Property prepared by Brandywine Valley Engineers, last revised June 11, 2002 (F) Plan of Sanitary Sewer easement through Lands of Pilnick & Associates, prepared by G. D. Houtman & Son, Dated March 12, 1988
 5. There is no 100 Year Flood Plain located on this parcel as indicated on the Middletown Township FEMA Flood Hazard Areas Map or the Flood Insurance Rate Map for Delaware County, Parcel #9 of 290, Map Number 42043C0068F Dated Nov. 18, 2009.
 Zone "AE" = Base Flood Elevation Determined
 6. **Lot Area:** 0.32 Ac. Map No. 27-42-007
 Gross Area: 0.17 Ac. Map No. 27-42-008
 Net Area (Legal ROV): 0.30 Ac.
 7. All lot corners, including along the Legal Right-of-way line, will be staked with Iron Pins/Pins
 8. Prior to any work being performed on Parkmount Road SR 3030, A PennDel Highway Occupancy Permit (HOP) must be obtained.

- LEGEND**
- XX EXISTING FIRE HYDRANT
 - ⊕ EXISTING UTILITY POLE
 - ⊗ EXISTING WATER VALVE
 - ⊙ EXISTING DECIDUOUS TREE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - AERIAL UTILITIES
 - ⊕ EXISTING TYPE "C" INLET
 - ⊙ EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING FENCES

CONDITIONAL USE REQUIRED
 275-62.C(1) [275-124.C(4)] Vehicle Storage Yard

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

Signature and Seal
 G.D. Houtman & Son, Inc.



The information shown on this plan is the result of a professional service rendered by G.D. Houtman & Son, Inc. Reproduction of this plan without approval of G.D. Houtman & Son, Inc. is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or re-using the plan shall be at the discretion of the engineer. Confirmation for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plan.

Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground observation of the site. Completeness or accuracy of location and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and structures before start of work, as per PA Act 188 as per the latest amendment of PA Act 287 of 1974, Effective Date: 29, 2007

These plans were prepared to obtain Subdivision/land Development approval from the governing municipality and to obtain certain permits from state and federal agencies, if a surveyor or engineer other than G. D. Houtman & Son, Inc. is contracted to perform construction staking and services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building sites, etc. for coordinating information shown on lot-and-plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as civil, mechanical, architectural, building plans, landscape plans, lighting plans and etc.

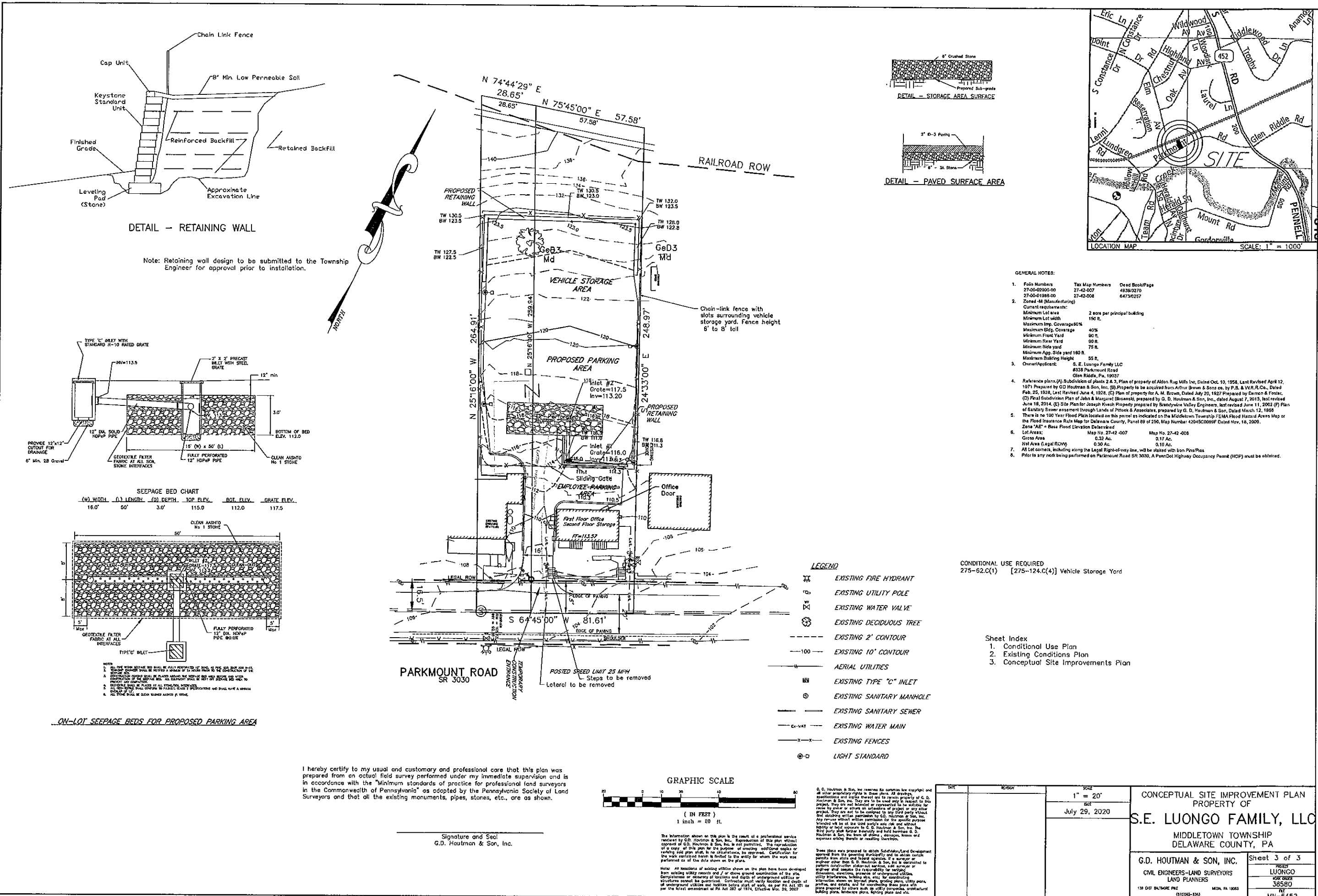
G. D. Houtman & Son, Inc. reserves the common law copyright and all other proprietary rights in these plans. All drawings, specifications and notes thereof are the property of G. D. Houtman & Son, Inc. They are to be used only in respect to this project. They are not to be copied or reproduced in any other form by any person or entity without the written permission of G. D. Houtman & Son, Inc. Any reuse without written permission for the specific purpose intended will be at the user's sole risk and without liability or legal recourse to G. D. Houtman & Son, Inc. The user shall assume full liability and hold harmless G. D. Houtman & Son, Inc. from all claims, damages, losses and expenses arising therefrom or resulting therefrom.

DATE	REVISION	SCALE
		1" = 20'
		July 29, 2020

EXISTING CONDITIONS PLAN
 PROPERTY OF
S.E. LUONGO FAMILY, LLC
 MIDDLETOWN TOWNSHIP
 DELAWARE COUNTY, PA

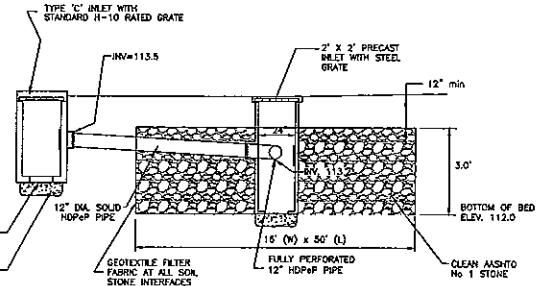
G.D. HOUTMAN & SON, INC.
 CIVIL ENGINEERS-LAND SURVEYORS
 LAND PLANNERS
 130 EAST BATHURST PKE
 (610)543-5343

Sheet 2 of 3
 PROJECT: LUONGO
 WORK ORDER: 38580
 DATE: MN-5452



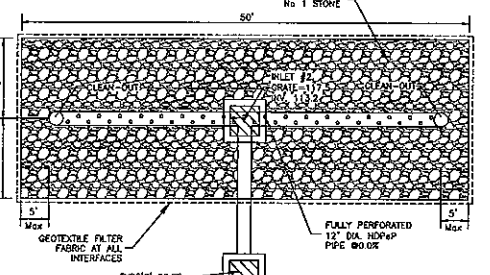
DETAIL - RETAINING WALL

Note: Retaining wall design to be submitted to the Township Engineer for approval prior to installation.



SEEPAGE BED CHART

(W) WIDTH	(L) LENGTH	(D) DEPTH	TOP ELEV.	BOT. ELEV.	GRATE ELEV.
16.0'	50'	3.0'	115.0	112.0	117.5

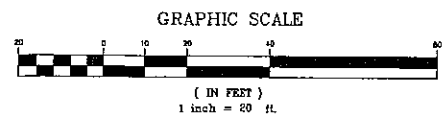


- NOTES:
- THE WORK SHOWN ON THIS PLAN SHALL BE FULLY PERFORMED AT THE END OF THE WORK.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWING.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWING.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWING.

ON-LOT SEEPAGE BEDS FOR PROPOSED PARKING AREA

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

Signature and Seal
G.D. Houtman & Son, Inc.



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These plans were prepared in strict accordance with the standards of practice for professional land surveyors in the Commonwealth of Pennsylvania. The reproduction of a copy of this plan for the purpose of creating additional copies or for any other purpose without the written permission of G.D. Houtman & Son, Inc. is prohibited.

GENERAL NOTES:

- Folio Numbers: 27-00-0000-00, 27-00-01985-00, 27-00-02007, 27-02-008. Tax Map Numbers: 4838/0270, 6473/0257. Deed Book/Page: 4838/0270, 6473/0257.
- Zoned - M (Manufacturing). Current requirements: Minimum Lot Area: 2 acre per principal building; Minimum Lot Width: 150 ft.; Maximum Imp. Coverage: 60%; Maximum Bldg. Coverage: 40%; Minimum Front Yard: 50 ft.; Minimum Rear Yard: 50 ft.; Minimum Side Yard: 75 ft.; Minimum App. Side Yard: 180 ft.; Maximum Building Height: 25 ft.
- Owner/Applicant: S. E. Luongo Family LLC, 8338 Parkmount Road, Glen Riddle, Pa, 19037.
- Reference plans: (A) Subdivision of plans 2 & 3, Plan of property of Alden Rug Mills Inc. Dated Oct. 10, 1958, Last Revised April 12, 1971. Prepared by G.D. Houtman & Son, Inc. (B) Property to be acquired from Arthur Brown & Sons co. by P.B. & W.H.R.C., Dated Feb. 25, 1928, Last Revised June 4, 1928. (C) Plan of property for A. M. Brown, Dated July 20, 1927. Prepared by Damon & Foster. (D) Final Subdivision Plan of John & Margaret Bosanski, prepared by G. D. Houtman & Son, Inc., dated August 7, 2013, last revised June 18, 2014. (E) Site Plan for Joseph Kovach Property prepared by Standish Valley Engineers, last revised June 11, 2002. (F) Plan of Sanitary Sewer easement through Lands of Pitcock & Associates, prepared by G. D. Houtman & Son, Dated March 12, 1966.
- There is no 100 Year Flood Plain located on this parcel as indicated on the Middletown Township FEMA Flood Hazard Areas Map or the Flood Insurance Rate Map for Delaware County, Panel 69 of 250, Map Number 4204SC0089F Dated Nov. 16, 2009.
- Lot Area: Map No. 27-42-007, Map No. 27-42-008. Gross Area: 0.32 Ac., 0.17 Ac. Net Area (Legal ROW): 0.30 Ac., 0.15 Ac.
- All Lot corners, including along the Legal Right-of-way line, will be staked with Iron Pins/Pegs.
- Prior to any work being performed on Parkmount Road SR 3030, a PennDot Highway Occupancy Permit (HOP) must be obtained.

CONDITIONAL USE REQUIRED
275-62.C(1) [275-124.C(4)] Vehicle Storage Yard

- LEGEND
- EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING DECIDUOUS TREE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - AERIAL UTILITIES
 - EXISTING TYPE "C" INLET
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING FENCES
 - LIGHT STANDARD

Sheet Index

- Conditional Use Plan
- Existing Conditions Plan
- Conceptual Site Improvements Plan

DATE	REVISION	SCALE	CONCEPTUAL SITE IMPROVEMENT PLAN PROPERTY OF S.E. LUONGO FAMILY, LLC MIDDLETOWN TOWNSHIP DELAWARE COUNTY, PA
		1" = 20' DATE July 29, 2020	
G.D. HOUTMAN & SON, INC.			Sheet 3 of 3
CML ENGINEERS-LAND SURVEYORS LAND PLANNERS			
139 EAST BALTHORE FREE (410)943-1043 MEDIA, PA 19063			LUONGO 4508 OBER 38580 P.E. MN-5452



Middletown Township APPLICATION FOR CONDITIONAL USE

P.O. Box 157 | 27 N. Pennell Road | Lima PA 19037
610-565-2700 | Fax 610-566-3640 www.middletowndelcopa.gov

Date AUGUST 14, 2020
Application No. _____

Received

AUG 17 2020

Applicant HIGHVIEW PROPERTIES Address 201 HIGHVIEW LN MEDIA PA 19063
(When there are a number of applicants the additional names shall be entered on the back of this application)

Phone: 610-457-6110 Applicant Email Address: _____

Attorney (if any) N/A Address _____

Phone _____ Attorney Email Address: _____

LOCATION OF PROPERTY 47 N. MIDDLETOWN RD Zoning District R-1

Application is made for a Conditional Use approval pursuant to the Middletown Township Zoning Ordinance Section(s):

275-15 C.(1)

State facts and/or basis of support of application (attach additional pages if necessary):

CHARITABLE USE, STORAGE AND SELECTION, MEETING ROOM AREA.


Applicant Signature

TOWNSHIP USE ONLY

Date Application Received: _____

By: _____ Title: _____

Application Fee: _____ Date Paid: _____

Review of this application will be scheduled by the Township Planning Commission at its meeting on:

Review of this application will be scheduled by the Township Council at its meeting on:

Received
AUG 17 2020
Middletown Township

The building will have 2 uses:

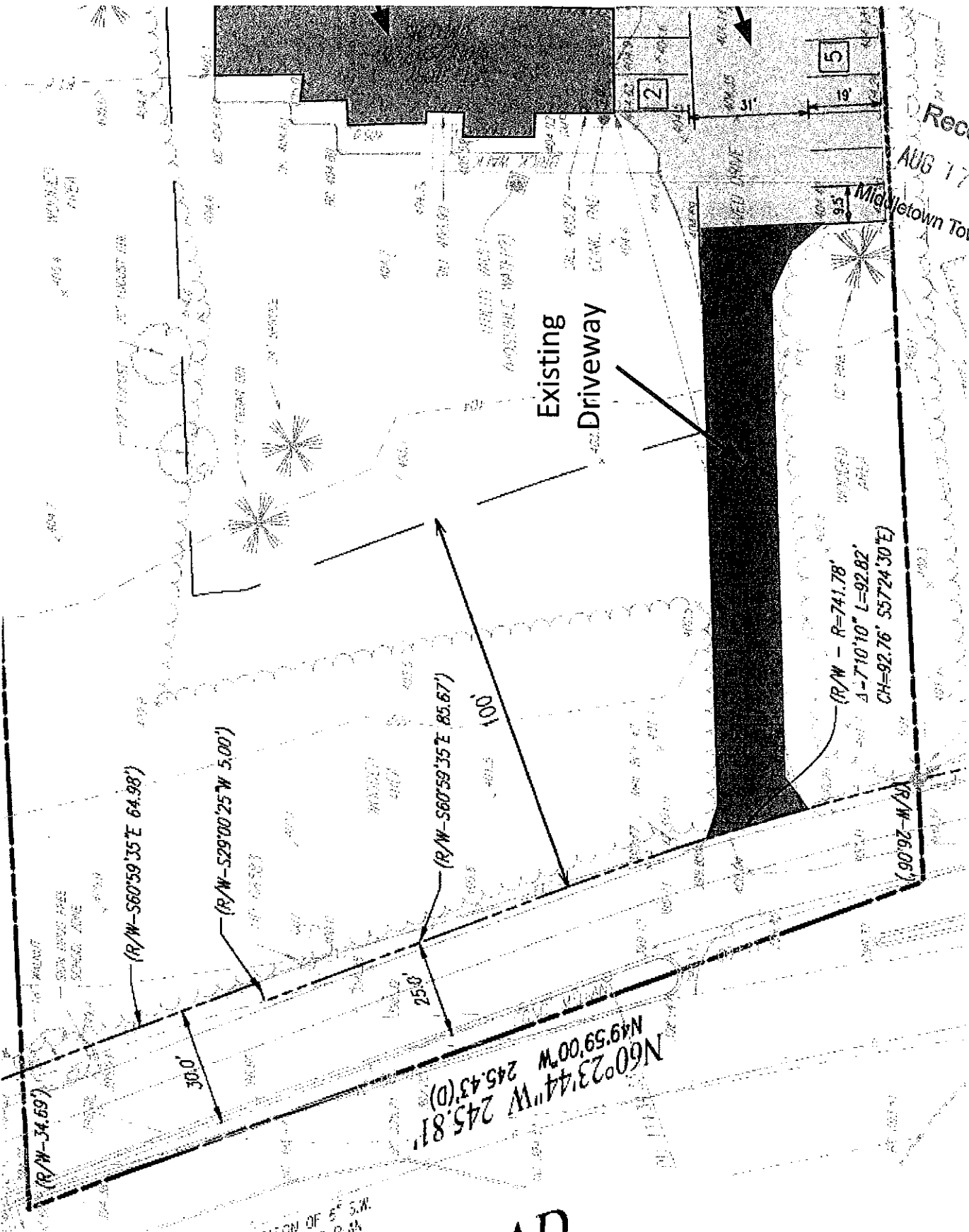
- Central location for storage, selection and pickup by Church Members only, of Household necessities: Groceries, giftware, etc. to raise funds for church affiliated school
- Formal Meeting location for smaller groups of 6 – 8 people

The total square footage of the structure (not including the garage) is 2,145 SF.

- 1,825 SF will be used for the storage/selection/pickup area
- 320 SF will be used for the meeting area

Since the purchase of the property, it has not been in use.

Received
AUG 17 2020
Middletown Township



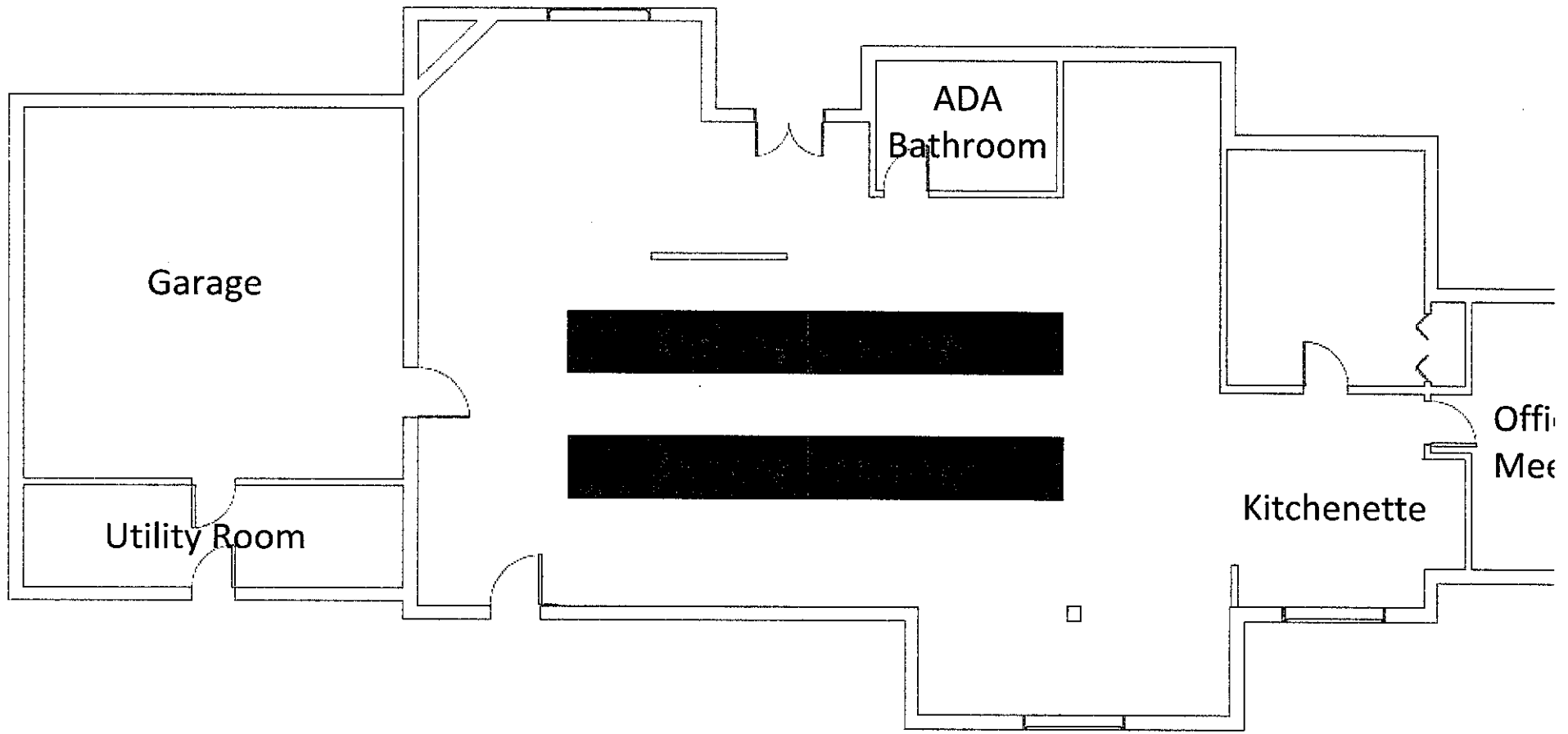
Existing
Driveway

(R/W - R=741.78'
Δ-7°10'10" L=92.82'
CH=92.76' S57°24'30"E)

N60°23'44"W 245.81'
N49°59'00"W 245.43'(0)

SECTION OF 5th S.W.
24

UD



Received
AUG 17 2020
Middletown Township

Arial - Before



Winstrip
2020
paved