

COUNCIL COMMITTEE MEETING
MONDAY, SEPTEMBER 14, 2020

Present: Stephen Byrne, Walter (Bok) Read, Susan Powell, John McMullan, Meredith Merino, Jamie Jilozian

LAND PLANNING COMMITTEE

Mrs. Powell called the meeting to order at 5:30 P.M.

A. Sleighton Farms Land Development - PRP

Mr. Joseph Riper, representing Elwyn, stated Elwyn has come to an agreement of sale on property located on the east side of Valley Road with Rocky Run LLC. He said the site is approximately 278 acres total with 105 acres located in Middletown and 175 acres located in Edgmont Township. Mr. Riper explained that 79 acres has been purchased by Middletown Township which leaves 26 acres able to be developed and 52 acres of developable land in Edgmont Township.

Mr. Riper explained the property is to be developed into 205 units with 43 single family homes, 84 carriage homes on the Edgmont Township side and 78 triplex homes on the Middletown Township side. He stated this development will be high end and include a Community Building, swimming pool, walking trails and parks within the community and the development will border Rocky Run Creek.

Mrs. Powell asked how many acres will be developed in Middletown and how much parking per unit. Mr. Riper stated there will be 78 carriage homes on 26 acres and the zoning allows for 3 units per acre with a minimum of a two-car garage and 2 cars parked in the driveway throughout the community.

Mr. Byrne asked about the traffic impact. Mr. Michael Schurr stated they will do a traffic study. Ms. Powell stated she would prefer single family dwellings in Middletown and not the triplex buildings. Mr. Schurr stated this was the best plan for the site. Ms. Lisa Thomas stated they are planning three nice areas complete with green space, open space and rain gardens and hope to design an integral community.

Mrs. Powell stated the first issue is the traffic impact on all the surrounding Townships. Mr. Riper stated he is treating the proposed plan as a single project even though it is in two municipalities. Mrs. Powell asked how this would work out. Ms. Merino stated there will be a joint agreement between the municipalities regarding plan reviews and inspections and other details. Ms. Powell asked if there

will be sidewalks and Ms. Merino answered in the affirmative. Mr. Read asked with the number of units proposed, will Valley Road be widened. Mr. Schurr stated that will be dictated by PADOT.

Mr. Riper stated he would like to move forward with the plan. Ms. Powell stated the next steps are public meetings and Ms. Merino stated there will be joint meetings between the Township and Edgmont Township.

Ms. Merino asked to have plans submitted for a Sketch Plan for a formal review. Mr. Riper thanked the Committee for their comments.

Ms. Powell adjourned the meeting at 6:03 p.m.

Respectfully Submitted,



Sharon Browne