

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**AGENDA**

AT-LARGE: Christopher Stump, Carissa Ciuca, Steve D'Agostino

FIRST DISTRICT: Susan K. Powell	SECOND DISTRICT: Garrett Fails
THIRD DISTRICT: Bibiana Dussling	FOURTH DISTRICT: Leslie Campo
ENGINEER: Eric Janetka, Kelly Engineers	SOLICITOR: Mark D. Damico, Esq.

For the **Regular Meeting** to be held at **7:00 P.M.** on **Wednesday, January 7, 2026**, in the Township Building located at 27 North Pennell Road.

---

- 1. OPENING: Pledge of Allegiance to the Flag**
  
- 2. APPROVAL OF MINUTES:**
  - A. DRAFT Township Council Minutes: September 17, 2025
  - B. DRAFT Township Council Minutes: October 1, 2025
  
- 3. PUBLIC COMMENT: On items not listed on the Agenda.**
  
- 4. REPORTS:**
  - A. Chair:
  - B. Committees:
  - C. Manager:
  - D. Engineer:
    - 1) Engineer's Monthly Report – December 2025
  
- 5. PUBLIC HEARING: N/A**
  
- 6. OLD BUSINESS: N/A**
  
- 7. COUNCIL WORKSHOP ITEMS:**
  - A. Review: Resolution 2026-01, Middletown Township Emergency Operations Plan.
  - B. Review: Resolution 2026-02, 2026 Enhanced Volunteer Firefighter Incentive Program.
  - C. Review: Resolution 2026-03, 2026 Volunteer Firefighter Incentive Program.
  - D. Review: Resolution 2025-20, The Emergency Declaration Due to the Closure of Crozer Health System, Expires January 7, 2026.
  - E. Review: Council Review of Zoning Hearing Board Applications:
    - 1) Application No. 2026-01: Applicant Alex Giannascoli, 597 Mt. Alverno Rd, seeking variances for a Home Based/No Impact business to operate a private music studio and guest quarters within an accessory structure and any such other further relief as may be required, zoned R-1.
    - 2) Application No. 2026-02: Applicant Brandon Rogers, 30 W. Forge, seeking a special exception for an above ground pool as an accessory use to a principal residential use, zoned R-1A.
  
- 8. ITEMS FOR APPROVAL:**

  
\_\_\_\_\_  
John McMullan  
Township Manager

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
SEPTEMBER 17, 2025

Item 2A

Minutes of the Regular Meeting of Township Council held on September 17, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

---

Present: David Bialek PharmD, R.Ph., Bibianna Dussling, Susan Powell, Christopher Stump, John McMullan, Mark D. Damico, Esq., Chief Bill Rigby.

Excused: Carissa Ciuca, Jackie Donnelly, Walter "Bok" Read, Eric Janetka

---

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ms. Dussling called the meeting to order at 7 p.m. and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

1) Draft Township Council Minutes: June 4, 2025.

Mr. Bialek made a motion to approve the June 4, 2025, Council minutes. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

2) Draft Township Council Minutes: May 21, 2025.

Mr. Stump made a motion to approve May 21, 2025, Council minutes. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

3. PUBLIC COMMENTS:

Mr. Lennart Jungbark, 206 S. Pennell Road, asked about the progress on Loop Road. Mr. McMullan stated the Loop Road is in a holding pattern. Township representatives have had meetings with the Riddlewood/Sunnybrea Community Association who have had additional questions which were tasked to PennDOT. PennDOT is running models to get newer traffic data to prepare for a meeting with Riddlewood/Sunnybrea Community Association. They are hopeful PennDOT will have the data for a meeting at the end of the month so the Riddlewood/Sunnybrea Association can take the information back to their members. Mr. Jungbark stated living on S. Pennell Road the speed limit enforcement would be greatly appreciated. He has seen a lot of accidents in front of his house.

Mr. John Laye, Spring Run, stated for the record, he would like the tree line that runs down Rose Tree Road to be retained. He stated they add to the attractiveness of the community. Because the proposed school development is further down the road, and since the developers can project the cost of building, can they also project the proposed tax revenue. When this comes to fruition, if there are construction overruns the cost shouldn't fall on the taxpayers.

Ms. Dussling stated that even though the project is further down the road as he had stated, the process has begun. So, this is the appropriate time to give feedback. (Inaudible 05:36 - 6:10). Mr. Bialek stated the process began with a presentation before the Land Planning Committee. He stated his comments as well as others will highlight key questions Council

will be asking the developers such as costs and how they will affect the residents. (Inaudible 06:40 - 07:10). Mr. Laye asked about the name of the park. Ms. Powell stated that one of the historic homes was named Longview. Mr. McMullan stated the name was taken from the house that was owned by the Smedley family called Longview House. It provides a long view of the city skyline.

Ms. Dussling stated the Smedley family did not want the park named after them. She added the road that Mr. Laye was alluding to is part of the PennDOT project which is scheduled to start in 2035. She added the school district is aware of this and is taking it into account with their plans. Mr. Bialek stated as part of the Land Planning Committee meeting, they asked the school board what contingencies and scenarios they are considering as they think about the Rt. 352 project and what impact it may have on the proposal they are putting forward or plan to put forward. Mr. Laye suggested the school district look into the Sears property.

Mr. Joe Ward, 16 Van Leer Avenue, stated he would like Council to push hard against the school district to not build at the proposed location. He knows they own the property, but it is one of the densest traffic areas in the entire Township. A church is going to be built right next to Van Leer Avenue. He stated he sees accident after accident at the intersection of Van Leer Avenue and Middletown Road. It is not a safe place to bring in extra traffic, trucks and buses every single day. He invited Council to come to Van Leer Avenue at 3:00 p.m. to see how far the traffic backs up. It is a traffic nightmare and adding more density in this area is insane. He suggested the school board utilize the Franklin Mint property and build the school there where it would have a lot less of an impact traffic wise.

Mr. Bialek stated both of those topics were presented to the school district representatives during the Land Planning Committee meeting. One being an updated traffic study is ongoing so Council should be getting information if they decide to make a formal application. There will be an updated traffic study as part of the formal application. Mr. Bialek stated he asked specifically what other parcels they considered as part of this proposal. They provided some detailed information on some of the areas they investigated and ultimately why they chose not to go to those places. He specifically asked them to be prepared to address public questions specifically on this topic of why they ultimately chose the location they chose and what other locations were considered. Mr. Ward stated the primary factor is the school district already owns the property. Mr. Bialek stated that it was a key factor, they don't have to lease the land. Mr. Ward stated it is not the best place in the Township to build the school. He suggested keeping this property a green space. He stated the traffic is just too congested. Mr. Bialek added traffic was a hot topic of discussion.

Ms. Maryann Wolf, 711 W. Rose Tree Road, stated she has attended almost every school board meeting where they have addressed the tax impact. One of the estimates is about \$250 tax increase a year. The \$84 million dollar monstrosity they want to build is costing every single person in this room for the rest of their lives. Her taxes have doubled since she

moved into her house. The other point they keep pushing is they own the property. In 2006, they sold the property to Riddle Hospital. They sold five acres of property that is now theirs again. The Smedley family sold 10 acres; the school district sold five acres. The school district received \$620,000 for the property. When building the school in Edgemont failed, the school district bought back the property for \$5 million dollars. She wanted Council to include the five million dollars on top of the estimated \$84 million dollars to build the school. She stated the school district owns Glenwood School, Springton Lake, and Indian Lane. They own a lot of properties. She stated they need to build the school somewhere else. She lives on Rose Tree Road, and the traffic is a nightmare. Keep the tree line and leave the neighborhood the way it is. Don't turn it into the mall or the Baltimore Pike corridor. Don't blacktop the whole area. It is not the right place to build the school. She stated that 25% of Middletown residents are senior citizens who don't have children in the schools. In 2018, there was an independent study done that told the school district to research and build on to their existing schools. If this was done in 2018 the cost would be less and they would have had their kindergarten six years ago.

Ms. Wolff asked if she is correct that PennDOT will not be fixing the intersection of Rt. 352 and Rose Tree Road until 2034. Mr. McMullan stated he has been to recent meetings with PennDOT and they noted approximately 2035. She stated the school district is railroading the residents. They do not allow anyone to speak at the meetings, and they do not respond to any questions she has put to them in writing. She reminded Council that they speak for the residents. There are many opportunities to use the existing properties they own to build on. She started a school in Chester County and added a new wing to their middle school.

Ms. Colleen Janczyk, 655 N. Heilbron Drive, stated the school is going to be a major problem if it is located on Rose Tree Road. She suggested the school be built at the location of the warehouse that Council denied. It would also prevent the problem of another developer attempting to build in that location. There are 500 homes located at this spot, the children could walk to the school. She thinks it is a win-win solution that Council should consider. She doesn't know how this could be done legally. She stated she didn't understand how the Penncrest High School location was acquired by eminent domain. She stated there are a lot of residents who are speaking out against this location, but it will affect everyone. She debates every day on how she will get to work. Should she try to take a left turn onto Rt. 352 or take Ridley Creek Road and hope to make a left onto Baltimore Pike. Every person who drops their child off at school will also have to debate which direction to go. There are no traffic signals in this area. She stated she has been taking video of the traffic, and she has been studying Delco Dispatch every time there was an accident and has recorded every accident on Rose Tree Road, Painter Road, and Barren Road. She pointed out, in a previous meeting Chief Rigby pointed out in an emergency it is seconds that count, not minutes. She stated in the Township's plan, all schools should be walkable. She stated the cost of building is approximately \$84 million dollars and the costs are out of control.

Mr. Stan Johnson, 160 Kennedy Drive, stated that even though Outrigger's proposal was denied, they still have the option to appeal. He asked if the Township has heard anything in this regard. If they have appealed, how does a resident become aware of this? Mr. McMullan stated as of right now they have not heard of any appeal. He stated by law, they still have time. Municipalities in general, after an appeal is made, usually find out in two weeks that an appeal has been made in Common Pleas Court. The Township will more than likely receive written notification through the solicitor's office. In terms of notifying the public, they will have to think it through as it will be a matter of litigation; it will be a legal matter which may prohibit the Township from talking about the appeal. They will have to carefully review options in terms of notifying the public. Ms. Dussling asked how long after a decision made by Council does Outrigger have the right to appeal. Mr. McMullan stated they have thirty days after the decision from council.

Ms. Dianna Lembo, 1499 Middletown Road, Edgemont Township, stated she was a resident who would have been directly impacted by the school. She shares the right-of-way with the church. She said it all comes down to the quality of life of all the residents in Middletown Township and Edgemont Township. It will increase noise, congestion, traffic, and safety issues. This will affect residents for the long term. The character of Middletown Township and the whole region will change forever. We need to think about where we live and what kind of quality of life we want. The school district digs their heels in and will put a school wherever they want to without any consideration for the negative impact it will have on the community. She stated her group is not against education or schools or new buildings but feels the school district needs better planning and decisions for the future.

Ms. Lembo's group, Save Edgemont, introduced many locations to the school board when they were fighting them, but they ignored each suggestion. One of the locations introduced is zoned for a school, but not for sale, the school board could do eminent domain to obtain it, is the agricultural fields at Elwyn, Inc. The fields are not being used and have a deep setback. They could put a super school at this location and close Glenwood School. This would solve their problem for many years. It would not impact on all these neighborhoods and all these ancillary roads with increased traffic. Closing Glenwood School will help with the traffic and if they sell the school, it will help offset some of their costs. In addition, populations in each municipality ebb and flow with children. She suggested this location could be a hub in which to pull children from schools with declining population. The school district has one way, and it is the only way.

Springton Middle School has 70 acres. They could put a small elementary school in this location. A small school requires 14 acres. She spoke with the architects of the project, the Schrader Group, and they said 11 to 14 acres for a small school. A small school holds 400 children. Additionally, parents drive their children to school and along with the buses create a traffic mess. Also, the cost needs to be considered. Rose Tree Media School District only hires Montgomery Demographic Professionals to do their study. They don't get a second

opinion. A resident of Egmont Township caught a lot of errors in their study. She stated she hopes the Middletown residents pull together, and Council says no to this proposal.

#### 4. REPORTS

A. Chair: None

B. Committees:

- 1) Land Planning Committee had a public information meeting on September 3, 2025, with the Engineer for the RTMSD proposed K-1 Education Center. Ms. Powell stated on September 3, 2025, they had a concept plan presented for the K-1 school.
- 2) Land Planning Committee met on September 17, 2025, with representatives from Locust Hill Gateway Park Project Team to discuss a proposed connection to the Township owned Darlington Tract. Ms. Powell stated on September 17, 2025, the committee presented an idea for a Locust Hill Gateway Park project that would connect the Township owned Darlington tract to a portion of the Township's park land.

Ms. Lori Reynolds, 181 Hunting Hills Lane, asked if that was the end of the September 3, 2025, report. She said she wanted to know what the concept plan was that they presented. Ms. Powell stated the presentation was a concept plan that the School Board is proposing. Once they submit a plan it will have to be introduced to Council in detail. Ms. Reynolds asked if the plan included the cut-through, additional parking, lighting and how the drop-off and pick-up by the parents will be handled.

Mr. Bialek stated those were questions he himself asked during the discussion. There was a key question about bus traffic specifically and they were told that bus traffic will not be coming off of Rose Tree Road it would only be a one-way in and a one-way out which would actually be coming off the high school road and access the same roads they currently access to get to the K-1. Ms. Powell added that is the cut-through road. Mr. Bialek stated there would be no buses outgoing or coming off Rose Tree Road. They did highlight there would be parental drop-offs and incoming off Rose Tree Road. They did not talk about lighting. The additional parking was discussed which was additional parking for sporting events. Ms. Reynolds asked if junior level students will be able to park in that parking lot. Mr. Bialek stated they did have discussion regarding the students parking at the Promenade at Granite Run and the committee asked if there would be additional parking for students, and they stated there would be no additional allotment for high school students to park within the new building area.

Ms. Reynolds stated at the June school board meeting, which is recorded and closely captioned, the Superintendent said they will allow junior level students to park in the new parking area. She said she could provide screen shots of the meeting. Ms. Powell stated the plan presented is a concept plan and nothing is detailed. Ms. Dussling stated Council will see that level of detail when it is introduced before Council and the Planning Commission.

Ms. Reynolds asked if the topic of the reverse subdivision was raised and Ms. Powell answered yes. Mr. Bialek stated the school board basically shared what they are thinking about doing and it is more a discussion and guidance that came from the Land Planning Committee. At this point, one of the key things he specifically requested was that they have a public forum where they share the concept plan to the community and get feedback from the community. This was a key topic discussed at the meeting where the school board heard the concerns from the community and addressed the concerns as well as addressed some of the questions coming from the community. There were no decisions made because the Land Planning Committee is not a decision-making body, more of guidance for the next steps and concerns from the public that should be incorporated into the plan. When they make their formal submission, hopefully they have incorporated a large percentage of the comments to amend and make change to the plan.

Ms. Reynolds asked what the timing as far as their submission of the plan and the reverse subdivision activity. Mr. Bialek stated he specifically requested the potential for them coming back to the committee when details were fleshed out, specifically, the traffic study. They are not required to do this, they can move to the next step, which is engaging with the Township professionals on a formal basis. They did not give a specific timeline, but he felt that it would move relatively quickly.

Ms. Reynolds asked how the public is made aware of this activity. Mr. McMullan stated if and when the school district submits a formal Land Development application it will be introduced as a summary, just like the Pinnacle Car Wash on tonight's agenda. The first public review will be at the Planning Commission meeting. As of right now, they have missed the date to submit plans to the Planning Commission for their October meeting. The submission date for the November Planning Commission meeting is around October 15, 2025. The November Planning Commission meeting is November 18, 2025. Once the Township receives the application, as with any project it is first listed as a summary to alert Council and the public. It is then reviewed by the Township professional staff to prepare a review for the Planning Commission. This process could take multiple meetings depending on the Planning Commission questions as well as public comments. It then returns to Council for a workshop session and then comes back again before Council for action. It is a fluid process so he can't commit to a timeline. Ms. Reynolds asked if the documents submitted are available for public review.

Mr. McMullan stated a member of the public can submit a right to know request for pieces of application. And as they experienced with the warehouse application, several of the documents were stamped copyright reserved, therefore the Township cannot produce them publicly, but you can come into the Township building to review

them in person. When the application comes before the Planning Commission, the documents are included along with the agenda and likewise with the Council workshop meeting. Ms. Dussling stated the meetings are posted on the Township website as well as the weekly e-newsletter. She said it is easy to sign up to receive the newsletter. All directions are on the website.

Ms. Reynolds clarified when the applicant submits an application, the public can request a right to know request. Mr. Bialek suggested she wait until she sees the application on the meeting agenda and after the review by the Township professionals submit her right-to-know request. Mr. Bialek added there will be minutes from the committee meeting, and Mr. McMullan stated they will be posted on the website later this week.

Ms. Marianne Wolf, 711 W. Rose Tree Road, thanked Mr. Bialek for asking the school district to have a meeting with the public for their comments. She stated at the last school board meeting the Superintendent said there will not be public comments. At the April meeting they handed out index cards where the public could write down their comments or questions, and he chose six cards to answer. Mr. Bialek stated while he urged the school board to have a public meeting, he was stern in his conversation and his point that there was a lot of misinformation coming from the school board as far as this project. The perception that is being left with the public is highly incorrect and needs to be rectified in the sense of “this is a done deal” and “rubber-stamped.” This is not the case. He hopes this is represented in the minutes how this committee is trying to hold them accountable for conversations and points they are making at their meetings of which they are not a part of. There needs to be a clear understanding of the process, where the process is and what the process is going to be moving forward and for the school board to articulate this is as a “done deal” is not accurate. Ms. Wolff stated at the meeting it was asked what happens if this proposal is denied. They said they have no backup plan. Mr. Bialek stated he also asked for scenarios such as “what ifs,” and they should be looking for other scenarios. Ms. Dussling stated the Franklin Mint site was suggested but the school board was not interested.

She asked if the school board provided any details. Ms. Powell asked if the school board wasn’t interested or if the owners of the site were not interested. Mr. Bialek stated one of the questions he asked was how they were planning to address key questions from the community about alternate sites. The Superintendent highlighted three sites. He was asked not to go into detail but to be prepared to address it to the community. The Sleighton property, which is currently in litigation, and they didn’t want to be involved with this, mentioned the Franklin Mint property, but they didn’t own the land and would have to lease the land. The concept is currently planned for this location because they own the land. Mr. Stump stated the school board sent out

an e-mail earlier this week that lists the steps required and lists the approvals needed from Delaware County, the Township, DEP, and PennDOT. Ms. Powell stated she also inquired about the Springton Lake property. Mr. Bialek stated the lease agreement with the little league fields presented some difficulty at Springton Lake.

Ms. Patsey Haggerty, 16 Soldier Song Lane, asked if the Planning Commission is going to have a large review akin to the meeting they had for Outrigger, Inc. because she suspects there will be a rather large audience interested in participating in the meeting. Mr. McMullan stated he agrees, and they will have to look at all options as school will be in session.

Mr. Stan Johnson, 160 Kennedy Drive, stated he had a meeting with the Superintendent of the school district about the possibility of RTMSD considering the Franklin Mint site and his answer was "it takes two parties," there must be a buyer and a seller. They are not willing buyers because they already own a piece of ground. Secondly, McKee Group was not interested in selling even if the Outrigger proposal were to fall apart. He just wanted Council to be aware of this.

Ms. Colleen Janczyk, 655 N. Heilbron, added when they met with the Superintendent, he explained the Sleighton property was in litigation. She asked if there was a timeline for the litigation. Ms. Dussling stated the courts are very slow. Mr. McMullan stated it is moving through the process slowly and there is nothing they can share because it is currently under litigation. It appeared before Common Pleas Court, went to Commonwealth Court, and is now back in Common Pleas Court. Unfortunately, a Judge that was assigned as a mediator recently passed away so a new judge will have to be assigned.

Ms. Janczyk stated she didn't feel there was any interest in the Sleighton property. She stated since Penncrest has a swimming team, why not make the five-acre parcel at Springton Lake the athletic center. She stated since there are trailers serving some of the schools, why can they not be brick and mortar wings? She was told it would be more expensive. She thinks this statement is misleading.

Ms. Dianna Lembo, 1499 Middletown Road, Edgemont Township, stated in 2018 planners in Chadds Ford wrote all that needs to be done is add wings to the existing schools to accommodate for the future or you can build a new school. The school district wanted to build a new school. If just one wing is added, five classrooms per side, ten classrooms at twenty students per classroom equals 200 students. The demographics are easily solved with a wing or two. This was brought to the attention of the school board. In addition, Haverford school district is in a very dense location, and they used what they had and spent their money wisely. RTMSD is digging in their heels to build a new school building. The cost in 2018 to renovate the schools was \$16 million dollars. This would have saved the taxpayers and solved the problem.

Now they are wasting everyone's time and wasting money. To build a new school in 2018 was \$34 million dollars. She stated the school district is shutting down the citizens right to know. Mr. Bialek stated during the Land Planning Committee meeting he specifically asked them to speak about the differences between the output of the 2018 study and what drove them to the decision of where they are today and why they are choosing to go this path. Ms. Lembo stated the demographics indicated a short-term increase in students and then a drop down. Mr. Bialek stated in 2018 the Township did not have the development at the Promenade or the two developments which would have changed the demographics. He asked them to be prepared to speak to those points.

Mr. John Laye, Spring Run, stated he has attended many school board meetings. He stated they are asking students who live beyond this Township to be put on school buses that could take up to 45 minutes to drive them to this proposed school.

C. Manager:

Mr. McMullan stated unfortunately, Chief Rigby was unable to attend tonight's meeting but asked him to recognize Deputy Chief Mike Johnson, Assistant Chief Mike Grover, and Lt. Nate Evans who are part of the Rocky Run EMS team. They are being recognized for picking up the slack since the Crozer Health System shut down. The newly purchased Township ambulance is in the parking lot tonight for the public to look at. Ms. Dussling thanked them and Chief Rigby for working ahead of the closure to have systems in place.

Cpl. James Nolan, PSP, reported he just came back to Troop K after being in Avondale Barracks for a while. He reported on the service calls for the month of August. In total 602 calls, Act 64 offensives or narcotic possession calls were 4, crimes against society 15; crimes against persons 12; death investigations 1; Domestic security checks 50; Meghan's Law updates 133; Crashes 38; other investigations 55; property crimes 16; requests for services 165; traffic enforcement 92. He stated they cover Middletown, Edgemont, Thornbury, Concord, Chadds Ford, Rt. 476, I-95, Chester Heights, and Rose Valley. There is a nationwide issue of police recruitment and retention. Sometimes they will cover all those areas with six Troopers. When he first attended the Police Academy, there were over 100 cadets, now there may only be 30 or 40 cadets.

Mr. Bialek asked how those numbers were compared to August of 2024. Trooper Nolan did not have that information and Mr. Bialek asked for future comparisons to last year's statistics. He agreed that the new developments have definitely increased the call volume. Ms. Dussling stated there seems to be a rash of car thefts and break-ins and asked if there were any hot spots within the last month or so. Trooper Nolan stated Concord Township deals with a lot more than Middletown Township.

- 1) Middletown Township's Food Truck Festival: Thursday, September 18, 2025, 4:00 p.m. -8:00 p.m. at Longview Park located at the intersection of N. Middletown Road (Rt. 352) and Rose Tree Road.

Mr. McMullan announced the Middletown Township Food Truck Festival will be held

Thursday, September 18, from 4:00 p.m. – 8:00 p.m. at Longview Park located at the intersection of N. Middletown Road and Rose Tree Road. There will be 5 to 6 trucks, music, events, activities for children. This is the third annual event that supplements the Township Community Day which was cancelled due to poor weather.

2) Environmental Advisory Committee: Vacancy

Mr. McMullan announced a vacancy on the Environmental Advisory Committee. This will require an appointment from Council to fill the vacancy. He was going to ask Council to appoint an Ad Hoc Committee to review recent applications, but they will move on October 1 with a policy to fill vacancies and expiring terms and assign the Ad Hoc Committee. Ms. Dussling explained this is a more formal way of filling vacancies and expiring terms.

Mr. McMullan stated over the last three or four years the process has evolved and they are at a point to put something in writing, getting it approved by Council, so they know what steps to follow each year. The EAC member states she will remain until the seat is filled. Ms. Dussling recognized Ms. Stacy Teagan who served as the Chairperson of the Committee and has done a fantastic job. She took the committee from the very beginning which was formed in 2023. She formed the role and how they would work with Council and the purpose or mission statement. She will be missed. Mr. John Kolicious, representing the EAC, announced a lecture next Wednesday, September 24, 2025, at 6:30 p.m. Dr. Tim Lawler will speak on the effects of artificial light. This will be held at the Roosevelt Community Center.

3) Request from Linvilla Orchards to operate the traffic lights at Rt. 352 and Knowlton Road beginning every weekend from September 13 & 14 through the end of October, including Monday, October 13, from 10: a.m. – 6:00 p.m. The intersection will be staffed by fire police from Middletown Fire Company and Rocky Run Fire Company with notification to PA State Police.

Mr. McMullan stated before Council is the annual request from Linvilla Orchards to operate the traffic lights at Rt. 352 and Knowlton Road beginning every weekend from September 13 & 14 until the end of October including Monday, October 13th from 10: a.m. – 6:00 p.m. The intersection will be staffed by Fire Police from Middletown Fire Company and Rocky Run Fire Company with notification to the PA State Police. Due to the lack of business from the September 3rd meeting, the request was made by Linvilla Orchards for last weekend and he wants to ratify that motion from Council approving Linvilla having access to the traffic signal box for last weekend. It worked very well and was able to be staffed by Fire Police. Moving forward for the remaining weekends in September and October, Linvilla Orchards is asking for approval for access to this intersection. This was done in the past by a motion to approve.

Mr. Bialek made a motion to approve the request. Mr. Stump seconded the motion. The motion carried with a vote of 4-0. Ms. Powell stated the Fire Police do a good job in keeping the traffic moving.

D. Engineer: NONE

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Summary: Land Development for Pinnacle Car Wash LLC, located at 1216 W. Baltimore Pike.

---

Mr. McMullan stated before Council is a summary and no action needs to be taken. This is a project overview. The project is located along the south side of Baltimore Pike and the north side of Printers Way, which is a private road, and west of Pennell Road. It is just west of the small Middletown Pizza Strip retail plaza owned by the Flick Brothers. The applicant intends to construct and operate a proposed one car wash tunnel approximately 4,574 square foot automated self-service car wash on 1.49 acres. Access to the site is proposed to be a right-in and right-out driveway on Baltimore Pike and a full-access driveway onto Printers Way. There is also an existing cross access easement between the subject property and the adjacent Flick Brothers property to the east. The interconnection to that property is proposed.

This application has been reviewed and recommended by the Delaware County Planning Commission. It has been reviewed and recommended by the Middletown Township Planning Commission with some comments. In particular, the comment that he thinks Council will be brought up to speed with at the October 1st meeting when this will be workshopped with Council is the continued discussion with McKee Group regarding access to Printers Way. Printers Way is privately owned at this point, by the McKee Group, and the Middletown Planning Commission tasked the applicant with reaching out to the McKee Group to discuss some type of agreement for the proposed project to have access to in and out on the backside of the project onto Printers Way. Now there is a right-in and right-out on Baltimore Pike and an access easement that is behind the Post Office and Middletown Pizza. However, the Township Traffic Engineer and the Township Civil Engineer feel that it is safer and better for the project if access can be gained through Printers Way. Ms. Dussling asked if this proposal is instead of not in addition to.

Mr. McMullan answered yes, instead of. However, if a settlement cannot be agreed upon between the McKee Group and the applicant then the Township engineers propose using the cross-access easement behind the Flick Brothers owned property behind the Post Office and Middletown Pizza. Mr. Stump asked what is preventing the Township from taking ownership of Printers Way up to the intersection. Mr. McMullan stated this is an excellent question. The McKee Group has approached the Township of potentially

taking dedication of Printers Way.

There have been some punch list items that are still in the process of being completed which put a pause on the Township considering this. In addition, there are some undeveloped pads the McKee Group owns which will mean future construction. If the applicant is unable to enter into an agreement with the McKee Group, the request from the applicant likely will be to the Township will they have a discussion with the McKee Group about taking dedication and what that settlement agreement would look like. What the Township would like built into the agreement is some type of maintenance regarding the future construction projects the McKee Group has and who would repair the road after those construction projects have taken place.

Ms. Dussling stated the Planning Commission encouraged the applicant to seek approval from the McKee Group. Mr. McMullan stated this is a first option. Mr. Bialek stated they want access from Baltimore Pike and Printers Way. Mr. McMullan stated this is correct. Mr. Bialek stated he is interested in knowing more about the traffic flow on the property. If there is double in and out from front and rear it could cause a bit of a log jam on the property, especially on a nice day or after winter. The car wash could be very busy. He would like to know more when they submit their final plan. Ms. Dussling outlined the land development process; they appeared before the Council subcommittee Land Planning, they go before the Township Planning Commission, a Council workshop meeting, and a final meeting with Council for approval or denial.

Ms. Donna Thompson, 18 Soldier Song, asked if Council will allow left hand turns into the car wash from Pennell Road. Mr. Bialek answered not according to the proposal it is one way in which is the eastbound lane off Rt. 1 making a right in.

B. Review: Council Review of Zoning Hearing Board Application:

- 1) Application 2025-14: Applicant Liza and Michael Cremin, 4 Brandywine Drive, seeking variances for the expansion of nonconforming structures and for the minimum 20 ft. side yard and aggregate 45 ft. side yard setbacks to construct a 743 square foot addition to be constructed to within 5 ft. of the side yard property line, zoned R-2. Mr. McMullan stated there is no voting action required of Council just if they want to send representation to the Zoning Hearing Board to represent the Township's interest.

Before Council is Zoning Application 2025-14, Lisa and Michael Cremin, 4 Brandywine Drive who are seeking variances for a non-conforming structure which is currently an enclosed sunporch to convert to an open air porch and for the minimum 20 foot side yard and aggregate 45 foot side yard setback to construct a 743 square foot addition to be constructed to within 5 feet of the side yard property line. This is zoned R-2. This application previously received zoning approval in 2020. Zoning approvals are good for one year . It was granted an extension for one year, but no activity took place. There were changes in the household with the addition of aging parents and accommodating a child. There was a pause in the project. Because it is past two years, the applicant must go before the Zoning Hearing Board again. Ms. Dussling

asked if it is the same plan and Mr. McMullan stated it is similar. Council decided not to send representatives to the Zoning Hearing Board meeting.

8. ITEMS FOR APPROVAL:

A. Motion to Accept: FY 2026 Minimum Municipal Obligation (MMO) calculation for the Township Defined Benefit Plan.

Mr. McMullan stated for Council’s approval to accept the fiscal year 2026 Minimum Municipal Obligation (MMO) which is calculated by the Township’s actuary. Municipalities are required by the Pennsylvania Pension Act to read the projection publicly at a Council meeting to get approval from the local elected body. The actuary’s projected number for the Township’s contribution for 2026 is \$84,290. This is on par with the last several years. The Township’s Defined Pension Plan is funded currently at 103%. It is strongly funded based on the States funding categories. Additionally, in 2019, for new hires there was a freeze on the Defined Benefit Plan and the creation of the Defined Contribution Plan. This plan is also eligible for Pennsylvania State Pension Aid. The Township is benefitting from an aid contribution to the 2026 Defined Contribution Plan. In 2026 they are anticipating the Township contributing approximately \$60,000 to the Defined Contribution Plan. There are two benefit plans, Defined Benefit, which is closed, which will receive \$84,290 and the Defined Contribution Plan will receive \$60,000. Both are eligible to be supplemented by the Pennsylvania Pension State Aid program. Mr. Bialek stated from a budget perspective this is not an increase in any way. It is planned, budgeted, and is in line with the currently proposed budget for this particular item.

Mr. Bialek made a motion to approve the MMO calculation. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

B. Approval of the September 17, 2025, Bill List.

Ms. Dussling read the bill list aloud.

**ESCROW FUND**

KELLY ENGINEERS AND SURVEYORS	JUL Engineering - ESCROW	\$ 9,001.77
PETRIKIN WELLMAN DAMICO	#24560 Outrigger Land Dev	\$ 7,945.00
BROWN & PETROSA		
Total ESCROW FUND:		\$ 16,946.77

**FIRE APPARATUS FUND**

KML TRANSPORT, LLC	2024 Tahoe Upfit	\$ 21,360.68
Total FIRE APPARATUS FUND:		\$ 21,360.68

**GENERAL FUND**

AQUA AUTOPAY	JUL Township Hydrants	\$ 9,078.00
BLUE MOUNTAIN MULCH, LLC	Grinding leaf pile	\$ 10,000.00
DWD MECHANICAL CONTRACTOR, INC.	HVAC Replace condensing unit	\$ 21,000.00

DWD MECHANICAL CONTRACTOR, INC.	HVAC Replace condensing unit	\$ 19,500.00
DWD MECHANICAL CONTRACTOR, INC.	HVAC Maintenance/Repair 5/30,6/30	\$ 8,538.00
GENERAL CODE	Code Book Supplement #28	\$ 9,670.00
GO2 TECH, INC. (ACH)	JUL 2025 IT	\$ 5,387.19
KELLY ENGINEERS AND SURVEYORS	JUL Engineering - GF	\$ 18,124.61
KELLY ENGINEERS AND SURVEYORS	JUL Engineering - GF Lenni Park	\$ 29,204.75
KEYSTONE MUNICIPAL SERVICES, INC.	Building Inspection 07/07-07/18	\$ 5,700.00
LONGLEY INSURANCE AGENCY (ACH)	Cyber & Privacy Liability 8/1/25-8/1/26	\$ 7,676.50
OPDENAKER INC.	JUL RECYCLING AC #14321600	\$ 52,705.20
PA MUNICIPAL HEALTH INS. COOPERATIV	SEP Health Insurance	\$ 36,509.04
PLGIT- CC GF AUTOPAY	Bus Trips	\$ 14,307.92
UNITED INSPECTION AGENCY INC.	JULY - Electrical Inspections	\$ 9,872.00
Total GENERAL FUND:		\$ 257,273.21
Grand Totals		\$ 295,580.66

Ms. Powell made a motion to approve the bill list. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

Ms. Dussling adjourned the meeting at 8:32 pm.

Respectfully Submitted,



Sharon Browne

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
OCTOBER 1, 2025

Item 2B

Minutes of the Regular Meeting of Township Council held on October 1, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

---

Present: Bibianna Dussling, Carissa Ciuca, Susan Powell, Christopher Stump, John McMullan, Erik Janetka, Kelly Engineers, Mark D. Damico, Esq., Chief Bill Rigby.

Excused: David Bialek PharmD, R.Ph, Jackie Donnelly, Walter "Bok" Read

---

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ms. Dussling called the meeting to order at 7 p.m. and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

1) Draft Township Council Minutes: May 7, 2025.

Ms. Powell made a motion to approve the May 7, 2025, 2025 Council minutes. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

3. PUBLIC COMMENTS:

Ms. Laura Shaw, 754 Switchman Road, thanked the Township for the excellent work they are doing on the Mint Trail. Not only did they build an excellent trail, but someone also actually maintained the trail, so it is fully usable again. The Township not only committed to building the trail; they committed to maintaining it. She stated she and her husband have been hiking the trails in Middletown Township. She wants to know what is being done so the Township doesn't waste time on incomplete Land Development applications that they went through with Outrigger, Inc. The whole thing could have been avoided if there were more stringent requirements for the acceptance of land use applications. She is hoping the Township is working on an ordinance or discussing an ordinance that will make it a little harder to flippantly put an application in without doing the work to make it complete.

Mr. McMullan stated the suggestions received are being reviewed by the Township Solicitor. The bottom line is making sure the Township is compliant with the PA MPC Act 247 in terms of what is required for the submission of a Land Development application. Ms. Shaw stated she wanted to put in a plug for the Senior Citizens Advisory Committee. She hopes the agenda item that will be discussed later will include this to be discussed. It is an ordinance that was approved in 1980 and with discussions with Mr. McMullan there is no committee at this time.

Ms. Dussling said when the agenda item is put forth, this would be the appropriate time to discuss the committee. Mr. Stump stated he thought there was another committee that is serving this role. Mr. McMullan stated they are serving in an unofficial capacity. Discussion was not planned for a Senior Citizen committee tonight; it is planned for a future Council meeting where Council can decide to revitalize the Senior Citizen Committee that is in the Administrative Code. Ms. Shaw stated lastly, she wants to talk about the proposed K-1 learning center. Her kids are way past Kindergarten, and she knows building a new building

can affect her taxes, but she is more than willing to pay for it for two reasons. This is the standard of education. Rose Tree Media School District should be at least the standard of education. She sees a lot of working parents who are struggling, and the full day kindergarten will get their kids on the right track and will help them out. As a taxpayer who won't benefit specifically, she hopes those children in the full day learning center will benefit.

Ms. Mary Clinton, 440 Osage Lane, Upper Providence Township, stated she has canvassed many neighborhoods, and the parents are very excited about it.

Mr. Andrew McClaren, 704 Hoopes Lane, stated he has two small children who will be attending kindergarten in a few years and the full day kindergarten will be huge. He went to kindergarten in a trailer. He remembers how bad the bathrooms were, walking in the rain to get to buildings for activities in the gymnasium. He stated there is a lot of new development that is attracting young people. The center will be critical in supporting all the children who will live in the district. At the end of the day, the increase in taxes is worth it. RTMSD is known for being a very good school district which is why he chose to live here. At this time, he pays a lot for day care. He supports the new learning center.

Mr. Richard Shaw, 754 Switchman Road, stated he has been in the Township for a couple of years, and it is exciting to see how the community is so vibrant in the number of young people. He has heard very strong support for the Learning Center. He asked if the Township has received an application yet. Ms. Dussling stated that a summary of the proposal was discussed. He stated this early learning center may require variances and such. He is sure the Township has the infrastructure in place to do a thorough job in reviewing the application. He hopes the school board has done due diligence and will submit a clean application that can be approved.

Mr. John Reynolds, 181 Hunting Hills Lane, stated he has been a resident in Middletown Township for 31 years. He is very much pro public education. He thinks the package RTMSD is trying to present as the learning center is not the best use of his tax dollars that he donated for the past 31 years. It is not the best approach and on a lighter note he thinks it is funny we hear so much about climate change and the future for our children and the solution is to cut down 11 acres of trees and pave it over.

Ms. Dussling stated the details of the project will be key. No plans have been submitted to date. It is complicated as there are pros and cons as far as the location, traffic, the neighborhood in proximity, and the busy roadways. It is definitely a challenge weighing all these factors in building anything new in this area.

Mr. Lennart Jungbark, 206 S. Pennell Road, spoke about the phone calls he receives from organizations claiming to be police and want money sent. He wants to know if these phone calls are legitimate. He asks the caller to mail his request instead of calling. Ms. Dussling asked what organization the caller claims to represent, and Mr. Jungbark said they usually say the State Police. He wondered if the Trooper present tonight could give any information.

Trooper Nuygen stated the State Police will not ask for anything financial. They will not ask

for money. They might ask for information from time to time. He advised to not provide any personal information or any access to accounts financially. He said there are scammers on social media asking for donations. He said his station takes calls regarding fraud and scammers so don't hesitate to call the station to complain. They conduct a full criminal investigation.

Mr. John Kolicious, 212 S. Old Middletown Road, stated when he gets those types of calls the first thing he asks is if they are a non-profit organization, and they have to say they are not. They are a political action committee trying to seek funding to supposedly support pro police candidates. Ms. Dussling suggested to place the calls in a do not call list program.

#### 4. REPORTS

##### A. Chair:

Ms. Dussling wanted to give thanks to the Parks and Recreation Department for the Food Truck Festival. It was a perfect night, and the added activities helped to beef up the event to take the place of the rained-out Community Day. She received a lot of positive feedback. She thanked Jennifer Maull and her team.

##### B. Committees:

1) Finance and Administration Committee: Met on Wednesday, September 17, 2025, with the Director of the Middletown Free Library to discuss the 2026 Budget/library allocation.

Mr. McMullan stated this was an initial meeting with Derek Lloyd, the Director of the Middletown Library, to discuss the allocation request for 2026 and to talk about the current budget YTD projections for end of year as well as continuing the partnership with the library in 2026. It was a brief meeting and there will be a follow-up meeting.

##### C. Manager:

Trooper David Nuygen stated he is based out of the Media Barracks and has been a State Police Trooper for 8 years. He has been in Media since 2019. He stated he will be comparing statistics from 2024 and 2025. The numbers he will be presenting are from January 2024 to December 2024. In 2024 they handled 5,589 incidents in Middletown Township, in 2025 to date they handled 5,756 incidents. In total they handled 7,359 incidents which included crimes, traffic stops, MVA crashes, patrol checks for schools and businesses, welfare checks, and road hazards. In 2024, there were 345 crashes, in 2025 there were 375 to date, traffic stops for 2024; 796, 2025 to date 580 a decrease of about 200 which could be due to the State Police decrease in manpower. Property crimes which typically include burglary and damage to property, theft, fraud, or ID theft, in 2024 there were 196 and in 2025; 195, crimes against persons in 2024 were 95 in 2025; 137. This includes harassment, assaults, and threats. The biggest increase was harassment, which was from 42 to 53 in 2025. Simple assault increased from 15 to 30, and sexual related offenses from 4 to 17. Drug related offenses were 23 to 26. Crimes against society rose from 129 to 145. This includes disorderly conduct, disturbances, and noise complaints. Requests for service calls we're 1,464 and in 2025 they were 1,757. This includes contacting the State Police for any kind of services that don't rise to the level of a crime.

In September of this year, the most relevant incident was Elwyn Institute located at 111 Elwyn Road for a student with a knife on school property. The investigation discovered the student brought the knife because she felt threatened by another student. She was disarmed and taken into custody and was charged appropriately. Some areas of concern in Middletown Township are the County Alternative School, Rooster Diner, MacIntosh Hotel, the Promenade at Granite Run stores including Boscov's, Kohls and TJ Maxx. They also get calls for the Riddle Glen Apartments.

In September, PSP Media conducted a Car Seat Safety Check at the Ducklings Early Learning Center by Troopers certified in doing seat checks. Troopers inspected for children riding safely. They verified seats were installed correctly, appropriate for the child, and the seats met all safety standards. Trooper Nuygen spoke of the manpower issues; in September they welcomed 5 new graduates from the Academy who are in the training process. PSP Media is operating at 30% of its full complement. The stations authorized strength is 57 troopers they currently have 42 of those, one is on disability and one is on military leave. Transfers out of Media station are scheduled for November which will further reduce the manpower.

In addition to Middletown Township, they also have 6 other Townships they cover as well as I-95 and I-476. Trooper Nuygen talked about tips and reminders; secure your home and property by locking doors and windows, use timers for indoor lights, increase visibility by making sure the yard is well lit, motion lights can help startle potential intruders, lock sheds and cars and ensure valuables are hidden, keep an eye on neighbors, report any suspicious behavior. You can call the station at 484-840-1000 or dial 911. Let neighbors know when you are going out of town, check your mail, take out your trash. These are things suspects look for.

Trooper Nuygen reported there has been an uptick in scams online and through phone calls. Always be skeptical of unsolicited calls. Never click on suspicious links. Do not give out personal or financial information to unknown callers. If something is too good to be true it is often a scam. Anything involving gift cards or a quick turnover of money is a scam. When in doubt report it. Trooper Nuygen closed by thanking Middletown Township residents for their support. Despite the staffing issues, PSP Media remains committed to providing the highest level of service to this community. Your cooperation helps them do their job more effectively. He encourages the community to continue to reach out with their concerns, questions, and feedback.

Mr. Stump asked what needs to happen to get the staffing where it needs to be, and Trooper Nuygen stated the southeast is facing the biggest manpower issue in the State. There are a lot of turnovers and Troopers leaving because their current contract is not as good as previous contracts. The last Academy class graduated 50 Troopers and Troop K only got 5 cadets. Nationwide law enforcement has been having an issue recruiting members. The State Police in general because other law enforcement departments are offering better pay.

Mr. Clayton Thomas, 9 Man O War Drive, asked about the numbers comparison and Trooper Nuygen stated he was giving the numbers from January 2024 to September 2024 and comparing them to September 2025. He asked if this report is available online and Trooper Nuygen stated he prepares the statements and delivers them to the public at their Council meetings.

Ms. Ciuca asked if they could be included in the minutes. Mr. McMullan stated they are usually included in the agenda packet posted online but because yesterday was September 30, staff didn't have a chance to put them in the packet for this month. This report will be forthcoming.

Mary Clinton, 440 Osage Lane, asked if they are represented by a union, and Trooper Nuygen stated they are represented by the PSDA. They have a union, but they cannot strike. For example, the past contract was due in July, and they worked an entire year without a contract.

Ms. Patsey Haggerty, 16 Soldier Song Lane, asked how they could support the PSP. Trooper Nuygen said they do not get involved with the financial side of things. Any donations go straight to headquarters in Harrisburg. The PSP is not a free service. The State Police cover more than half of the state. There are over 4,000 troopers and 1,300 - 1,400 are on patrol. It can be hard to negotiate a contract for so many members, especially in the southeastern part of the state with variables like the cost of living. Ms. Dussling added conversations with State Representatives to show support of the State Police can be an avenue.

Ms. Ciuca asked when or what frequency the Township receives a report from the State Police. Mr. McMullan stated the reports are monthly and there has been transition over the last eighteen months with Trooper Tobin and Trooper Naab retiring and as Trooper Nuygen, Community Liaison, stated they are short staffed, so he is patrolling. Ms. Ciuca asked if this could be put on the agenda because residents who are interested can plan to attend the Council meeting. Mr. McMullan stated when he hears from PSP he adds the report to the agenda.

Chief Bill Rigby reported Rocky Run's new ambulance is in service as of August 29, 2025. The exhaust system at Rocky Run Fire House has been completed. This system removes diesel exhaust from the fire station, so firefighters are not breathing in the cancer-causing exhaust. The assistance to fire fighters grant came out this week. The Township was awarded three grants. Both fire companies will receive a grant for health and wellness which includes full physicals for members, cancer screenings, fitness equipment for both fire stations and a diesel exhaust system for Middletown Fire Station. The amount awarded was \$151,000.

Ms. Dussling asked if there is a mental health component as part of the wellness grant. Chief Rigby stated not in this program but stated they partner with companies that have this component. Normally, there is a mobile trailer that sets up at one of the fire stations so members can schedule for physicals, screenings, blood tests, and CPAP workups. They

do have stress management programs the firefighters participate in on a regular basis.

Mr. Rigby reported the letters went out to all the businesses for the life safety inspections. They look to be out on the street in October for the life safety inspections to make sure everything is in place such as exit signs, fire extinguishers, exits are free of debris etc. This also gives the Township a good opportunity to capture building information that can be updated to the preplan program. For this preplan program they have targeted high occupancy buildings, health care facilities, and Penn State University. This program gives them important site information which can be shared with the Township's mutual aid partners. Information such as where gas service is located, electrical shutoffs, and other important information. One notable fire call was the tanker overturn accident on the Bypass, north bound which was just over the Township's border in Upper Providence Township. Middletown fire companies assisted. The clean-up is continuing and being handled by Lewis Environmental from the home heating oil spill near the Ridley Creek bridge. There is excavation being done as well as booms in the creek to contain the spill.

Mr. Stump asked if the number of calls caused by the closure of the Crozer Health System stabilized. Chief Rigby stated it has stabilized somewhat, there is coverage in place. The biggest problem is still turnaround time as there are only two hospitals in the county. The Township averages just under 3,000 calls annually.

Ms. Laura Shaw stated she received a subscription request from Rocky Run ambulance and asked if this was legitimate as she sent money. Chief Rigby stated each fire company does a subscription drive but only for each company locally. There is also an EMS fund drive from Rocky Run ambulance which provides BLS service in the Township. There is also a subscription in place with Riddle Hospital which is the ALS service. They all look similar and they are not scams.

Ms. Dussling asked for a description of ALS and BLS. Chief Rigby stated ALS (Advanced Life Support) is the highest level of care and includes paramedics which are being provided by Riddle Hospital/Main Life Health. BLS (Basic Life Support) does all the transport.

D. Engineer:

- 1) Monthly Engineer's Reports - August and September  
SEE ATTACHED REPORTS

Mr. Janetka stated the Township received two Land Development applications for revised plans that had been paused or halted; one is Wolff's Apple House and the other is 129 N. Middletown Road, Plymouth Brethren Church. This came in a few years ago and got final approval. Now they are moving forward to finishing out those conditions and recording the plan. This is located directly across from the Promenade next to the location of the property the school district owns. Next on the list are a couple of projects that were completed last year, the Mint Trail and Roosevelt School. Project Phase I they will be out doing some minor touch up work on the Roosevelt School project with some minor seeding. They have been doing inspections of the Mint Trail over the Spring and Summer

months. They will do another inspection before the seeding season leaves and it gets too cold to put down seed. Lastly, the Lenni Park project is waiting to get the permit approval from the State and should be getting it soon. Following this it will go out for public bid and begin construction later this year. This will happen in mid to late November early December. The first phase of the project is earthwork which can be done in colder temperatures. The plan is to start the earthwork this year, pause over the winter and finish the first phase in the beginning of 2026. Ms. Dussling asked if they are in good standing with the timing as far as the DCNR grant and Mr. McMullan stated the Township is in good standing with the DCNR grant.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Summary: Land Development for Pinnacle Car Wash LLC, located at 1216 W. Baltimore Pike.

---

Ms. Dussling reported according to communication received from the applicant; this item will be continued until the November meeting. Mr. McMullan stated he had a conversation this afternoon with an engineer representing the applicant who requested to postpone the presentation of the applicant to Council until the November 5, 2025 Workshop meeting.

B. Review: Resolution 2025-XX, Disposition of Records

---

Mr. McMullan stated for review before Council is a request that he presents before Council several times a year related to the disposition of records. This is in compliance with the Municipal records manual of July 16, 1993. The records they are considering destroying are from the Planning and Development Department. Plans, documents, and drawings from September 2024 until August 2025. These are records that will be stored electronically and disposed of the hard copies to free up space. In the Manager's Office, the PA driver records for Township employees, Middletown Fire Company, and Rocky Run Fire Company from 2024 to 2025 will be destroyed.

C. Citizen Committee Policy

---

Ms. Dussling stated currently the Township has multiple committees that are made up of volunteers from the community. It has been an evolution in how these committees are filled. Over the past few years, they have gotten more specific with the process and communicated more to the public about what the process is. There is no written policy as of now. Council member Ciuca has proposed draft policy which has gone through a number of stages with suggestions for revisions.

Mr. McMullan stated over the last few years they have been working on evolving the process to a point where in 2024, they spoke about formalizing the process with a policy

that Council will act on by motion. This policy will be made available to the public. Ms. Ciuca provided a draft policy which was reviewed by Counsel who made comments for revisions. Ms. Dussling stated this just clarifies the process of what to do if a resident is interested in volunteering for a committee. Ms. Ciuca added this is to establish a clear and consistent process for advertising the open seats, reviewing the resumes of candidates who are interested, and selecting the candidates and suggesting their appointment to Council. She did appreciate the notes added to add a little flexibility as needed. This document is basically a policy on how the Township advertises the open seat.

They will post on social media and send the information out in the weekly newsletter. Existing members should also apply if they want to remain on their committee. There will be a formal review of applications. There will be a subcommittee of Council members and staff who will conduct interviews and make recommendations about their selection. This will start each October so when Council re-organizes in January they can be appointed to the committee. Ms. Ciuca stated on the first page of the policy “the application process for expiring term holders in good standing.” In good standing was added and could this be defined. Mr. McMullan stated this can be defined but the initial response would be a committee member that is consistent with attendance. This was the focus. A person not participating by not attending meetings would be considered not in good standing. Mr. Stump asked how they would source this information, and Mr. McMullan stated this would come from the staff liaison assigned to each committee. (inaudible from 56:18 - 57:04).

Ms. Dussling stated the meat of this policy starts in October but in September the Township staff begins to advertise committee seats expiring and open vacancies. She asked if there were any concerns with the timing of this, and Mr. McMullan stated the only thing he would recommend as a hard timeline would be to end the Wednesday before Thanksgiving. From Thanksgiving and the end of the year goes by very quickly with a variety of activities both professionally and personally.

Mr. Stump asked about the terminology of “good standing.” The applicant could apply and then the staff liaison would say if they were in good standing or not. Would this end the application? Mr. McMullan stated he is using attendance as a value of good standing. Based on twelve meetings per year and just really reporting their attendance record. Ms. Ciuca stated should they adhere to good standing as consistent with attendance, and Mr. McMullan stated yes. Mr. Stump stated the staff liaison could be a good reference. Ms. Ciuca stated she doesn’t think they need the good standing as the staff liaison would make the recommendation. Council suggested removing the “in good standing” from the policy. Ms. Dussling suggested the statement “by the end of November, the three-person subcommittee will make their recommendations of suggested candidates to council. Ms. Ciuca suggested the fourth Wednesday of November, which will be the Wednesday before Thanksgiving. Ms. Powell suggested three or four weeks should be enough to pick a candidate for the position. Ms. Ciuca stated she feels the Wednesday before Thanksgiving is more reasonable and realistic for everyone involved. Mr. McMullan stated he could add that detail.

Mr. Stump stated he is glad they have this process now. Ms. Dussling added it will provide for less questions about the process. Ms. Ciuca asked when citizens join these committees, do they have a position description to eliminate questions. (inaudible from 1:02.47 - 1:04.46). Ms. Dussling suggested Council take action tonight so they can form a subcommittee. Ms. Dussling asked for a motion to accept the policy with the proposed changes.

Mr. Stump made a motion to approve the policy with changes. Ms. Ciuca seconded the motion. The motion carried with a vote of 4-0.

Mr. McMullan stated he will make revisions and get the policy posted on the website and on social media.

8. ITEMS FOR APPROVAL:

A. Resolution 2025-17, Emergency Declaration for Middletown Township, due to the closure of Crozer Health System.

---

Mr. McMullan stated for Council’s consideration for approval at the August 6, 2025, Council meeting, Council by approval extended the declaration to expire on October 4, 2025 he thought it prudent to bring it before Council at tonight’s meeting. In discussion with Chief Rigby and looking at what the County is doing he recommends extending the declaration until December 31, 2025, to finish out the year. If Council approves, it will be brought back before Council with a resolution on October 15, 2025. Mr. Stump asked if it could be extended until January 15, 2026. Mr. McMullan stated it could be presented at the meeting after the re-organization meeting. Ms. Dussling asked what the County is doing and Chief Rigby stated the extension is still pending.

Mr. McMullan stated they need a motion to extend it to beyond October 15, 2025, and he will change the wording to the first meeting after the re-organization meeting in January.

Ms. Powell made a motion to approve extending the Declaration of Emergency. Ms. Ciuca seconded the motion. The motion carried with a vote of 4-0.

B. Approval of the October 1, 2025 Bill List.

---

Ms. Dussling read the bill list aloud.

**CAPITAL RESERVE FUND**

GO2 TECH, INC. (ACH)	Security Camera Replacement	\$	14,953.39
	Total CAPITAL RESERVE FUND:	\$	14,953.39

**ESCROW FUND**

KELLY ENGINEERS AND SURVEYORS	AUG Engineering - ESCROW	\$	7,161.26
	Total ESCROW FUND:	\$	7,161.26

<b>GENERAL FUND</b>		
AQUA AUTOPAY	AUG Township Hydrants	\$ 9,078.00
BARBACANE THORNTON & COMPANY LL	2024 Middletown Fire Co Audit	\$ 5,000.00
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF Road Program	\$ 5,864.81
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF Lenni	\$ 8,736.13
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF	\$ 13,559.75
KEYSTONE MUNICIPAL SERVICES, INC. (	Building Inspection 08/04- 08/15	\$ 5,775.00
KEYSTONE MUNICIPAL SERVICES, INC. (	Building Inspection 09/2-09/12	\$ 5,250.00
MIDDLETOWN FREE LIBRARY	2025 3Q Distribution	\$ 70,125.00
OPDENAKER INC.	AUG RECYCLING AC #14321600	\$ 52,705.20
PECO - AUTOPAY	464 S. Middle ELC 07/29-08/27	\$ 5,247.52
RICHARD HELLER	Refund School Tax Payment Error	\$ 12,572.63
	Total GENERAL FUND:	\$ 193,914.04
	Grand Totals:	\$ 216,028.69

Mr. Stump made a motion to approve the bill list. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

Ms. Dussling adjourned the meeting at 8:14 pm.

Respectfully Submitted,



Sharon Browne



September

## Middletown Township Engineer's Report

September 3, 2025  
Council Meeting

### **MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- The project was awarded on November 27, 2023, to Richard E. Pierson Construction Co. Construction is now complete with the exception of permanent vegetative stabilization and minor repairs to be made in the Spring 2025. The recently constructed segment of the trail is now open to the public. Punchlist/repair work is now complete. Final payment has been made and the required 12-month maintenance period will expire on March 17, 2026.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary design for the next phase of the project is complete (refer to "Lenni Road Pedestrian Trail (Phase 2)" in this report.

### **LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)**

**MT100-U1**

- A project coordination and kickoff meeting was held in December 2023, with project consultants, Township staff and Delaware County. Final engineering design of phase 2 of the Township trail projects may begin later in 2025 upon acquisition of property necessary for completion of the project.
- This trail project will connect the recently completed "Mint Trail" to the Chester Creek Trail, on the east side of Lenni Road and will extend under the SEPTA right-of-way through a previously constructed "underpass" and then will extend along the right-of-way to Lenni Road, where it will then cross the road and connect to the Chester Creek Trail. The project will include a pedestrian crossing on Lenni Road, a trailhead parking lot, pedestrian bridge, and sight distance improvements along Lenni Road between the bridge and the SEPTA grade crossing.

---

**ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Construction was completed by Joseph J. Danielle, LLC and began on July 17, 2024. Heavy work at the site began around August 5, 2024. Overall improvements (Phase 1 and Phase 2) will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements. Work is now complete. The 12-month maintenance period will expire on December 18, 2025. The contractor will remain responsible for resolving defects or other issues that may occur during the maintenance period.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Design for the next phase of the project is complete (refer to "Roosevelt Community Center (Phase 2)" in this report.

---

**ROOSEVELT COMMUNITY CENTER (PHASE 2)**

**MT100-O**

- This project awaits funding sources and can be let for bid upon securing funding. This project is the second and final phase of the project and includes installation of additional parking, lighting, underground infiltration basin, storm sewer, and entrance improvement from S. Old Middletown Road to the library building area.

---

**LENNI PARK**

**MT100-W**

- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- Construction and bidding documents for the park (layout, grading, stormwater management design, etc.) are approximately 99% complete and application for approval of State NPDES permitted has been submitted and comments received from DCCD. Revisions are being made to the permit plan per DCCD and will be resubmitted for approval in the next week. Soil testing at the site has been completed to determine the depth of bedrock and soil infiltration rates. Additional testing of the quality of existing topsoil will be completed in the near future. If necessary, based on testing results, the first phase of the project will include topsoil amendment to ensure suitable condition of proper establishment of turf grass. Construction work is tentatively scheduled to begin fall of 2025. The project will be completed in multiple

phases. The first phase of improvements will include reconfiguration/regrading of the softball field, stormwater management facilities (infiltration and detention basins), pedestrian trail from the parking lot to the softball field, grading for a future multi-court surface, baseball field fence, benches, and bleacher pads. The second phase is tentatively planned to include additional pedestrian trail, new parking, multi-court surface and fence, and pavilion upgrades.

---

## **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- The guiderail program is for the installation and/or replacement of guiderail along the following 6 segments of Township roadway (including the segments associated with work complete thus far include: Howarth Road, E. Knowlton Road (North), E. Knowlton Road (South), Darlington Road (East), Darlington Road (West) and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Bid letting for this work has not yet been scheduled. Significant utility pole relocation and tree removal are required for these projects. The Township recently coordinated relocation of several utility poles impacted by these projects, with PECO.
- The Township is presently working with PECO to relocate utility poles in advance of guiderail projects being finalized and constructed in the future.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but none was awarded. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

---

## **TOWNSHIP CODE AMENDMENTS**

**MT110 SERIES**

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).

- Chapter 198 (Stormwater Management Ordinance) –Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in 2025 or 2026.
- Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.
- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204 and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in 2025 or 2026.
- "Township Standards and Specifications" has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document will be updated periodically to include additional construction details, guidance documents, forms, etc. as they become necessary.

## **LONGVIEW PARK**

**MT100-A.2**

- 
- Construction of Stage 2 and Stage 3 of the project has been completed, and it is anticipated that some of the field areas may be open to public use in the fall (to allow grass to grow properly).
  - The final construction phase is anticipated for the spring of 2026 and will include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basins, installation of approximately 800 feet of pedestrian trail (that was not be completed with the previous

stages of construction), asphalt paving of approximately 400 feet of paved trail (that was only completed to stone subbase to permit future construction access for basin conversion), installation of softball and baseball infield areas, and removal of all erosion and sedimentation controls. The Township applied for a grant (in the amount of \$250,000.00) to partially fund the completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The cost estimated in 2021 to complete the final phase of work was approximately \$500,000.00; however, it is likely this cost has increased due to inflation.

- The NPDES Permit for the Park has been extended to December 20, 2027 (since it is an individual permit) to allow the project to be completed in 2026 or 2027 depending on budgetary needs. PennDOT Highway Occupancy Permit work is complete, and permits are closed.

---

#### **MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN**

**MT300-18**

Pollutant Reduction Plan (PRP) for the PADEP NPDES Permit term of 2018-2023 was submitted to PADEP on December 4, 2019, and final approval of the PRP was issued on February 7, 2020. Although the NPDES permit term is 2018 to 2023, the Township has 5 years (from the date of PRP approval) to complete design, permitting, and construction of all the proposed stormwater facilities (BMPs) described in the PRP. The PRP includes an estimation of cost to complete all stormwater facilities required by the State as part of the approved PRP, prior to the end of the PRP approval term (February 2025). The Sunny Brae Basin revitalization, which was completed in 2023, is the first stormwater BMP project from the PRP. The Township submitted a PA DCED Watershed Restoration and Protection Program Grant application in the amount of \$296,905.00 for construction of a second stormwater BMP in Township open space north of Highpoint Drive and south of the Franklin Mint, however, only a small portion of the requested funds were awarded. The funds that were awarded have been approved to be “transferred” for use as part of the Lenni Park project.

---

#### **SEPTA R3-3**

**MT120-Bwa**

- SEPTA has completed the R3-3 rail line extension including the parking deck, driveway, station building, and stormwater management facilities. Final Certificate of Occupancy has been approved for the station building and the crew quarters. The Township reviewed the project close-out request (Certificate of Total Completion) and has notified SEPTA there are minor issues remaining to be addressed. Amended stormwater management agreement and exhibits have been recorded.

**MARINER 2 PIPELINE**

**MT100-Ea**

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. This restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

**SUBDIVISIONS/LAND DEVELOPMENTS**

**MT305 SERIES**

- 129 N. Middletown Road (aka ARTIS Senior Living) Land Development – The land development at this location, formerly known as ARTIS Senior Living, was never recorded, and the property was sold to the owner of 47 N. Middletown Road (Philadelphia Meeting Room- Religious Use Land development) and the new owner has received zoning variances for impervious coverage at this location and is in the process of obtaining all other required State approvals to construct a congregation meeting hall. The land development at 47 N. Middletown Road has been withdrawn. The land development submission for 129 N. Middletown Road was reviewed by the Township Planning Commission on June 11, 2024, and has been conditionally approved by the Township Council, but the plan has not yet been recorded. The adjoining property located between the site and the pedestrian crossing at the entrance to the Promenade at Granite Run, is now owned by the RTMSD and the easement formerly being sought by ARTIS to allow a sidewalk connection from the site to the PGR entrance is now subject to Philadelphia Meeting Road acquisition and RTMSD approval. It is our understanding after a recent

pause in the project, revised plans will be submitted to the Township in the near future.

- Guss Subdivision (Howarth Road) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction is on-going and the work is approximately 95% complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
- Promenade at Granite Run Land Development - Construction pursuant to the approved final plan is on-going and is approximately 95% complete. The following amendments to the approved final plan were received in late 2022 and early 2023:
  - ✓ Reconfiguration of Apartment Building 2 and surrounding improvements. This work is complete and a final Certificate of Occupancy for the apartment building and surrounding improvements has been approved.
- 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located approximately 500 feet southwest of Mary Anne Drive, on the west side of Dutton Mill Road which is a Pennsylvania State Highway. New homes are to be served by public water (a main extension from Mary Anne Drive) and public sewer. There is a sewer interceptor traversing the rear of the property, which is also traversed by an unnamed tributary to Chester Creek. There is an existing home and parcel that will be impacted by this development. The existing driveway to this home is to be relocated to the proposed shared driveway for the 3 new homes, and the old driveway is to be removed. Further, a portion of the subdivision parcel is to be conveyed to 412 Dutton Mill Road. The parcel is heavily encumbered by wetlands, floodplain, steep slopes, and regulated waters of the US. There is a variable width riparian corridor proposed; however, Township Codes requires a riparian corridor of 50 feet. Some of the proposed improvements are within this riparian corridor. The development will also disturb steep slopes but will not disturb wetland, waters of the US, or floodplain area. A large underground infiltration basin is proposed to control stormwater runoff from the new impervious surfaces. A shared driveway, 20 feet wide, is to serve lots 1 and 2 and 412 Dutton Mill Road. Driver sight distance appears to comply with applicable regulations, but this will be reviewed by PennDOT as part of the Highway Occupancy Permit application.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is no intent on their

part to build on the lot. Certificate of Total Completion has been filed, and it is anticipated that the project will be closed in 2025.

- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. All Lot 3 work is complete.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded, and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 (aka 347) Valley Road Subdivision – The overall project is complete, and Certificate of Total Completion has been submitted by the builder and conditions for approval of the CTC have been forwarded to the applicant for completion/resolution.
- Glenwood Elementary School Parking Lot – The plan has been recorded, and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities. Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. A revised plan has not yet been received.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan

has been recorded, and construction is approximately 85% complete. One new home has been completed and request for occupancy of this home is under review by Township Staff. The other two dwellings are under roof. Private road installation was recently completed to base paving.

- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been complete and request for occupancy is currently being reviewed by Township Staff.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has been recommended for conditional use approval and preliminary land development approval by the Planning Commission and has received zoning variances to permit the proposed expansion. The township Council granted final approval of this plan, but it has not yet been recorded. The applicant has received approval of a grading and excavating permit application for construction of site improvements, specifically limited to the new driveway (from Whirlaway) and the required stormwater management system for the overall project. This work began in January 2025 and is nearing completion. New driveway connection to Whirlaway Road is complete.
- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded, and work is complete. Certificate of Total Completion has been filed by the applicant and the Township is awaiting resolution of issue identified during CTC review.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been granted preliminary/final approval by Council. Grading and Excavating permit has been issued and construction is complete. It is our understanding that the applicant will be requesting approval of Certificate of Occupancy for the building in the near future.
- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.

- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024.
- Outrigger Industrial Acquisition, LLC – A land development application was received on November 21, 2024, for the construction of a 334,000 square feet warehouse facility between Pond's Edge residential development and Franklin Station residential development along Baltimore Pike, just west/south of Pennell Road. This application has been reviewed by the Planning Commission in May, June and July of 2025 and was been recommended to be denied. The application was reviewed at the August 6, 2025 Council Meeting whereat the Council denied the application for various deficiencies identified in the resolution of denial.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. This application was conditionally recommended for approval by the Township Planning Commission in April 2025 and conditionally approved by Council in May. The plan has not yet been recorded.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded.
- Pinnacle Car Wash – A land development application was received to construction a car wash on the Biordi property, just west and south of the intersection of Pennell Road and W. Baltimore Pike. This application was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



Eric J. Janetka, P.E., Township Engineer  
Kelly Engineers and Surveyors



October

## Middletown Township Engineer's Report

October 1, 2025  
Council Meeting

### **MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- The recently constructed segment of the trail is open to the public. The required 12-month maintenance period will expire on March 17, 2026.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary grading and trail layout for the next phase of the project is complete (refer to "Lenni Road Pedestrian Trail (Phase 2)" in this report.

### **LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)**

**MT100-U1**

- A project coordination and kickoff meeting was held in December 2023, with project consultants, Township staff and Delaware County. Final engineering design of phase 2 of the Township trail projects may begin later in 2025 upon acquisition of property necessary for completion of the project.
- This trail project will connect the recently completed "Mint Trail" to the Chester Creek Trail, on the east side of Lenni Road and will extend under the SEPTA right-of-way through a previously constructed "underpass" and then will extend along the right-of-way to Lenni Road, where it will then cross the road and connect to the Chester Creek Trail. The project will include a pedestrian crossing on Lenni Road, a trailhead parking lot, pedestrian bridge, and sight distance improvements along Lenni Road between the bridge and the SEPTA grade crossing.

### **ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Phase 1 work is complete. Overall improvements (Phase 1 and Phase 2) will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area (next to the tot lot), stormwater management

improvements and construction of courtyard improvements. The 12-month maintenance period for Phase 1 will expire on December 18, 2025. The contractor will remain responsible for resolving defects or other issues that may occur during the maintenance period.

- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Design for the next phase of the project is complete (refer to "Roosevelt Community Center (Phase 2)" in this report.

---

### **ROOSEVELT COMMUNITY CENTER (PHASE 2)**

**MT100-O**

- 
- This project awaits funding sources and can be let for bid upon securing funding. This project is the second and final phase of the project and includes installation of additional parking, lighting, underground infiltration basin, storm sewer, and entrance improvement from S. Old Middletown Road to the library building area.

---

### **LENNI PARK**

**MT100-W**

- 
- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
  - Construction and bidding documents for the park (layout, grading, stormwater management design, etc.) are approximately 99% complete. The Delaware County Conservation District recently granted "administrative" approval to the State NPDES permit application therefor the "technical" review phase of the permit plan has begun. Construction work is tentatively scheduled to begin fall of 2025. The project will be completed in multiple phases. The first phase of improvements will include reconfiguration/regrading of the softball field, stormwater management facilities (infiltration and detention basins), pedestrian trail from the parking lot to the softball field, grading for a future multi-court surface, buffer trees, baseball field fence, benches, and bleacher pads. The second phase is tentatively planned to include additional pedestrian trail, new parking, multi-court surface and fence, and pavilion upgrades.

---

### **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- 
- The guiderail program is for the installation and/or replacement of guiderail along the following 6 segments of Township roadway (including the segments associated with work complete thus far include: Howarth

Road, E. Knowlton Road (North), E. Knowlton Road (South), Darlington Road (East), Darlington Road (West) and Valley Road.

- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Bid letting for this work has not yet been scheduled. Significant utility pole relocation and tree removal are required for these projects. The Township recently coordinated relocation of several utility poles impacted by these projects, with PECO.
- The Township is presently working with PECO to relocate utility poles in advance of guiderail projects being finalized and constructed in the future.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but none was awarded. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

## **TOWNSHIP CODE AMENDMENTS**

## **MT110 SERIES**

- 
- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).
  - Chapter 198 (Stormwater Management Ordinance) – Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
  - Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in 2025 or 2026.
  - Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.

- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204 and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in 2025 or 2026.
- "Township Standards and Specifications" has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document will be updated periodically to include additional construction details, guidance documents, forms, etc. as they become necessary.

## **LONGVIEW PARK**

## **MT100-A.2**

- 
- Construction of Stage 2 and Stage 3 of the project has been completed, and some of the field areas have been open for public use. A portion of the park field areas has not yet been open to the public while the Township is working on improving the field turf grass.
  - The final construction phase is anticipated for 2026 and will include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basins, installation of approximately 800 feet of pedestrian trail (that was not be completed with the previous stages of construction), asphalt paving of approximately 400 feet of paved trail (that was only completed to stone subbase to permit future construction access for basin conversion), installation of softball and baseball infield areas, and removal of all erosion and sedimentation controls. The Township applied for a grant (in the amount of \$250,000.00) to partially fund the completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The estimated cost to complete the final phase of work is approximately \$500,000.00.
  - The NPDES Permit for the Park has been extended to December 20, 2027 (since it is an individual permit) to allow the project to be completed in 2026 or 2027 depending on budgetary needs. PennDOT Highway Occupancy Permit work is complete, and permits are closed.

**MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN**

**MT300-18**

Pollutant Reduction Plan (PRP) for the PADEP NPDES Permit term of 2018-2023 was submitted to PADEP on December 4, 2019, and final approval of the PRP was issued on February 7, 2020. Although the NPDES permit term is 2018 to 2023, the Township has 5 years (from the date of PRP approval) to complete design, permitting, and construction of all the proposed stormwater facilities (BMPs) described in the PRP. The PRP includes an estimation of cost to complete all stormwater facilities required by the State as part of the approved PRP, prior to the end of the PRP approval term (February 2025). The Sunny Brae Basin revitalization, which was completed in 2023, is the first stormwater BMP project from the PRP. The Township submitted a PA DCED Watershed Restoration and Protection Program Grant application in the amount of \$296,905.00 for construction of a second stormwater BMP in Township open space north of Highpoint Drive and south of the Franklin Mint, however, only a small portion of the requested funds were awarded. The funds that were awarded have been approved to be "transferred" for use as part of the Lenni Park project.

**SEPTA R3-3**

**MT120-Bwa**

- SEPTA has completed the R3-3 rail line extension including the parking deck, driveway, station building, and stormwater management facilities. Final Certificate of Occupancy has been approved for the station building and the crew quarters. The Township reviewed the project close-out request (Certificate of Total Completion) and has notified SEPTA there are minor issues remaining to be addressed. Amended stormwater management agreement and exhibits have been recorded.

**MARINER 2 PIPELINE**

**MT100-Ea**

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. This restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.

- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

## **SUBDIVISIONS/LAND DEVELOPMENTS**

## **MT305 SERIES**

- 
- 129 N. Middletown Road Land Development (formerly "ARTIS Senior Living") – The land development at this location, formerly known as ARTIS Senior Living, was never recorded, and the property was sold to the owner of 47 N. Middletown Road (Philadelphia Meeting Room-Religious Use Land development) and zoning variances have been received for impervious coverage at this location. The applicant recently submitted amended plans that include revisions to reduce construction cost. State permits previously obtained for this site are in the process of being amended and/or transferred from Artis Senior Living to the current property owner (based on the new site layout). The land development submission for 129 N. Middletown Road was reviewed by the Township Planning Commission on June 11, 2024, and has been conditionally approved by the Township Council. The adjoining property located between the site Rose Tree Road, is now owned by the RTMSD and the easement formerly being sought by ARTIS to allow a sidewalk connection from the site to the PGR entrance is now subject to Philadelphia Meeting Road acquisition and RTMSD approval.
  - Guss Subdivision (Howarth Road) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction is on-going and the work is complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
  - Promenade at Granite Run Land Development – Overall site construction pursuant to the approved final plan is on-going and is approximately 95% complete. Work related to the reconfiguration of Apartment Building 2 and surrounding improvements is complete and final Certificate of Occupancy for the apartment building has been approved. In regards to the conditionally approved land development for Popeye's, it is our understanding that project will resume in the near future.
  - 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located approximately 500 feet southwest of Mary Anne Drive, on the west side

of Dutton Mill Road which is a Pennsylvania State Highway. New homes are to be served by public water (a main extension from Mary Anne Drive) and public sewer. There is a sewer interceptor traversing the rear of the property, which is also traversed by an unnamed tributary to Chester Creek. There is an existing home and parcel that will be impacted by this development. The existing driveway to this home is to be relocated to the proposed shared driveway for the 3 new homes, and the old driveway is to be removed. Further, a portion of the subdivision parcel is to be conveyed to 412 Dutton Mill Road. The parcel is heavily encumbered by wetlands, floodplain, steep slopes, and regulated waters of the US. There is a variable width riparian corridor proposed; however, Township Codes requires a riparian corridor of 50 feet. Some of the proposed improvements are within this riparian corridor. The development will also disturb steep slopes but will not disturb wetland, waters of the US, or floodplain area. A large underground infiltration basin is proposed to control stormwater runoff from the new impervious surfaces. A shared driveway, 20 feet wide, is to serve lots 1 and 2 and 412 Dutton Mill Road. Driver sight distance appears to comply with applicable regulations, but this will be reviewed by PennDOT as part of the Highway Occupancy Permit application.

- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is no intent on their part to build on the lot. Certificate of Total Completion has been filed, and it is anticipated that the project will be closed in 2025.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. All Lot 3 work is complete.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded, and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 (aka 347) Valley Road Subdivision – The overall project is complete, and Certificate of Total Completion has been submitted by the builder and conditions for approval of the CTC have been forwarded to the applicant for completion/resolution.
- Glenwood Elementary School Parking Lot – The plan has been recorded, and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities. Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.

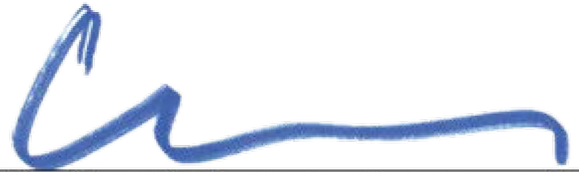
- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. A revised plan has not yet been received.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction is approximately 90% complete. One new home has been completed and is approved for occupancy. The other two dwellings are under construction. Private road installation was recently completed to base paving.
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been completed and request for occupancy is currently being reviewed by Township Staff. The applicant has recently filed for approval of Certificate of Total Completion of the project and release of all remaining financial security funds.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has received zoning variances to permit the proposed expansion. The Township Council granted conditional final approval of this plan. Revised plans were recently received for review and the project is now progressing towards plan recordation. The applicant has received approval of a grading and excavating permit application for construction of site improvements, specifically limited to

the new driveway (from Whirlaway) and the required stormwater management system for the overall project. This work began in January 2025 and is now complete.

- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded, and work is complete. Certificate of Total Completion has been filed by the applicant and the Township is awaiting resolution of issue identified during CTC review.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been granted preliminary/final approval by Council. Grading and Excavating permit has been issued and construction is complete. It is our understanding that the applicant will be requesting approval of Certificate of Total Completion this land development in the near future.
- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.
- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024.
- Outrigger Industrial Acquisition, LLC – A land development application was received on November 21, 2024, for the construction of a 334,000 square feet warehouse facility between Pond's Edge residential development and Franklin Station residential development along Baltimore Pike, just west/south of Pennell Road. This application has been reviewed by the Planning Commission in May, June and July of 2025 and was been recommended to be denied. The application was reviewed at the August 6, 2025 Council Meeting where at that meeting, the Council denied approval of the application for various deficiencies identified in the resolution of denial.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. This application was conditionally recommended for approval by the Township Planning Commission in

April 2025 and conditionally approved by Council in May. The plan has not yet been recorded.

- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded.
- Pinnacle Car Wash – A land development application was received to construction a car wash on the Biordi property, just west and south of the intersection of Pennell Road and W. Baltimore Pike. This application was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



---

Eric J. Janetka, P.E., Township Engineer  
Kelly Engineers and Surveyors



## Middletown Township Engineer's Report

January 7, 2026  
Council Meeting

### **MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- The recently constructed segment of the trail is open to the public. The required 12-month maintenance period will expire on March 17, 2026.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary grading and trail layout for the next phase of the project is complete (refer to "Lenni Road Pedestrian Trail (Phase 2)" in this report.

### **LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)**

**MT100-U1**

- A project coordination and kickoff meeting was held in December 2023, with project consultants, Township staff and Delaware County. Final engineering design of phase 2 of the Township trail projects may begin later in 2025 upon acquisition of property necessary for completion of the project.
- This trail project will connect the recently completed "Mint Trail" to the Chester Creek Trail, on the east side of Lenni Road and will extend under the SEPTA right-of-way through a previously constructed "underpass" and then will extend along the right-of-way to Lenni Road, where it will then cross the road and connect to the Chester Creek Trail. The project will include a pedestrian crossing on Lenni Road, a trailhead parking lot, pedestrian bridge, and sight distance improvements along Lenni Road between the bridge and the SEPTA grade crossing.

### **ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Phase 1 work is complete. Overall improvements (Phase 1 and Phase 2) will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of

a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements.

- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Design for the next phase of the project is complete (refer to "Roosevelt Community Center (Phase 2)" in this report.

---

### **ROOSEVELT COMMUNITY CENTER (PHASE 2)**

**MT100-O**

- This project awaits funding sources and can be let for bid upon securing funding. This project is the second and final phase of the project and includes installation of additional parking, lighting, underground infiltration basin, storm sewer, and entrance improvement from S. Old Middletown Road to the library building area.

---

### **LENNI PARK**

**MT100-W**

- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- Construction and bidding documents for the park (layout, grading, stormwater management design, etc.) are approximately 99% complete. The Delaware County Conservation District recently granted approval of the State NPDES permit application. The project will be completed in multiple phases. The first phase of improvements will include reconfiguration/regrading of the softball field, stormwater management facilities (infiltration and detention basins), pedestrian trail from the parking lot to the softball field, grading for a future multi-court surface, buffer trees, baseball field fence, benches, and bleacher pads. The second phase is tentatively planned to include additional pedestrian trail, new parking, multi-court surface and fence, and pavilion upgrades. It is estimated this project will be let for bid (Phase 1) in January 2026.

---

### **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- The guiderail program is for the installation and/or replacement of guiderail along the following 6 segments of Township roadway (including the segments associated with work complete thus far include: Howarth Road, E. Knowlton Road (North), E. Knowlton Road (South), Darlington Road (East), Darlington Road (West) and Valley Road.

- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Bid letting for this work has not yet been scheduled. Significant utility pole relocation and tree removal are required for these projects. The Township recently coordinated relocation of several utility poles impacted by these projects, with PECO.
- The Township is presently working with PECO to relocate utility poles in advance of guiderail projects being finalized and constructed in the future.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but none was awarded. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

## **TOWNSHIP CODE AMENDMENTS**

## **MT110 SERIES**

- 
- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).
  - Chapter 198 (Stormwater Management Ordinance) – Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
  - Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in 2025 or 2026.
  - Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.
  - Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review

committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204 and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in 2025 or 2026.

- “Township Standards and Specifications” has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document will be updated periodically to include additional construction details, guidance documents, forms, etc. as they become necessary.

## **LONGVIEW PARK**

## **MT100-A.2**

- 
- Construction of Stage 2 and Stage 3 of the project has been completed, and some of the field areas have been open for public use. A portion of the park field areas has not yet been open to the public while the Township is working on improving the field turf grass.
  - The final construction phase is anticipated for 2026 and will include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basins, installation of approximately 800 feet of pedestrian trail (that was not be completed with the previous stages of construction), asphalt paving of approximately 400 feet of paved trail (that was only completed to stone subbase to permit future construction access for basin conversion), installation of softball and baseball infield areas, and removal of all erosion and sedimentation controls. The Township applied for a grant (in the amount of \$250,000.00) to partially fund the completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The estimated cost to complete the final phase of work is approximately \$500,000.00.
  - The NPDES Permit for the Park has been extended to December 20, 2027 (since it is an individual permit) to allow the project to be completed in 2026 or 2027 depending on budgetary needs. PennDOT Highway Occupancy Permit work is complete, and permits are closed.

**MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN**

**MT300-18**

Pollutant Reduction Plan (PRP) for the PADEP NPDES Permit term of 2018-2023 was submitted to PADEP on December 4, 2019, and final approval of the PRP was issued on February 7, 2020. Although the NPDES permit term is 2018 to 2023, the Township has 5 years (from the date of PRP approval) to complete design, permitting, and construction of all the proposed stormwater facilities (BMPs) described in the PRP. The PRP includes an estimation of cost to complete all stormwater facilities required by the State as part of the approved PRP, prior to the end of the PRP approval term (February 2025). The Sunny Brae Basin revitalization, which was completed in 2023, is the first stormwater BMP project from the PRP. The Township submitted a PA DCED Watershed Restoration and Protection Program Grant application in the amount of \$296,905.00 for construction of a second stormwater BMP in Township open space north of Highpoint Drive and south of the Franklin Mint, however, only a small portion of the requested funds were awarded. The funds that were awarded have been approved to be "transferred" for use as part of the Lenni Park project.

**SEPTA R3-3**

**MT120-Bwa**

- SEPTA has completed the R3-3 rail line extension including the parking deck, driveway, station building, and stormwater management facilities. Final Certificate of Occupancy has been approved for the station building and the crew quarters. The Township reviewed the project close-out request (Certificate of Total Completion) and has notified SEPTA there are minor issues remaining to be addressed. Amended stormwater management agreement and exhibits have been recorded.

**MARINER 2 PIPELINE**

**MT100-Ea**

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. This restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.

- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

## **SUBDIVISIONS/LAND DEVELOPMENTS**

## **MT305 SERIES**

- 
- 129 N. Middletown Road Land Development (formerly "ARTIS Senior Living") – The land development at this location, formerly known as ARTIS Senior Living, was never recorded, and the property was sold to the owner of 47 N. Middletown Road (Philadelphia Meeting Room-Religious Use Land development) and zoning variances have been received for impervious coverage at this location. The applicant recently submitted amended plans that include revisions to reduce construction cost. State permits previously obtained for this site are in the process of being amended and/or transferred from Artis Senior Living to the current property owner (based on the new site layout). The land development submission for 129 N. Middletown Road was reviewed by the Township Planning Commission on June 11, 2024, and has been conditionally approved by the Township Council. The adjoining property located between the site Rose Tree Road, is now owned by the RTMSD and the easement formerly being sought by ARTIS to allow a sidewalk connection from the site to the PGR entrance is now subject to Philadelphia Meeting Road acquisition and RTMSD approval.
  - Guss Subdivision (Howarth Road) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction is on-going and the work is complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
  - Promenade at Granite Run Land Development – Overall site construction pursuant to the approved final plan is on-going and is approximately 95% complete. Work related to the reconfiguration of Apartment Building 2 and surrounding improvements is complete and final Certificate of Occupancy for the apartment building has been approved. In regards to the conditionally approved land development for Popeye's, it is our understanding that the property owner now intends to record the plan and commence construction in the near future.
  - 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located

approximately 500 feet southwest of Mary Anne Drive, on the west side of Dutton Mill Road which is a Pennsylvania State Highway. New homes are to be served by public water (a main extension from Mary Anne Drive) and public sewer. There is a sewer interceptor traversing the rear of the property, which is also traversed by an unnamed tributary to Chester Creek. There is an existing home and parcel that will be impacted by this development. The existing driveway to this home is to be relocated to the proposed shared driveway for the 3 new homes, and the old driveway is to be removed. Further, a portion of the subdivision parcel is to be conveyed to 412 Dutton Mill Road. The parcel is heavily encumbered by wetlands, floodplain, steep slopes, and regulated waters of the US. There is a variable width riparian corridor proposed; however, Township Codes requires a riparian corridor of 50 feet. Some of the proposed improvements are within this riparian corridor. The development will also disturb steep slopes but will not disturb wetland, waters of the US, or floodplain area. A large underground infiltration basin is proposed to control stormwater runoff from the new impervious surfaces. A shared driveway, 20 feet wide, is to serve lots 1 and 2 and 412 Dutton Mill Road. Driver sight distance appears to comply with applicable regulations, but this will be reviewed by PennDOT as part of the Highway Occupancy Permit application.

- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is no intent on their part to build on the lot. Certificate of Total Completion has been filed, and it is anticipated that the project will be closed in 2025.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. All Lot 3 work is complete.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded, and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 (aka 347) Valley Road Subdivision – The overall project is complete, and Certificate of Total Completion has been submitted by the builder and conditions for approval of the CTC have been forwarded to the applicant for completion/resolution.
- Glenwood Elementary School Parking Lot – The plan has been recorded, and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities.

Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.

- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. A revised plan has not yet been received.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction is approximately 90% complete. One new home has been completed and is approved for occupancy. The other two dwellings are under construction. Private road installation was recently completed to base paving.
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been completed and request for occupancy is currently being reviewed by Township Staff. The applicant has recently filed for approval of Certificate of Total Completion of the project and release of all remaining financial security funds. A list of project defects/repairs (i.e. punchlist) have been sent to the developer for resolution.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has received zoning variances to permit the proposed expansion. The plan has been recorded and a Grading and

Excavating permit has been approved by the Township to complete construction.

- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded, and work is complete. Certificate of Total Completion has been filed by the applicant and the Township is awaiting resolution of issue identified during CTC review.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been granted preliminary/final approval by Council. Grading and Excavating permit has been issued and construction is complete. It is our understanding that the applicant will be requesting approval of Certificate of Total Completion this land development in the near future.
- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.
- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024. A revised plan was recently submitted and reviewed by the Township but recordation of that plan has not yet occurred.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. This application was conditionally recommended for approval by the Township Planning Commission in April 2025 and conditionally approved by Council in May. The plan has not yet been recorded.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded.

- Pinnacle Car Wash – A land development application was received to construction a car wash on the Biordi property, just west and south of the intersection of Pennell Road and W. Baltimore Pike. This application was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



---

Eric J. Janetka, P.E., Township Engineer  
Kelly Engineers and Surveyors

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION 2026-01**

**WHEREAS**, Section 7503 of the Pennsylvania Emergency Management Services Code 35 PA, CSA Section 7101 et seq. mandates that Middletown Township prepares, maintains, and keeps current an Emergency Operations Plan for the prevention and minimization of injury and damage occurring as a result of an emergency incident or disaster occurring within Middletown Township; and

**WHEREAS**, in response to the mandate stated above, Middletown Township has prepared an Emergency Operations Plan to provide prompt and effective emergency response procedures to be followed in the event of a major emergency incident or disaster; and

**WHEREAS**, Middletown Township has prepared an Emergency Operations Plan to reduce the potential effects of a major emergency incident or disaster and to protect the health, safety, and welfare of the residents of Middletown Township.

**NOW THEREFORE BE IT RESOLVED** that the Township Council of Middletown Township hereby approves, adopts, and places into immediate effect the Emergency Operations Plan of Middletown Township, dated January 21, 2026. This plan shall be reviewed on an annual basis to ensure that it conforms to the requirements of both the Commonwealth of Pennsylvania and County of Delaware’s Emergency Planning requirements.

**RESOLVED** this 21<sup>st</sup> day of January 2026 by the Middletown Township Council, Delaware County, Pennsylvania, during a regularly scheduled public meeting.

ATTEST:

TOWNSHIP COUNCIL

---

John McMullan  
Township Manager

---

Council Chair

## PROMULGATION

The attached Emergency Operations Plan supersedes Middletown Township's previously enacted Emergency Operations Plan. This Plan was adopted by the Township Council of Middletown Township, Delaware County, Pennsylvania by Resolution No. 2026-01, dated January 21, 2026.

Attest: \_\_\_\_\_

John McMullan  
Township Manager

Signed: \_\_\_\_\_

Council Chair

This Plan was prepared by the Township Emergency Management Coordinator in conjunction with the Delaware County Emergency Management Agency and the Pennsylvania Emergency Management Agency to satisfy the requirements of the Pennsylvania Emergency Management Services Code, (35 Pa. C.S. Section 7101 et seq.) as amended to prepare and maintain a Disaster Emergency Management Plan for Middletown Township.

Attest: \_\_\_\_\_

William C. Rigby, IV  
Emergency Management Coordinator

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION 2026-02**

**WHEREAS**, by Resolution 2022-10, Middletown Township, Delaware County, approved a volunteer incentive program (VIP) for qualifying volunteer firefighters at the all-volunteer Rocky Run Fire Company and Middletown Fire Company effective January 1, 2022; and

**WHEREAS**, the two fire companies have experienced declining volunteer membership that is not unique to the trend being experienced across the Commonwealth; and

**WHEREAS**, Township Council approved an incentive program for volunteer fire fighters in the adopted 2022 Township budget and approved an incentive program in the 2023 budget, to incentivize and retain volunteers in areas where volunteer firefighters provide coverage; and

**WHEREAS**, Township Council wishes to amend Resolution 2022-10 and create an enhanced Volunteer Firefighter Enhancement Incentive Program by designating the approved funds to eligible volunteer firefighters by partnering with the two fire companies to offer a Volunteer Services Enhancement (VSE) incentive program to qualifying volunteers effective January 1, 2026.

**NOW, THEREFORE, BE IT RESOLVED** that the Middletown Township Council authorizes an allocation for the enhanced Volunteer Firefighter incentive program from the 2026 approved budget in the total amount of \$130,000 to disburse to qualifying volunteer firefighters based on the following criteria:

- A. Program Goals: Resource leveling seven days a week during daytime hours to ensure operational periods have a minimum number of resources available, utilize resources from Middletown Fire Company and Rocky Run Fire Company to meet resource requirements during identified time of diminished service levels, and allow the Township Fire Chief to anticipate times of limited resources and take action to mitigate such risks as he deems necessary.
  - a. Daily Operational shifts comprised of (3) Firefighters from January 1<sup>st</sup> to to December 31<sup>st</sup>. VSE is utilized seven (7) days a week (less thirteen holidays).
- B. Eligibility
  - a. Driver/Operator:
    - i) Active volunteer member who has met the training requirements to be qualified to drive and operate a piece of fire/rescue apparatus.
  - b. Firefighters/Interior Firefighters:
    - ii) Active volunteer members who have met the minimum requirements to function in an immediately dangerous to life or health (IDLH) environment, and Certified Vehicle Rescue Technician.
  - c. Each fire company will submit a disbursement plan to the Township Fire Chief for approval prior to January 1, 2026. The disbursement plan will outline the respective fire company's plan to provide incentives to its members on a quarterly basis.

- C. Payment Method: Township will disperse program funding to each fire company quarterly. The Fire Companies will calculate and disperse all earned incentives monthly to qualifying volunteer members.
- D. Review: To ensure the program is achieving its desired goal, the Township Council may authorize the Township Fire Chief to review and make changes to the program, including amount and eligibility criteria. These reviews may require the Township Fire Chief to review volunteer firefighter participation and other types of information. Each fire company will be required to submit any requested information to assist in the evaluation in order to be eligible for future payments.

**RESOLVED** this 21<sup>st</sup> day of January 2026 by the Middletown Township Council, Delaware County, Pennsylvania at a regularly scheduled meeting.

**ATTEST:**

**TOWNSHIP COUNCIL**

---

John McMullan  
Township Manager

---

Council Chair

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**Item 7C**

**RESOLUTION 2026-03**

**WHEREAS**, by Resolution 2022-10, Middletown Township, Delaware County, approved a volunteer incentive program (VIP) for qualifying volunteer firefighters at Rocky Run Fire Company and Middletown Fire Company effective January 1, 2022; and

**WHEREAS**, the two fire companies have experienced declining volunteer membership that is not unique to the trend being experienced across the Commonwealth; and

**WHEREAS**, Township Council approved an incentive program for volunteer fire fighters in the adopted 2022 Township budget and approved an incentive program in the 2023 budget, to incentivize and retain volunteers in areas where volunteer firefighters provide coverage; and

**WHEREAS**, Township Council wishes to amend Resolution 2022-10 by designating the approved funds to eligible volunteer firefighters by partnering with the two fire companies to offer a volunteer incentive program (VIP) to qualifying volunteers effective January 1, 2026.

**NOW, THEREFORE, BE IT RESOLVED** that the Middletown Township Council authorizes an allocation for the volunteer fire fighter incentive program from the 2026 approved budget in the total amount of \$50,000 to disburse to qualifying volunteer firefighters based on the following criteria:

- A. Program Goal: To assist in retaining and attracting volunteer firefighters for the fire companies that provide service to Middletown Township.
- B. Eligibility:
  - a. The volunteer incentive program (VIP) is only available to “active service” volunteers who successfully meet their respective fire company’s training and attendance criteria in order to be in good standing with the fire company.
  - b. Each fire company will require a volunteer firefighter to respond to a minimum of twenty percent (20%) of all fire calls in the respective response area for the designated incentive year.
  - c. Each fire company will submit a disbursement plan to the Township Fire Chief for approval prior to January 1, 2026. The disbursement plan will outline the respective fire company’s plan to provide incentives to its members on a quarterly basis.
  - d. Ten percent (10%) of the annual allotment divided equally is to be utilized by each fire company for retention expenses. Twenty Five Percent (25%) of the remaining funds will be used each quarter for member incentives.
- C. Payment Method: Upon approval by the Middletown Township Council, the Township will issue payments to each company at the beginning of each calendar year. The Township will issue incentive payments to each company during the last month of each quarter. If a Fire Company decides to forego distribution to volunteer members and use the allocation for purchases at a fire house, receipts along with proof of purchase must be submitted within sixty days (60) days to the Fire Chief.

D. Review: To ensure the program is achieving its desired goal, the Township Council may authorize the Township Fire Chief to review and make changes to the program, including amount and eligibility criteria. These reviews may require the Township Fire Chief to review volunteer firefighter participation and other types of information. Each fire company will be required to submit any requested information to assist in the evaluation in order to be eligible for future payments.

**RESOLVED** this 21<sup>st</sup> day of January 2026 by the Middletown Township Council, Delaware County, Pennsylvania, at a regularly scheduled meeting.

**ATTEST:**

**TOWNSHIP COUNCIL**

---

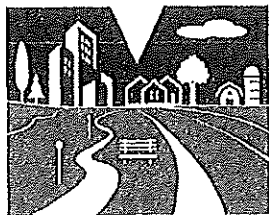
John McMullan  
Township Manager

---

Council Chair

Received

DEC 11 2025



# MIDDLETOWN TOWNSHIP APPLICATION TO ZONING HEARING BOARD

Middletown Township

27 N. Pennell Road | Media, PA 19063  
610-565-2700 | Fax 610-566-3640 [www.middletowndelcopa.gov](http://www.middletowndelcopa.gov)

Date 12/11/25

Application No. 2026-1

Applicant ALEX GIANNASCOLI Address 2819 GAUL STREET PHILADELPHIA, PA 19134  
(When there are a number of applicants the additional names shall be entered on the back of this application)

Phone: 610 551 3300 Applicant Email Address: ALEXGIANNASCOLI@GMAIL.COM

Attorney (if any) \_\_\_\_\_ Address: \_\_\_\_\_

Phone \_\_\_\_\_ Attorney Email Address: \_\_\_\_\_

LOCATION OF PROPERTY 597 MT. ALVERNO ROAD Zoning District R-1

Deed Book 70A2 Page No. 1851

Owners 597 MT ALVERNO RD LLC Address 597 MT ALVERNO RD.

Agent STEVEN H. DEEMING, ARCHITECT Address 2500 HIGHT TERRACE HAVERTOWN, PA, 19083

If the applicant is not the agent or the owner, state his interest: \_\_\_\_\_

Application is made for a (variance) (special exception) from the following ordinance and/or section of ordinance:

- "VARIANCE, IF NEEDED FROM SECTION 275-127.B.(6)(a) [7] AND [8] RELATED TO NO-IMPACT HOME-BASED BUSINESS PROVISIONS FOR A PRIVATE MUSIC STUDIO WITHIN AN ACCESSORY STRUCTURE AND ANY SUCH OTHER FURTHER RELIEF AS MAY BE REQUIRED."

- Special Exception for a guest quarters per Section 275-127 B (2).

State facts and/or basis of support of application (attach narrative if necessary) \_\_\_\_\_

NARRATIVE ATTACHED

**Note:** This application must be sworn to. The affidavit below must be executed before a Notary Public.

Where there are a number of Applicants the additional names shall be entered below.

Applicant *[Signature]* Address \_\_\_\_\_

Applicant \_\_\_\_\_ Address \_\_\_\_\_

Applicant \_\_\_\_\_ Address \_\_\_\_\_

Applicant \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
Applicant Sign Here

COMMONWEALTH OF PENNSYLVANIA,  
COUNTY OF DELAWARE, } SS.

On this, the 11<sup>th</sup> day of December, 2025, before me *Michela Smith*, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in Delaware County, personally appeared *Alexander Giannascoli*, who being duly *sworn* according to law, doth depose and say: that all the above statements and/or drawings and/or attached plans are true.

*Michela Smith*

Commonwealth of Pennsylvania - Notary Seal  
Michela Smith, Notary Public  
Delaware County  
My commission expires June 4, 2027  
Commission number 1347033  
Member, Pennsylvania Association of Notaries

Received

DEC 11 2025

Middletown Township

**APPLICANT – ALEX GIANNASCOLI  
ZONING VARIANCE APPLICATION – 2026-1**

The application and use of these accessory structures is based on the following narrative:

“The music studio and guest quarters are for personal, creative use.

The music studio will contain an assortment of instruments, microphones and a computer which I will use to write and record music.

As I move forward in my career, a greater spectrum of sounds is expected of me. It would be ideal to have the materials I need to accomplish this on my property. Most of the time I will be using the barn studio alone, working on either songwriting or scoring. I want to assure you that strictest measures are being taken to ensure that the buildings will be soundproofed to mitigate noise from the recording studio that creates disturbance. The last thing I want is to create any inconvenience for my neighbors or my wife and son who are living in the main house.

Occasionally, I write and record alongside other artists or producers. The studio would allow us a private, secluded space to work, and guest quarters would be there in case my personal guest might want a private place to stay.

This space will never be used for any type of commercial service, such as a public recording studio or rental property. It is solely for my personal use as a musician.”

ANDREWS DRIVE

MT ALVERNO ROAD

HILLCREST LANE

Middletown Township  
27 North Pennell Rd  
Glen Riddle Lino, PA 19037  
Folio #27-00-01702-01  
Tax Map 27-43-132  
Zoned CR-2

Middletown Township  
27 North Pennell Rd  
Glen Riddle Lino, PA 19037  
Folio #27-00-01711-03  
Tax Map 27-47-025  
Zoned CR-2

Hilcrest  
Open Space  
Zoned R-4

Inlet  
Q=238.30  
In=233.67(In)  
In=233.64(Out)

Inlet  
Q=185.43  
In=182.83(Out)

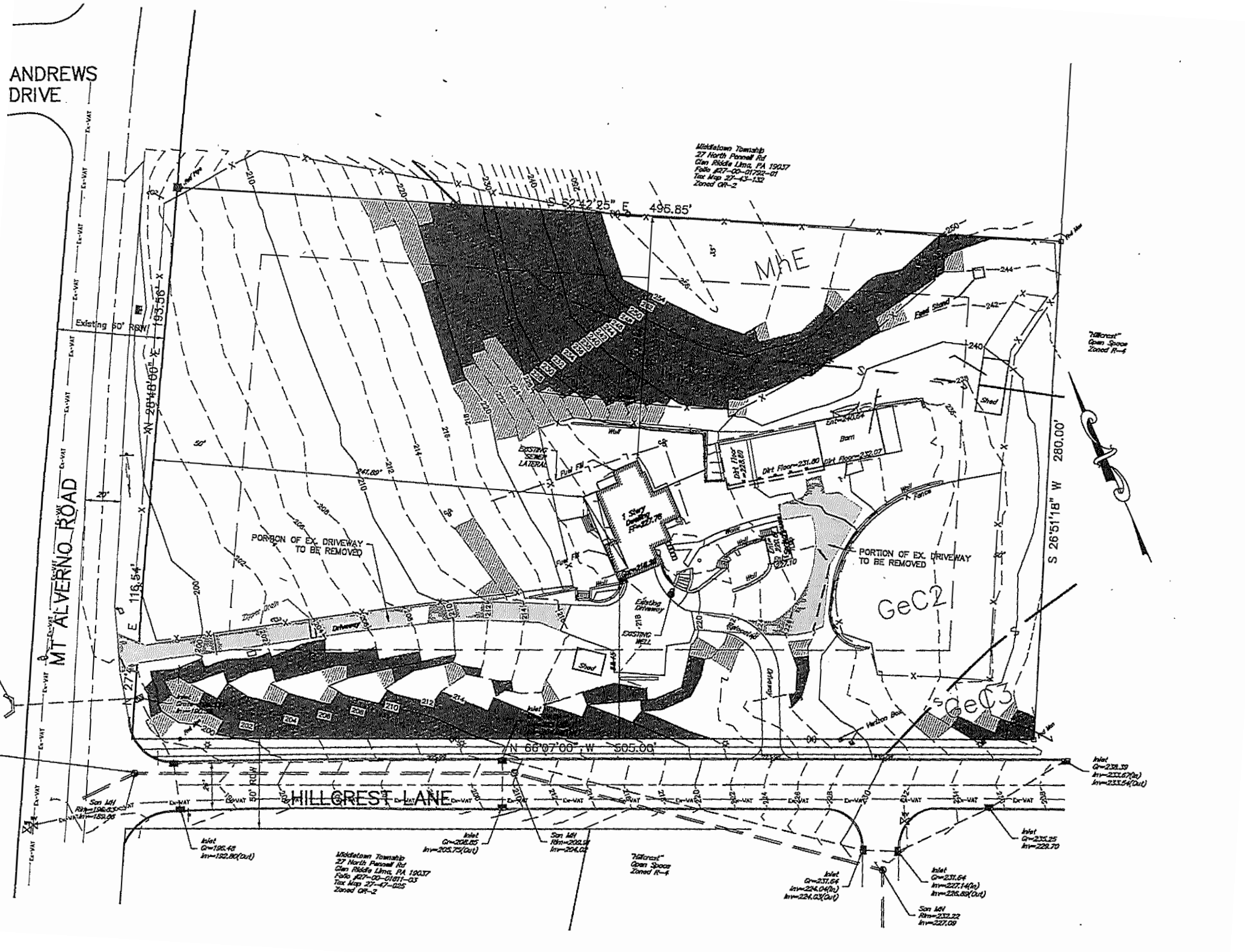
Inlet  
Q=202.85  
In=203.73(Out)

San Mt  
Rm=202.04  
In=204.04

Inlet  
Q=231.64  
In=224.04(In)  
In=224.03(Out)

Inlet  
Q=233.25  
In=229.70

Inlet  
Q=231.64  
In=227.14(In)  
In=226.85(Out)  
San Mt  
Rm=232.22  
In=227.08





# MIDDLETOWN TOWNSHIP APPLICATION TO ZONING HEARING BOARD

27 N. Pennell Road | Media, PA 19063  
610-565-2700 | Fax 610-566-3640 [www.middletowndelcopa.gov](http://www.middletowndelcopa.gov)

Date 11/19/25

Application No. 2024-2

Applicant Brandon Rogers Address 30 W. Forge Road  
(When there are a number of applicants the additional names shall be entered on the back of this application)

Phone: 610-283-1061 Applicant Email Address: Brandon.Rogers211@gmail.com

Attorney (if any) \_\_\_\_\_ Address: \_\_\_\_\_

Phone \_\_\_\_\_ Attorney Email Address: \_\_\_\_\_

LOCATION OF PROPERTY \_\_\_\_\_ Zoning District R1A

Deed Book 6682 Page No. 2365

Owners \_\_\_\_\_ Address \_\_\_\_\_

Agent \_\_\_\_\_ Address \_\_\_\_\_

If the applicant is not the agent or the owner, state his interest: \_\_\_\_\_

Application is made for a (variance) (special exception) from the following ordinance and/or section of ordinance:

Section 275-127 B. 4 (b) [2]

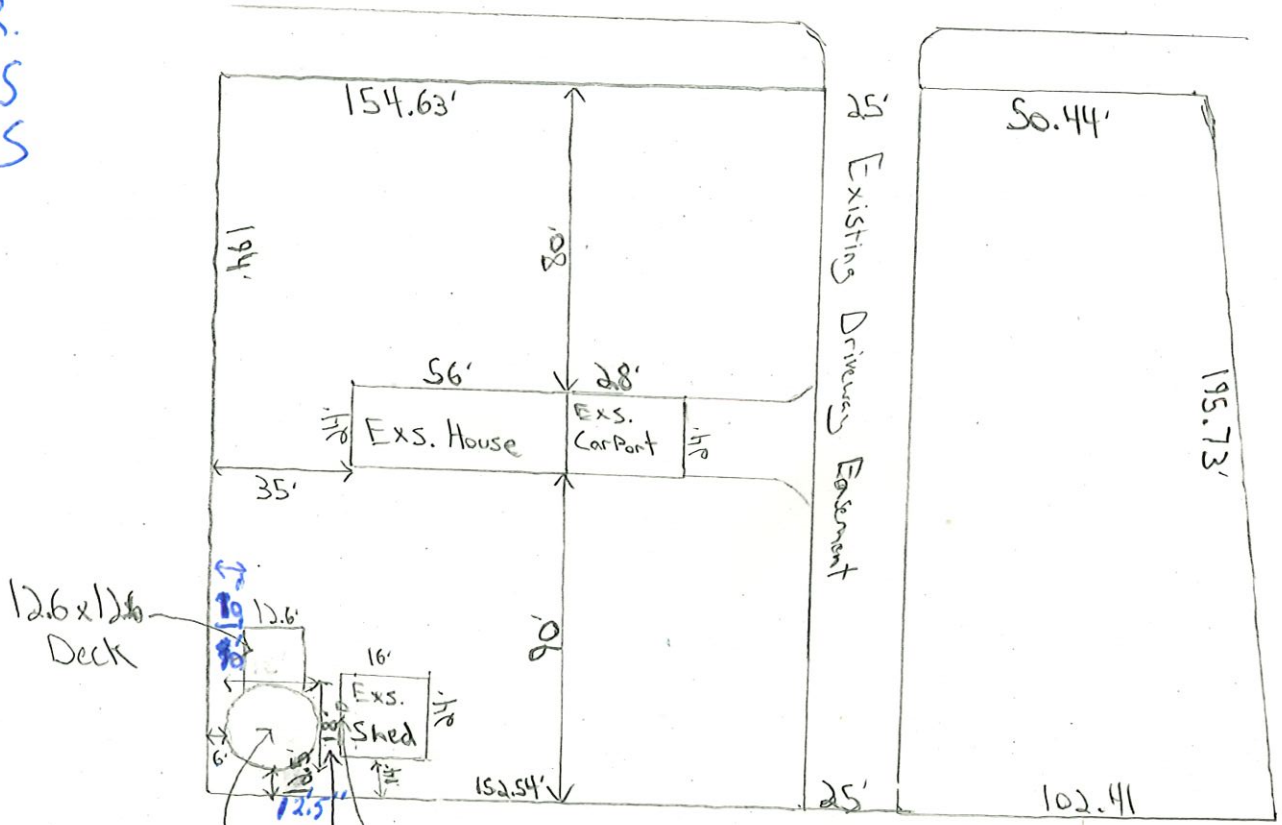
State facts and/or basis of support of application (attach narrative if necessary) \_\_\_\_\_

I Placed Pool in right rear corner of Property because it's a flat area of the Yard. It's also surrounded by trees and vegetation; along with a Shed and Deck.



30W. Forge Rd.

50 F.  
50 R.  
25 S  
35 S



Above Ground Pool Add 18 Ft

Outlet to Plug in Pool Pump

14 Ft from outlet to Pool Pump