



MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
NOVEMBER 5, 2025

Minutes of the Regular Meeting of Township Council held on November 5, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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Present: David Bialek PharmD, RPh., Bibianna Dussling, Carissa Ciuca, Jackie Donnelly, Susan Powell, Walter "Bok" Read, Christopher Stump, John McMullan, Erik Janetka, Kelly Engineers, Denis Dunn, Esq., Vince Visoskas, Meredith Merino, Chief Bill Rigby, Andy Parker, Township Traffic Engineer

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ms. Dussling called the meeting to order at 7:00 PM and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

3. PUBLIC COMMENTS:

Ms. Dussling announced for tonight's public comments given the fact the Township has not received any plans from the Rose Tree Media School District for the proposed K-1 school that comments be kept to approximately three minutes. She also asked that Middletown residents speak first and then they will open the floor up to non-residents. She also suggested that comments be kept to subjects that Council can address when they look at a land development proposal.

Ms. Evelyn Malkun, 672 N. Heilbron Drive, stated she taught children in this age group for many years. Her first concern is the cost of the project. Many people are suffering in today's economy. Her second concern is the congestion. She travels Rose Tree Road, Pennell Road, and Painter Road every day. She is a witness to the traffic. She has seen many people ignore stop signs at Painter and Rose Tree Road. There have been many accidents. She is very concerned about Longview Park. She goes there every day and sees more people cutting through the park because they don't want to deal with the traffic. In the afternoon, there are many students that cut through Penncrest High School and cross over Rose Tree Road. Ms. Malkun thanked Council for listening.

Mr. Justin Ohm, 676 W. Rose Tree Road, stated he also has concerns about the K-1 project. He stated he sent an e-mail to Council this morning. Part of the K-1 proposed project is to expand the artificial turf fields at Penncrest High School. There are significantly more injuries that occur on artificial turf. This is less of a Township concern and more of a school board concern. Often the budgets don't include the replacement costs at the end of the life cycle of the turf field. What they are proposing currently is a rubber infill artificial turf. The problem with this is, it is almost a "get out of jail free" card for the tire industry. Instead of having to adhere to strict EPA guidelines disposing of used car tires, they can grind them up and put them in athletic fields.

There is a lot of chemical exposure. There have been reports in the news about "forever"

chemicals. There are studies that show that kids that play on artificial turf have significantly higher levels of these forever chemicals. PFAS chemicals that never leave the body. No-one knows the long-term ramifications. He is concerned for the school board and the Township if the installation was put in place without looking at the long-term liability aspect. Finally, he is concerned about the health ramifications. There are new fields at the Westtown School and the new complex at Subaru Park for the Philadelphia Union. They did ample research and opted for a cork infill rather than a rubber infill. This mitigates a lot of chemical exposure. It does not mitigate injury risk. Mr. Bialek asked if this information was shared with the school board, and Mr. Ohm stated he did, but the board was to discuss this at the December 1 meeting. He stated it is his understanding proposals were put in place in 2006 for the land to have a parking lot. A traffic study was done then, and it was found to be highly impactful for the area and was declined. He suggested Council look back at the previous proposal. He also is concerned about the proposal splitting up siblings and moving away from a community-based school. Mr. Bialek thanked Mr. Ohm for his e-mail. He stated he was enlightened on areas that he was not knowledgeable about especially the forever chemicals. He encourages Mr. Ohm to continue to voice his concerns with the school board as this will be in their purview. The Township will have some limited input. Ms. Dussling added she did not know about the option of using cork infill. The school district will have to pay the EPA for the more stringent disposal mechanism at the end of the life cycle of rubber infill. Mr. Ohm stated he has contacts at the Westtown School whom he can reach out to in terms of what their research was for their new fields.

Mr. Phil Moran, 559 W. Rose Tree Road, stated he served on the Middletown Township Planning Commission for 10 to 12 years and was Chairman for a few years as well. He served on the Delaware County Economic Development Oversight Board for 7 to 9 years. He intends to get involved with the proposed K-1 project and is looking forward to hearing the specifics of the plan and how the plans have been generated before coming before the Planning Commission.

Ms. Maryanne Wolff, 711 W. Rose Tree Road, stated she knows Council tortured themselves for months and months on the warehouse issue. The community that lives in the Toll Brothers development on Baltimore Pike were worried about the traffic congestion and the trauma it would cause to their development. Council ruled in their favor because it would have been a negative impact on their community. She is a 35-year-old resident of Rose Tree Road. The road has been there for over 300 years. Her house is over 240 years old. Rose Tree Road is an old historic, twisty, windy road that cannot handle the traffic that is proposed. She is asking for the same consideration that was given to the residents who chose to live on Baltimore Pike to the residents who chose to live on Rose Tree Road. The new park has drawn a lot of people, today it was packed with cars. Rose Tree Road cannot handle the number of cars that will drop off children for kindergarten or daycare, especially since PennDOT is scheduled to fix that intersection in 2034. She asked Council to consider the traffic as a major part of their decision.

Ms. Colleen Jansek, 655 N. Heilbron Drive, thanked Council for allowing residents time to speak. She said as always they are not opposed to the school itself but are opposed to the

location proposed. She might be one of the ones living closest to the proposed project, but everyone will feel the effect who travels on those impacted roads. The goal is to have unity and inform the public. They are already in a difficult position because the school board says they already own the land. The history is this is the second time they owned this land. They bought it once, sold it to Riddle Hospital who did not use it for many years, then the school board bought it back from Riddle Hospital in 2022 when the proposal in Edgmont Township was going south.

The school board thinks this is the fastest solution, but the fastest solution is not always the best solution. She questions why Riddle Hospital did not use the land. She stated at the last school board meeting a representative stated they will have to augment the soil. Another important factor is the 2006 Planning Commission shut down the proposed project when Rose Tree Media School District wanted to build a parking lot in this location. She produced some articles regarding this decision. She stated her point being they want to work together being they are the first ones affected by this project. She stated the school board does not have an answer to when PennDOT will fix the intersection.

Ms. Lori Reynolds, 181 Hunting Hills Lane, stated she has a question about the Land Development application that will be submitted. The school district has merged two projects. Are they bringing the two projects before Council at the same time? The multi sports complex and the K-1 project. Ms. Dussling stated the Township has not received any plans yet. Mr. Ohm inferred if the athletic field project is part of the K-1 project he suggested the cork infill. Ms. Reynolds stated she is trying to figure out the timing. At the last meeting, they had not decided on synthetic turf or grass, lights, and restrooms. All of this will impact residents in Middletown Township. It will also influence the stormwater runoff. The school as it is, the runoff is enormous with the paving of the open space, a nearly three-acre school building, the loop road, parking lot, and the road from Barren Road to Rose Tree Road. If they put synthetic turf in, it is like a plastic blanket on the ground. It impacts the soil and ground water. The turf heats up and is very hot.

The stormwater runoff goes to Ridley Creek. Ridley Creek is a cold-water species of trout fishery. The creek will have problems. The project needs to be done together not separately. Mr. Bialek stated while the Township does not have the plan before them he can state as a member of the Land Planning Committee, they did present both plans as part of one presentation before the committee. It included the athletic fields as well as the K-1 school. Whether that will be a singular plan when it ultimately comes before Council he cannot speak to. Ms. Reynolds asked if the school district made the final decision on artificial turf when it was presented. Mr. Bialek stated he does not recall the specifics. Ms. Powell stated the school board presented a concept plan and did not have specifics. Ms. Reynolds stated there is a thought this will be a quick construction build and yet from the last meeting they have not decided on the turf or lights. She thinks these issues will be significant as well as all the issues we have heard about with the K-1 project. She stated the soil is clay and does not infiltrate so they will have to augment it, and if it still does not perc, they would have to install an underground infiltration system. She stated there are a lot of issues that need to be worked on.

#### 4. REPORTS

A. Chair: NONE

B. Committees:

1. Finance and Administration Committee met on October 23 and October 30 to discuss the 2026 DRAFT Budget.

Mr. Bialek confirmed they had a number of Finance and Administration Committee meetings with the sole purpose of defining the 2026 fiscal year budget for Middletown Township. They reviewed both revenue opportunity as well as Township expenses both as general expenses as well as capital expenses. He stated he will be respectful of Mr. McMullan and give him the opportunity to share what he normally categorizes as the bold statement from the budget planning perspective. The budget is completed in draft form and ready for public dissemination.

2. Land Planning Committee met on November 5 to discuss a proposed building expansion at 245 Lungren Road.

Ms. Powell reported earlier this evening they had a Land Planning Committee meeting to discuss a proposed building expansion on Lungren Road which is located in the Lenni section of the Township.

C. Manager:

1. DRAFT 2026 Budget is available for review at the Township building and is on the Township website beginning November 5, 2025. No tax increase in the proposed 2026 budget.

Mr. McMullan reported that the 2026 draft budget is available for public review at the Township building, and there is a copy at the Roosevelt Community Center, and it is available on the Township website. He deferred to Mr. Bialek so he could deliver the good news about the budget, but before he did that he thanked Mr. Bialek as the Chair of the Finance Committee as well as Ms. Ciuca and Mr. Stump as members of the committee and Mr. Visoskas as director of the finance department. Mr. Bialek stated he is happy to share that the recommendation from the committee that there will be NO tax increase for 2026. They have a balanced budget and can make some expansions in the Township both from a public safety perspective, which is a critical highlight for the Township and has been for some time. They have made some significant strides in this area. Mr. McMullan added he will give a presentation on the budget at the November 19, 2025, Council meeting. It will then be properly advertised and go before Council for a vote at the December 3, 2025, meeting. Mr. Bialek encouraged the public to review the budget, and if there are any questions or comments to contact either himself or Mr. Stump or Ms. Ciuca.

D. Engineer:

Mr. Janetka reported on a couple of projects the Township has been working on for the past two or three years. The Lenni Road pedestrian trail and Lenni Park redevelopment.

He reported the Township expects to receive the permit from the state imminently. Then it can be put out for public bid sometime in December. The Lenni Road pedestrian trail would connect the current trail constructed last year and the Chester Creek Trail. He had a productive meeting with PECO a few weeks back and is getting very close to having an agreement with them for use of the right-of-way along the south of the SEPTA right-of-way. This is moving forward. Ms. Dussling asked if there will be subsequent meetings with PECO, and Mr. Janetka answered there will be once they prepare the additional information they are asking for which they will review and hopefully follow up with a formal agreement.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review and Introduction: Ordinance 872, an agreement with Middletown Township Sewer Authority to expand an easement to upgrade an existing pump station on Paul Lane.

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Mr. McMullan stated for Council's review and introduction is Ordinance 872 which at the conclusion of the presentation from the Sewer Authority will require a motion from Council whether to advertise the ordinance so he can bring it back before Council on November 19, 2025. The presentation will include exhibits which the engineer from the Sewer Authority will review regarding an upgrade to the pump station on Paul Lane. Mr. McMullan introduced Mr. Walt Fazler, who is the engineer for the Sewer Authority. Mr. Ed Klodarska, Chair of the Sewer Authority, introduced Mr. Walt Fazler. Mr. Fazler stated about thirty years ago the Paul Lane pump station was installed in the Glenwood Farms section of Middletown Township part of the Sewer Authorities Phase V project. The useful life of a sewage pump station is about twenty years.

The pump station is well beyond this point. If you view and listen to the pump station, you will understand where the Authority is coming from. The plan is to upgrade the sewage pump station with the latest technology and advancement in SCADA controls (Supervisory Control and Data Acquisition) to make sure the station is operating and functioning properly. The station is not equipped with emergency power. This area of the Township loses power quite a bit requiring them to tow a portable generator out to ensure the station remains operational. The new station will have a generator. Mr. Fazler stated it was built along the curb line of Paul Lane, and the right-of-way is only ten feet. (inaudible 33.53 - 34.39) Mr. McMullan added (inaudible 34.27-34.39).

Mr. Bialek stated the proposal will allow an easement for the MTSA on the property, to upgrade the pump station at this location. (INAUDIBLE FROM 35.04 - 35.43). Ms. Patricia Haggerty, 16 Soldier Song Lane, asked where Paul Lane is located. Mr. Fazler stated it is located off W. Forge Road near Sleighton Park.

Mr. Bialek made a motion to introduce Ordinance 872. Ms. Powell seconded the motion.

The motion carried with a vote of 7-0.

B. Review: Resolution 2025-21, a Preliminary Land Development application for Pinnacle Car Wash LLC, located at 1216 W. Baltimore Pike.

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Mr. McMullan stated for review by Council is a Preliminary Land Development application from Pinnacle Car Wash who is proposing to build at the location of 1216 W. Baltimore Pike. He provided Council with a summary of the project at a prior meeting. It has been reviewed by the Middletown Township Planning Commission who recommended preliminary approval. It has been reviewed by the Delaware County Planning Commission, who is recommending approval contingent on input from the Township. At tonight's meeting there are representatives from the applicant's team. Mr. McMullan introduced Mr. Chuck Dobson, the lead engineer for the project. Mr. Dobson, President of Inland Design of West Chester, PA, stated the property is 1 1/2 acres and is located where the old Wawa store was located. He proceeded to show Council on a map where the proposed property development is located. The proposal is to construct an automated car wash. The property is located in the C-2 zoning district. The use is permitted by right. The plan was submitted to the Township in June and reviewed by the Planning Commission at the August meeting at which point they made a recommendation for preliminary approval subject to compliance with all of the review letters from the Township consultants. This particular plan contemplated a right-in, right-out driveway on and off of Rte. 1. There will be a deceleration lane. The idea being people would pull into the site; they would immediately move in a westerly direction and start stacking in the cueing lanes where they would hit a pay kiosk and then the traffic would one by one enter the tunnel which is approximately 130 feet long. They would go through the wash cycle and exit through the driveway on Rte. 1 or take a left out of the tunnel and use one of 17 vacuum spaces. There are also four employee parking spaces.

Overall, the concept is very basic. This particular site plan contemplates maintaining an entrance onto the Middletown Pizza property, the Flick property. There is a cross-easement agreement between the two properties. This plan also contemplated a connection to Printers Way. At the time the plan was presented to the Middletown Township Planning Commission, they advised McKee Group, who owns Printers Way, it was their intent to connect because it made all the planning sense in the world. They were thinking about attending last month's Council meeting, but they did not have an answer back from McKee Group. Since the presentation to the Middletown Township Planning Commission, they have reached out to the McKee Group and were advised that they are unable to grant them access to Printers Way until such time the road is dedicated to the Township. The reasoning was because the construction of Printers Way was done through a multi-entity cross easement agreement that would help pay for and finance the construction and maintenance of the road and in order for Pinnacle Car Wash to join this agreement, they would have to get all the members to agree.

The McKee Group felt this was a "bridge too far" and couldn't be done. This leaves them where generally speaking, the site as shown will remain. It is still their intention to connect to Printers Way and the entrance shown on the plan will be identified as a future

entrance. Until such point in time when the road is dedicated to the Township, then they can implement the connection and create the access to Printers Way. From a traffic circulation standpoint, it makes all the sense in the world. Mr. Dobson stated he spoke last week with Mr. McMullan and Ms. Merino to discuss where they were and advised them they can't immediately get access to Printers Way and are making modifications to the site plan as a result of the comments from the Township consultants. Some of those are lengthening the throat of the entrance at Rte. 1 for more stacking ability, looking at additional striping, and signage. His goal tonight is to bring Council up to speed with the project and to let them know it is not because of a lack of wanting to connect to Printers Way but because at this point they cannot connect.

Mr. McMullan added based on their conversation from last week, and Mr. Dobson sharing the attempts with the McKee Group, and that putting the Township back to a review of where they left off, they have not had any discussions with the McKee Group. They had discussions with the project manager about the overall developments that have been taking place on the Mint site. That last conversation took place in approximately 2023 when the project manager was talking to the Township Traffic Engineer about creating a punch list for a closeout once the Ponds Edge development was built out, that meeting created a punch list with items such as the road, curbing, and inlets. This is when the conversation ended in terms of the dedication of the street. What Mr. Dobson shared has caused staff to pick up the conversation based on the recommendation from the Planning Commission tasking Pinnacle Car Wash to reach out to the McKee Group.

Now that they know what the result is the Township must revisit from a staffing level and pick up the conversation. Knowing there are future pad sites McKee Group owns and has to develop in the future and taking this into consideration, staff need to bring forth a recommendation based on the access to Printers Way. Mr. Dobson said their next step is to continue with the plan revisions and resubmit the revised plan. The goal is to have a revised plan to submit in December. They still have some permits to get such as a HOP and NPDES. Other than the future access to Printers Way, the concept of the plan remains unchanged.

Ms. Powell asked about the access through the Flick property and if they have to maintain it even after the Printers Way access, and Mr. Dobson replied yes even though he is not sure just what that means and added they could not put a physical barrier as the access benefits both properties. Ms. Powell asked if entrance could be made through the Flick property, and Mr. Dobson answered that technically yes it could be used and they are tasked with what is the signage they should use. How can they to the best of their ability discourage traffic from using that as a primary entrance into the site. However, they don't have the legal authority to stop it. Mr. Bialek stated they would probably want to have signage on the Flick property for folks coming off Rt. 452 because for them to try to get access from Rte.1 it would be a nightmare. The sign should be there until they can get access from Printers Way.

Mr. Dobson's understanding of the next phase of the Loop Road which will go behind

Chik-Fil-A, the current location of the driveway to Middletown Pizza may have to be modified. Mr. Dobson noted that even though there is nothing on the old Wawa property, at least 20 cars used it as a cut through. Ms. Donnelly asked if there is a timeline as to when Printers Way would be dedicated to the Township. Mr. McMullan stated it would have to deal with current and future development of the site. Mr. Bialek stated for clarity the Township typically does not take dedication to a street until the development is completed whether it is residential, industrial, or commercial. Ms. Dussling added this is because of wear and tear during construction of a project. Mr. Dobson stated they expect it will take a few years until completion. Ms. Powell stated in the Planning Commission minutes it stated Mr. Parker was concerned about traffic potentially blocking Baltimore Pike and suggested a mountable curb and asked what is a mountable curb? Mr. Parker stated there is a lot of car movement that could potentially block traffic coming into the site. Mr. Janetka stated a mountable curb is a concrete curb but not upright. Mr. Dobson stated in the queuing lines they will be using a type of roll curb to help cars stay in their lane. This will function like a regular curb but will not damage any tires. Mr. Stump asked how many vehicles will be able to stack in the queuing line, and Mr. Dobson stated the plan calls for 20 cars to be able to stack. Mr. Bialek stated it sounds like access to Printers Way is not a deal breaker for this project as they can do access at a later time and secondly if you are in a queue and need to get out is there an emergency exit. Mr. Dobson replied there is. Mr. Bialek asked if the employee parking is near the vacuum area, and Mr. Dobson said it is and showed the location on the plan.

Mr. Kolicious, 212 S. Old Middletown Road, asked until Printers Way is dedicated, traffic traveling southbound when leaving on Rt.1 go through the pizza driveway make a left turn on Pennell Road and then make a left turn on to Rt. 1. Mr. Dobson stated that one can leave the entrance, make a right, then make a right on Printers Way and then leave that way. Mr. Dobson stated the water used will be recycled and water leaving the site will leave through the sanitary sewer system. He stated he does not know what cleaning agents will be used.

Ms. Maryanne Wolff asked an inaudible question from the audience regarding traveling southbound towards Linvilla Orchards. Mr. Bialek stated the first left is the entrance into the Wawa and whether traffic chooses to do a "U" turn there or go into the Wawa and turn around or go to the light and then go north on Rte. 1. He agreed there could be an issue of people doing "U" turns at the Wawa entrance. Mr. Dobson stated as part of the project they did a traffic study and since they learned of the future access to Printers Way, the Township Engineer asked them to do a revised traffic study so these types of movements will be part of the new traffic study. Mr. Parker added they need to revise the traffic study, and he has concerns about movement in and out of the Middletown Pizza access onto Pennell Road. PennDOT is also involved so they will have a say in the project. There are some challenges to work through until they get Printers Way access. When they receive the revised traffic study recommendations they will make the situation as good as possible. Ms. Dussling thanked Mr. Dobson for his presentation.

- C. Review: Resolution 2025-22, authorizing a grant application to the PA Department of Community and Economic Development's Local Share Account Fund Grant Program for exterior improvements to the East Wing at the Roosevelt Community Center.
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Mr. McMullan stated for Council's review is Resolution 2025-22, an application to the Local Share Account Grant Fund Program which is under the PA Department of Community and Economic Development. Approximately two years ago the Township applied for this grant. The benefit to this grant is they do not require a match and because they do not require a match it is very competitive. The Township obtained estimates from contractors two years ago to assist with the grant application. Using those numbers and increasing them based on the last two years there have been slight increases. The amount is \$850,000 for the windows, facia boards, and masonry on the East Wing of the Roosevelt Community Center. This is for review this evening and will be brought back on November 16, 2025, for consideration. Mr. Bialek added there is a time element to this grant. Mr. McMullan stated the submission of the grant is due on November 30, 2025. Ms. Ciuca asked when the Township would find out when they were awarded the grant, and Mr. McMullan stated based on the submission date, he assumes March or April of 2026.

8. ITEMS FOR APPROVAL:

- A. Consideration to Authorize: Payment #1 to Innovative Construction Services, Inc., for the 2025 Road Paving Program the amount of \$342,369.59.
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Mr. McMullan stated for consideration for Council to authorize the first payment to Innovative Construction Services, Inc. for the 2025 Road Paving Program. Council approved the bid to Innovative Construction Services, Inc. as the lowest, most responsible bid after review by the Township Engineer. This will withhold 5% of the total payment to Innovative. A punch list has been created and is being worked through. Based on the punch list, the Township Engineer determined that 5% would be enough to withhold to cover the punch list items. The contractor is willing to comply with the punch list items. The payment is paid for by the State's Liquid Fuels Funds. Ms. Powell asked if the Township was happy with their work except for the small punch list items. Mr. McMullan stated except for the minor punch list items, there were some residents that contacted the Township that the road inspector, through Kelly Engineering, was able to work through their questions and concerns. Additionally, there were some minor punch list items. Overall, the Township was pleased with the contractor this year.

Mr. Stump made a motion to authorize the payment. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

- B. Consideration for Approval: Revisions to Citizen Committee Policy.
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Ms. Dussling stated Council put in place a written policy to oversee appointments to citizen committees. Over the last few years, they have solidified the process and posted it on the Township website. While establishing the policy several things came up at the last meeting. Mr. McMullan stated during review of applications, there was discussion at the Council meeting on October 15, 2025. Ms. Powell asked about clarifying the roles.

Mr. McMullan went back and took the language that was suggested by Mr. Bialek and agreed upon by Council that the task, role, and responsibility of the potential applicant would align with the powers outlined in the Administrative Code. Ms. Dussling announced the vacancies were listed on the Township website.

Mr. McMullan stated his request to Council is that these interviews can be scheduled for next week starting November 17, 2025. Mr. McMullan will coordinate the Ad Hoc Committee availability over the next day or two and start the interviews. Mr. Stump asked if there is an update on the Senior Citizen Committee. Mr. McMullan stated it has been taken under a great deal of consideration to reenact the Senior Citizen Committee which is included in the Administrative Code. He is looking back on when the committee was disbanded and trying to get a better idea of what activities the committee was tasked with because the powers in the Administrative Code don't clearly articulate the role. He has been meeting with staff and at this point, a little bit more research is required in terms of the role and powers of the committee. He will bring this to the reorganization meeting to reestablish the Senior Citizen Committee in one form or another and from this point setting a date on whatever Council decides the committee will look like moving forward. Ms. Dussling added this is similar to what they saw with the Environmental Advisory Committee. There is no rush to establish the committee now with the current timeline of the current committees. It allows establishing the committee and putting the information out to the public. Mr. McMullan stated the terms will be similar to the Parks and Recreation Committee as a one-year term.

Mr. Bialek made a motion to approve the revisions to the Citizen Committee Policy. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

C. Approval of the November 5, 2025, Bill List.

Ms. Dussling read the bill list aloud.

<b>DEBT SERVICE FUND</b>		
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (p)	\$ 505,000.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (i)	\$ 42,775.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (p)	\$ 290,000.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (i)	\$ 47,350.00
THE BANK OF NEW YORK MELLON	LOAN# CT2007892 (p)	\$ 235,000.00
THE BANK OF NEW YORK MELLON	LOAN# CT2007892 (i)	\$ 173,175.00
Total DEBT SERVICE FUND:		\$ 1,293,300.00
<b>ESCROW FUND</b>		
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - ESCROW	\$ 6,555.25
MCCORMICK TAYLOR, INC.	#19495 - Franklin Station	\$ 6,075.00
Total ESCROW FUND:		\$ 12,630.25
<b>GENERAL FUND</b>		
AQUA AUTOPAY	SEP Township Hydrants	\$ 9,078.00

GO2 TECH, INC.	AUG 2025 IT	\$ 6,066.43
GO2 TECH, INC.	ANNUAL Managed Business	\$ 7,079.88
GO2 TECH, INC.	SEP 2025 IT	\$ 5,565.19
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - GF Lenni	\$ 9,340.63
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - GF	\$ 11,003.75
KEYSTONE MUNICIPAL SERVICES,	Building Inspection 09/29-10/10	\$ 5,850.00
MIDDLETOWN FIRE COMPANY #50	2025 2Q VIP	\$ 11,888.01
MIDDLETOWN FIRE COMPANY #50	2025 3Q FSEP	\$ 24,600.00
PLGIT- CC GF AUTOPAY	Bus Trips	\$ 24,999.52
ROCKY RUN FIRE COMPANY #46	2025 2Q VIP	\$ 6,111.99
Total GENERAL FUND:		\$ 121,583.40
<b>FIRE PROTECTION FUND</b>		
MIDDLETOWN TWP VOL FM RELIEF	2025 Fireman's Relief Distribution	\$ 150,550.55
Total FIRE PROTECTION FUND:		\$ 150,550.55
Grand Totals:		\$ 1,578,064.20

Mr. Bialek stated for the record the payments to the Bank of New York include both principal and interest.

Mr. Bialek made a motion to approve the bill list. Ms. Powell seconded the motion. The motion carried with a vote of 7-0.

Ms. Dussling adjourned the meeting at 8:17 pm.

Respectfully Submitted,



Sharon Browne



## Middletown Township Engineer's Report

November 5, 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.

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### **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.

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### **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 and "technical" review comments have been received. Plan revision to address Conservation District technical review comments was submitted to the District on October 31, 2025. Construction work is tentatively scheduled to begin winter 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.

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### **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**

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- 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**

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- 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**

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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**

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- 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**

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- 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**

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- 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 submitted an application for Grading and Excavating to the Township for construction of the building addition and a preconstruction meeting was recently held with the owner/contractor. Work on the building is expected to begin immediately.

- 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.
- 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.



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

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
JANUARY 7, 2026

Minutes of the Regular Meeting of Township Council held on January 7, 2026, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present Leslie Campo, Carissa Ciuca, Steve D'Agostino, Bibianna Dussling, Garrett Fails, Susan Powell, Christopher Stump, John McMullan, Mark D. Damico, Esq., Erik Janetka, Kelly Engineers, Vince Visoskas, Chief Bill Rigby, Andy Parker

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Christopher Stump 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:

A. DRAFT Council Minutes: September 17, 2025.

Ms. Campo made a motion to approve the draft September 17, 2025 Council Meeting minutes. Ms. Powell seconded the motion. The motion carried with a vote of 7-0.

B. DRAFT Council Minutes: October 1, 2025.

Mr. D'Agostino made a motion to approve the draft October 1, 2025 Council Meeting minutes. Ms. Campo seconded the motion. The motion carried with a vote of 7-0.

Ms. Powell commented she read in the minutes where the video was inaudible and asked if this was Council's fault. Mr. McMullan stated he would like to encourage Council to speak closer to the microphones as this would be very helpful.

a. PUBLIC COMMENTS:

Mr. Stump reported that the Township has not received an application from the school district so there is no update.

Ms. Patricia Haggerty, 16 Soldier Song Lane, stated her talk is slightly modified from the one she gave at the December 3, 2025, meeting. There are three new people on the Riddlewood/Sunnybrae Community Association (RSCA) board, and she has some more information. In 1986, the Township granted the RSCA an easement for the 6.3-acre tract of land between the CVS and Chick-Fil-A on the one side and the back of the houses on War Admiral Lane and Man O' War Drive. That agreement established that the property should only be used for open space or outdoor recreation. This easement agreement replaced the one from 1977 that was granted from Delaware County. In 2010, as far as she can tell, the plan for the Loop Road goes back as far as 2010 because the developers of the Franklin Mint project showed on their plans the Loop Road going through their property. The Delaware County Daily Times article of Dec 7, 2010, has them discussing what they say, the developers plan to provide a loop road that would wrap around the CVS Pharmacy at the corner of Rt. 1 and Rt. 452.

Possibly it was the brainchild of the developers, hard to say. That plan was presented at a public meeting at Penncrest High School of which she attended and residents of Riddlewood

at that time rejected that part of the plan citing the easement agreement. The next time she heard about this was in 2023, by which time the Township was already moving along with preparing to do the Loop Road. The Township was planning to do the Loop Road and in December of 2023, they passed a resolution requesting the RSCA to sign a memorandum agreement to extinguish the easement agreement offering a onetime lump sum payment of \$75,000 and installation of 6-foot high fence and landscaping to mitigate the noise and issues that would be accruing to the properties along the side.

For the next year and a half there was a lot of conflicting information about this project. In June of 2024, a lawyer presented the membership of RSCA with the Memorandum of Understanding (MOU) the Township had prepared, and he said the Township had the right to remove the easement by eminent domain. If RSCA did not sign the MOU, the Township would have no obligation to install walls, landscaping, or pay the lump sum and that PennDOT would construct the road if Middletown Township did not. Apparently the lawyer was on behalf of RSCA's previous board. At that meeting, the RSCA voiced many concerns and did not sign the MOU. The subject was temporarily tabled, and a new board of directors was elected.

In September 2024, the PennDOT open house held at the Township building was when PennDOT presented their plans to improve the intersections of Rt. 452, Rt. 352, and Rt. 1. At that meeting, someone from the RSCA informally spoke to a PennDOT representative and this representative said their planned improvements to Rt.1 and Rt. 452 did not depend on the existence of the Loop Road. Later, however, the RSCA learned that Middletown Township representatives spoke to PennDOT and got a completely different interpretation. They were told that PennDOT's plans do require the construction of the Loop Road. Clearly there are mix ups in communication and information. In June 2025, the RSCA board of directors met with the Township representatives, John McMullan and Bibianna Dussling, to discuss the proposed Loop Road and to request a meeting between the RSCA, the Township, and PennDOT to clarify what PennDOT's position is on the Loop Road.

In October, there was a virtual meeting between RSCA, Middletown Township, and PennDOT. The PennDOT officials clearly stated the PennDOT plan to address traffic congestion at the intersection of Rt.1 and Pennell Road does not require the construction of the Loop Road, and it would be effective without it. It won't be built for another ten years. At the conclusion of the meeting, the RSCA board of directors and the Township met briefly and RSCA stated that they would take the issue to the Riddlewood/Sunnybrea community before taking any action.

In November 2025, the RSCA sent out a letter to the community about the issue, conducted an on-line survey, and held an in-person meeting at the Roosevelt Community Center to allow community members to voice their concerns, opinions, and to just get general information out to them. The on-line survey, the e-mail comments, and the meeting comments all overwhelmingly showed the RSCA community does not support the construction of the Loop Road. The survey conducted by the RSCA had 108 households responding (30%). Of the people responding, 93% (100 responses) did not support the construction of the Loop Road, 7% (8 responses) did support the construction of the Loop Road. The community concerns which came primarily from the meeting; the road is not needed to ease traffic congestion

given the PennDOT plan, exiting from War Admiral Lane onto Rt. 1, which is already dangerous due to the difficulty in finding an opening in traffic would become even more so if the Loop Road was constructed; the presence of the road would adversely impact property values and quality of life on the properties along Man O' War Drive and War Admiral Lane; there would be a permanent loss of open space, impact on wildlife, and the community would experience construction chaos twice, once for the Loop Road and then later on the PennDOT plan. The RSCA board of directors given the input from the community does not support the construction of the Loop Road and will not sign the MOU to extinguish the easement agreement. They request a meeting with the Roads, Highways, and Public Safety Committee. In the RSCA board of directors' interactions with Middletown Township Council representatives, Ms. Haggerty thought they worked very well together and hopes this will continue regarding this issue and any other situations that may occur.

Mr. Richard A. Smith, 73 War Admiral Lane, congratulated Ms. Haggerty on her presentation. He noted she put a lot of hard work into bringing Council up to date on all the RSCA board of directors have done and tried to do. They had hoped to resolve this issue prior to the new board of directors' installation but unfortunately this was not possible. He added the RSCA community needs to meet with the Roads, Highways, and Public Safety committee as soon as possible. The board has asked about some type of speed bump or traffic calmer to make it safer for the community. He would like this issue of the Loop Road resolved as soon as possible so the RSCA community can then plan what to do next to keep their community safe. His second issue is the number of solicitors and beggars they now have in this community. He asked if solicitation is allowed in the Township? There is an influx of squatters living behind Ollie's.

There is solicitation at stop lights and a lot of door-to-door solicitation. He noted some of the recent solicitations involve new roofs because of storm damage. Mr. McMullan answered stating there is a Peddlers Permit in place. Peddlers are protected under the First Amendment of the Constitution of the United States, so the Township must be careful in reviewing and issuing permits. Approval consists of getting a Pennsylvania criminal background check and photo IDs. When the Township is in a position to issue a permit, they bring the group in and explain the ordinance to them, read the ordinance to them to ensure they understand, and tell them they must always carry the permit with them. It must always be on their person. The Township does get calls from time to time after a significant storm event of what he calls "fly by" roofing companies. Typically, they are not getting permits from the Township. The Township tells the community to please call "911." as this is who they should be reported to as they can be trespassing. In terms of the panhandlers, the Township is aware of this issue. He, Chief Rigby, and Public Works crew have personally had conversations with them and have had them move on at times. They are in full violation of the Pennsylvania Motor Vehicle Code. This has been addressed with the State Police, and he received notice on Monday that two have been issued citations. This is more of a safety concern.

Mr. McMullan has gotten several complaints about the panhandling on Baltimore Pike and Rt. 452. They straddle the median strip and get into the line of traffic. This is a matter of safety for everyone. He stated the Manager of Concord Township has the same problem at Brinton Lake, so they have been sharing stories as to how best to approach this situation. Mr.

Smith congratulated Mr. Stump on his Chairman appointment and tasked him with scheduling the meeting with the Roads, Highways, and Public Safety. Ms. Dussling stated she spoke with Mr. McMullan, and the Loop Road specifically does not have to go back before the Committee before it comes before Council. What they can bring before the Committee is the traffic calming solutions. Mr. Smith asked when the RSCA community can expect this meeting to take place as the RSCA board has a meeting on March third and hopefully they can report to their community something positive as soon as possible. Mr. Stump stated the Committee is expected to meet before March. Mr. Smith congratulated the new Council and wished them luck. Ms. Dussling asked if there were more squatters behind Ollie's because they had taken care of this issue before. Mr. McMullan stated Chief Rigby has met with the Director of Security of Main Line Health and the PA State Police about six weeks ago and removed and offered services to those who were occupying this area.

Ms. Patsy Haggerty, 16 Soldier Song Lane, congratulated Middletown Township for getting two grants for \$150,000 to upgrade the lighting at the Delaware County Emergency Services Center and approximately \$454,000 to replace the pump station at Paul Lane.

Mr. Phil Barnabei, 25 Man O' War Drive, asked if the Township can get a grant to stop the water coming from the direction of CVS coming into their homes. He stated he sent the Township pictures, and it is not addressed. He stated the reason is because the ground does not absorb the water. He stated the detention basin fills up and overflows. Mr. McMullan stated as part of the Loop Road expansion this basin was carefully looked at with plans to expand the basin. Depending on the outcome of the Loop Road, this is something that can be looked at. Mr. Barnabei asked if the basin is expanded will the overflow go into a pipe, which is the correct way of addressing this situation. Mr. McMullan stated Mr. Janetka is not assigned to this project as the conflict engineer has been assigned to the project. Mr. Barnabei stated "they" knocked down all the trees and put a water basin in at Man O' War Drive and the basin at CVS was never put together correctly and doesn't meet code. Mr. Barnabei asked where the water comes from that collects in the basin at Man O' War Drive, and Mr. Janetka stated most of the water comes from the neighborhood south of Gallant Fox Drive. Gallant Fox Drive is "U" shaped, and loops around and goes up to where Sunnybrea Farm is located. Mr. Janetka reported the Township recently spent around a million dollars on the Sunnybrea basin to increase the capacity substantially.

Ms. Dussling clarified he wants the issue of water runoff addressed on the north side of Man O' War Drive. Mr. Janetka stated he cannot speak to the basin at CVS as that was done long before his dealings with the Township and he is not involved with the Loop Road project. He said water enters the basin and exits via a pipe. Mr. Janetka stated he could theorize the issue in general terms. He stated the basin was built about 35-40 years ago with the technology in engineering in the 1970's. Things were built more for storm events from a two-year storm probability to a hundred. Most of the storm events are less than a two-year storm. 90% are less. It is a known fact that a lot of the older basins will let most of the larger storm events flow out of the basin (only 10%). Mr. Barnabei asked if the Township or CVS owned the basin. Mr. Janetka stated it is not the Township's basin. Mr. Barnabei asked if the Township could get CVS to maintain the basin as it has not been maintained since it was installed. Mr. Janetka stated the Township does not oversee private stormwater management facilities. If there is a particular issue that is brought up, the Township can

certainly investigate and the Township can then assist with trying to get maintenance done. Mr. Barnabei asked if this could be investigated, and Mr. Janetka stated the Township will investigate this situation.

Mr. Richard A. Smith, 73 War Admiral Lane, stated before CVS was developed the community had trouble with flooding. There was some work done to remediate the problem. The thinking at the time was to take a trench from the retention pond all the way down to where the Township installed a sewer manhole. The manhole overflowed because there were sticks and other debris flowing down. He stated “they” came back two years later and installed stone. The same thing happened. Then CVS installed a pipe which goes into the drain which then goes into the storm drain on Man O’ War Drive. In a bad storm, one drain on Man O’ War goes into the basin that was refurbished. He stated in two houses the foundation is being undermined because of the water coming down the road. During a bad rainstorm, water coming down from Rt. 1 onto Man O’ War Drive comes into his front yard. Water coming from the park is like a moat. He has trees that are being undermined. He said he does not want to hear about what happened yesterday, but wants this issue addressed now. He stated all they are asking is when the Township starts making changes they do not make the situation worse.

Ms. Dussling stated this is the first time she has heard that this is an issue in over a year or two. She apologized as this is the first time she has heard that this is still a significant issue. Mr. Smith stated when someone from the Township came down and learned the water was coming from the park he backed away saying he can’t touch it. Mr. Stump stated Mr. McMullan laid out this issue and it has been discussed with the Loop Road and the Loop Road will be discussed before March. He thanked Mr. Smith for bringing this to Council’s attention. It is the first he has heard about the issue and there is very little that can be done in this moment, but the Township’s professional staff will be able to figure this out.

Mr. Janetka addressed the overarching issue with stormwater management in the Township but not necessarily this issue. It is important for the new Council members to understand. This Township has been under development for 70 to 80 years or more. A lot of these neighborhoods were built in the 1960’s, 70’s, 80’s and 1990’s. Even in the 1950’s and further back. Requirements for stormwater management are light years different now. This same complaint could be made by just about anyone in any neighborhood. This issue is Township wide. The design capacity for storm sewer pipe and inlet collection was based off PennDOT requirements at that time. That is a ten-year probability storm. Most of these systems are not designed to pick up any stormwater runoff quantity exceeding a ten-year probability. Therefore, the water goes wherever it goes. The only thing that was designed for a hundred-year storm were the detention facilities. The detention facilities are designed widely for a two-year to a hundred-year storm, when most of the storms are under a two-year storm. Mr. Janetka stated he is not surprised by the complaint, he understands it, he has seen this issue in other municipalities he has represented. It is a systemic problem and if it is going to be addressed, it must be addressed across the board. It cannot be addressed in one neighborhood because then that neighborhood leads to another and from neighborhood to neighborhood. He is not debating whether this should be addressed. Everything should be up to current standards, so it works better. Once the Township starts to address the problem, it doesn’t end with this neighborhood, it continues with each neighborhood throughout the

Township. He is an advocate for fixing the problem, it is what he does for a living. This is a widespread problem in a large part of the Township.

4. REPORTS

A. Chair:

Ms. Dussling asked Mr. Stump if she could say some words during his Chair report. She announced that she will be resigning from Council as of the end of February. She stated it has been a wonderful experience serving on Council. It is for personal family reasons she is stepping away to free up more time to handle family issues. She stated she will certainly stay active. Mr. Dave Irving, Pembroke Drive, thanked Ms. Dussling for her service and asked how her position would be filled. Mr. McMullan stated there is a process that is spelled out in the Township Administrative Code. At Councilwoman Ms. Dussling's last meeting, Council will be charged with filling her vacancy from a representative from the third district within 30 days. If that person so desires to continue in that position and wants to seek election they will be listed on the ballot in the primary election in May.

B. Committees:

Ms. Ciuca announced the Finance and Administration Committee met before tonight's Council meeting to discuss the 2026 Budget.

C. Manager:

Mr. McMullan announced there are still some positions remaining on Boards and Commissions and with approval he will advertise these positions on the Township website, the Township e-newsletter, and the Township Facebook page. He has received an application for the Zoning Hearing Board. There is one spot remaining on this board. There are spots remaining on the Environmental Advisory Committee as well as the Parks and Recreation Committee.

D. Engineer:

1) Engineer's Monthly Report – December 2025

Mr. Janetka thanked Council for having the confidence in reappointing him and his firm for the next year. He enjoys working in the Township and with staff and Council. Mr. Janetka reported things are slow at this time. The one big project for 2026, which will hopefully be put out to bid in the very near future is the Lenni Park reconstruction. They are presently waiting for the irrigation consultant to finalize his specifications for irrigating the reconstructed field at the park. They want to make sure with this project that they get the turf to grow really well and very quickly so it can be used perhaps by the fall of this year. As soon as he gets this information, it will go into the overall contract for bid specifications. They are presently working on establishing a water source for the park with Aqua Pa. Hopefully, this will go out to bid later this month or early February and then put to construction as soon as the ground thaws.

6. PUBLIC HEARING: N/A

7. OLD BUSINESS: N/A

8. COUNCIL WORKSHOP ITEMS:

A. Review: Resolution 2026-01, Middletown Township Emergency Operations Plan.

Mr. McMullan stated for Council's review this evening is Resolution 2026-01, which is the Township's annual Emergency Operations Plan. This is required to be submitted by municipalities to PEMA (Pennsylvania Emergency Management Association). This is an annual update of the Emergency Operations Plan. Council will hear updates at the January 21, 2026, Council meeting from Chief Rigby. There were some items they are still waiting on but he wanted to get this before Council to review. Ms. Ciuca asked if the plan will be included in the packets for the next meeting, and Mr. McMullan answered yes. Ms. Powell asked if it would be the whole plan and Mr. McMullan stated all information except redacted items. He added that most of the revisions are contact information such as changes in phone numbers.

B. Review: Resolution 2026-02, 2026 Enhanced Volunteer Firefighter Incentive Program.

Mr. McMullan stated for Council's review this evening is Resolution 2026-02, which will be before Council on January 21, 2026, for action. The Township implemented an incentive program in January of 2022 and after Chief Rigby came on board, the Township expanded the program and increased and renamed it to the Enhanced Volunteer Firefighter Incentive Program. It has been a very productive and successful model that allows the Township to have a duty crew on staff from 7:00 am to 3:00 pm getting an engine out the door seven days a week except for some holidays. We are able to take advantage of some funds the Township has available to provide to volunteers that qualify, there are qualifiers, in order to participate in the Enhanced Incentive program. This was approved as part of the 2026 budget. Each year starts with a resolution approving it, in case there are any tweaks or modifications, which there have been this year. There is oversight in terms of the "Now therefore be it resolved" the \$130,000 should read \$120,000. This would be corrected for the January 21, 2026, resolution to take action upon. There was a total of \$180,000 earmarked for this program. The Township has two incentive programs.

C. Review: Resolution 2026-03, 2026 Volunteer Firefighter Incentive Program.

Mr. McMullan stated the Township has two incentive programs, one is the enhanced program which allows for an active-duty crew to get an engine out seven days a week, (Resolution 2026-02). The second program still encourages volunteers to participate at the fire companies in a variety of roles. Some of the roles are getting members trained and doing different types of tasks at the fire companies. This encourages members who may not be able to staff a duty engine but to continue to contribute in one way or another. This is considered the "Legacy" program which was put in place by Council. Both programs have been very successful.

Ms. Dussling asked as there are two separate programs, do they have to be put forth with two separate resolutions? Mr. McMullan answered each year the Township finds out different components in what makes one program more successful than the other. They continue to evolve and at this point he recommends keeping them separate because there are different qualifiers for each program. Mr. Falls asked what the allocation for this program is, and Mr. McMullan answered \$60,000 which will be reflected in the

resolution before Council on January 21, 2026.

D. Review: Resolution 2025-20, The Emergency Declaration Due to the Closure of Crozer Health System, Expires January 7, 2026.

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Mr. McMullan stated if Council recalls, in October 2025, they extended the Emergency Declaration until tonight's meeting. At which time there will be a continuation of the conversation of whether to extend the declaration. He asked Chief Rigby to attend tonight's meeting to talk about what other communities and the County are doing. Chief Rigby updated the Township that the County has extended their Emergency Declaration until March 1, 2026. Council has typically taken the lead of the County.

Chief Rigby asked that Council extend the Emergency Declaration to at least March 1, 2026. There are still municipalities along the corridor, along the river, that still do not have ALS resources. Because this declaration is coming up on a year in existence, a lot of components are finalized annually. There are a lot of municipalities that follow the County. This could change in a short period of time, so Chief Rigby advises having this declaration in place in the event the Township needs to act quickly and outside of regular Council business.

Ms. Powell asked if the declaration can be extended beyond March 1, 2026, as this issue may not be resolved in two months. Chief Rigby stated they really need to look at the ER turnaround times which is a challenge. Ms. Ciuca asked Mr. McMullan to state what the Emergency Declaration allows. Mr. McMullan stated there is a provision in the Pennsylvania Constitution that allows for relaxing normal procurement requirements. During the Emergency Declaration the Township was able to purchase a new ambulance for Rocky Run Fire Company to help with this EMS crisis. The Township did not have to follow normal procurement regulations making it easier to adjust and be able to respond to a crisis. Mr. Fails asked if the declaration could be extended further and if there are a limited number of extensions. Chief Rigby suggested extending to the first quarter and then looking at the situation the Township, County, and municipalities are facing.

Mr. McMullan asked Council to approve by motion to extend the Emergency Declaration to January 21, 2026, and he will put a new date to extend the resolution until the first quarter ending March 31, 2026. Mr. Stump suggested the resolution be dated April 1, 2026, as this will be the first meeting in April for Council.

Ms. Ciuca made a motion to extend the resolution to January 21, 2026. Ms. Campo seconded the motion. The motion carried with a vote of 7-0.

Dr. Trevor Penning, 614 Hoopes Lane, stated it was his understanding the Emergency Declaration was put into place for two reasons; one was because of the closure of many hospitals and therefore increasing the response time in getting people to Riddle Hospital. The second reason is what Chief Rigby addressed, the wait times in emergency rooms once you get there.

He would like some information about how the response time has changed during this emergency declaration. His recollection is that there was a very long response time and

he would like to know if there has been any improvement in the response time and if so, what the improvement is.

Mr. Stump stated Chief Rigby typically produces those numbers as part of his report. Chief Rigby stated he does not have those numbers off the top of his head; however, the response times in the Township of Middletown have improved. The Township has a robust EMS delivery that has grown significantly. The response times have improved in the Township but if there are shortages of resources in other communities, the Township's resources are pulled. Chief Rigby is very mindful there could be changes which is why he is staying on top of the situation.

Dr. Penning asked if there is a recommended response time for the Township and how close they are to this recommitted time. Chief Rigby stated there are two different response times for fire and EMS. With the career staff at Rocky Run Fire Company, career staff at Main Line Health, and now with another paramedic service set up in Middletown Township hosted by Rocky Run Fire Company, the Township's response time is in the area of 4-7 minutes. Seven minutes being the outside community response and the Township time is much less. The fire response time is 10 minutes with an average of 15 personnel. The crew response out the door is 90 seconds with getting anywhere in the Township within 10 minutes or less during the daytime hours. There is a career staff standard and a volunteer standard and the Township clearly meets the standards.

Dr. Penning asked if there was a set goal that must be reached that determines how long to extend the Emergency Declaration. Mr. Stump stated that part of the extensions has to do with the partnership the Township has with the County. Chief Rigby stated there is a very large city within the County as well as a very large Township and if they were to lose resources, they would pull from the Township as well as other municipalities. The Crozer crisis affected the entire County. Crozer Health Systems provided sixty percent of pre-hospital care. The County has adjusted and the Township is continuing to work to provide the best service.

Mr. Richard Smith, 73 War Admiral Lane, stated he would like to commend the fire company and the rescue squad. He stated he is located at 73 War Admiral which is almost at the connecting point of War Admiral and Man O' War Drive. On any given day, you can hear the horn honking as ambulances get stuck at Rt. 1 and Rt. 452. Is there anything the Township is aware of that can alleviate this problem because it looks like in the next couple of years there will be more construction and more delays. He asked if there have been any deaths due to the delays. Chief Rigby responded by saying they are all aware of the situation with Rocky Run and Rt. 452 and Rt. 1. The hope is to relocate the station someday; there is also the plan for the Loop Road. Chief Rigby stated the station is more challenging for a home response meaning firefighters responding from their homes rather than staff on location. He added the Township is fortunate that one of the two remaining hospitals is in our area. However, there is an influx of ambulances from other municipalities. Mr. Smith stated he has an issue with the helicopter at Riddle as they upset his nervous system. He read an article that the noise from the helicopter can be dampened both in engine and blades.

Mr. John Kolicious, 212 S. Old Middletown Road, stated from personal experience over the last month and a half, Main Line Health is doing a lot to try and prioritize and triage emergency and non-emergency patients. He chose to drive to Paoli Hospital rather than Riddle because his wife wanted to be seen quickly. He stated he spent close to two days in an emergency room at Lankenau Hospital before he was admitted to a hospital room. He said the cooperation between the local ambulance services and the hospital is as good as you can get given the circumstances.

E. Review: Council Review of Zoning Hearing Board applications:

- 1) Application No. 2026-01: Applicant Alex Giannascoli, 597 Mt. Alverno Road, 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.

Mr. McMullan stated for Council's review, no action required by vote, just whether they would like representation from the Solicitor's office to attend the Zoning Hearing Board where these applications will be heard.

The first is application No. 2026-01, applicant Mr. Alex Giannascoli, 597 Mt. Alverno Road, for a variance pursuant to Section 275.127 of the Zoning Code to construct guest quarters within an existing barn on the property for use by an occasional guest. The applicant is also seeking potentially a variance related to a no impact, home based business provisions for a private music studio in an accessory structure and any other such further relief that may be required by the Zoning Hearing Board. The house is surrounded by Township open space as well as the Hillcrest Townhome community. The applicant has shared with staff he will do everything he can with soundproofing the barn. He does not intend to open it up as any type of rental, Airbnb, or in-law quarter but just for his recording partner to have a space to rest.

Mr. Damico stated for benefit of the new Council members, if you don't meet the criteria of the Zoning Ordinance an applicant must go before the Zoning Hearing Board. One of the duties of Council is to appoint the members of the Zoning Hearing Board. They have their own solicitor. They have procedures they have to follow. The applicant has the burden of truth and standards that they have to meet. Separately from that, every month when applications are made to the Zoning Hearing Board, Council reviews them. There may be special circumstances when Council feels like they should be represented at the Zoning Hearing Board. Mr. McMullan added if Council has any concerns about the application as an example if the space will be used as a recording studio is there a concern about the noise from the property. This is just an example where Council may feel they need representation or to let the Zoning Hearing Board do their job. Mr. Falls stated his expectation is the Zoning Hearing Board will review with the noise ordinance in mind. Mr. McMullan stated the applicant will have to provide this detail.

Ms. Powell stated guest quarters are unusual. Mr. D'Agostino asked how typical it is to send representation, and Mr. McMullan stated maybe a couple of times a year. Ms. Campo asked if the Hillcrest neighbors are aware, and Mr. McMullan stated the

property will be posted and the neighbors will be notified 10 days prior to the meeting by certified mail. The closest homes to the property that is seeking relief will receive notification. Mr. Damico stated part of the zoning process is the summary of the application is advertised once a week for two weeks, the property is posted meaning a yellow sign on a stake is placed on the property, the immediate neighbors are notified (200-250 feet) depending on the municipality using a tax map to identify who these neighbors are. Everyone is well aware of the situation. Mr. McMullan stated in the case of a homeowner's association, the president of the HOA is also notified. Ms. Ciuca noted the applicant's address is listed as Philadelphia, and Mr. McMullan stated this is where the applicant who has purchased the property is currently living. Council elected to not send representation to the Zoning Hearing Board.

- 2) Application No. 2026-02: Applicant Brandon Rogers, 30 W. Forge Road, seeking a special exception for an above ground pool as an accessory use to a principal residential use, zoned R-1A. Mr. McMullan stated Application 2026-02, Brandon Rogers, 30 W. Forge Road, Zoned R-1A is seeking a special exception pursuant to Section 275.127 of the Zoning Code for an above-ground pool which is located within the side, rear yard setback. Six feet from the side yard setback and 12.5 feet from the property line. The concern is the applicant has already installed the pool, and it does not meet the required setbacks. His explanation is he was unaware he needed zoning application for an above-ground pool, and he put the pool at the location because it was the flattest portion of land on his property. This was discovered by the building inspector who made a visit to a neighbor's house and saw the pool and realized it did not have a zoning application filed for an above ground pool. Ms. Ciuca asked if there is commentary from the neighbors, and Mr. McMullan stated there is support from the neighbors. Council decided not to send representation to the Zoning Hearing Board.

9. ITEMS FOR APPROVAL: N/A

Ms. Stump adjourned the meeting at 8:17 pm.

Respectfully Submitted,



Sharon Browne



## 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.

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**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.

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**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.

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**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**

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- 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**

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- 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**

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- 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.



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

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
FEBRUARY 4, 2026

Item 2C

Minutes of the Regular Meeting of Township Council held on February 4, 2026 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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Present: Leslie Campo, Carissa Ciuca, Steve D'Agostino, Bibianna Dussling, Garrett Fails, Susan Powell, Christopher Stump, John McMullan, Erik Janetka, Kelly Engineers, Mark D. Damico, Esq., Chief Bill Rigby, Vince Visoskas.

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Mr. Stump 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:

A. DRAFT Council Minutes - October 15, 2025.

Ms. Powell made a motion to approve the draft Council Minutes for October 15, 2025.

Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

B. DRAFT Council Minutes - November 19, 2025.

Ms. Ciuca made a motion to approve the draft Council Minutes for November 19, 2025.

Mr. D'Agostino seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS:

Mr. Matt Hatfield, President, Propstoppers RC Model Airplane Club, stated tonight he wanted to introduce himself and the club. The club has been operating in Middletown Township for a while, most people don't know of their existence. The club has been in existence for 55 years and has approximately 60 members. They are based on the Elwyn School property on the field between Middletown Road and Elwyn Road. They also fly at the Brookhaven Gym on Tuesdays during the wintertime. The club has an event scheduled for February 14, 2026, from 6 -8 pm. He stated the reason he is here tonight is to try to encourage more people to get involved in model aviation. He announced they will be having club picnics at the Elwyn field on May 9, 2026, from 11am - 4pm and June 13, 2026, from 11am - 4pm. They want to use the picnics as a forum to invite the public to see what they do. They will be flying aircraft all day. On the third Saturday of each month (May through October) they are planning to have free flying lessons. There will be trained instructors to walk people through the flying process. Ms. Powell asked what the age range is of their membership. Mr. Hatfield stated the youngest member is in High School and the oldest member is 95 years of age. Generally, because the hobby takes up a lot of time and can be pricy, people are usually older. Mr. Hatfield thanked Council for their time.

4. REPORTS

A. Chair: NONE

B. Committees: Roads, Highways, and Public Safety Committee met on 2/4 to discuss developing criteria for speed humps on Township Roads.

Ms. Dussling reported the Roads, Highways, and Public Safety Committee met prior to

tonight's meeting to revisit the draft policy for traffic calming devices in the Township. This policy was presented last year, but due to new committee members, they wanted to revisit the policy. Tonight was the first discussion with the new members of the committee, and they will be circling back with a second meeting to firm things up before the end of this month.

C. Manager:

Mr. McMullan introduced Mr. Derek Lloyd, Director of the Middletown Township Free Library. Mr. Lloyd reported that 2025 was a great year for the library. They are always looking for ways to make the library more accessible. In 2025, they had over 70,000 people walk into the library which is a 10% increase from 2024. The purpose is for people to come in and use the library; from programs, eating lunch, or renting one of the rooms. He reported that over 70,000 items were checked out from the library. This is a 6% increase over the year before. In an age when people tend to be using the library less, this is a great number. It is greater than any library in Delaware County. The items checked out include board games, camping equipment, musical instruments, all manner of things other than the traditional books and magazines. There is something for everyone in the library. People don't consume information from books anymore; they tend to watch a You Tube video or TikTok or even in person. In 2025, the program attendance topped 26,000.

There are 28 libraries in Delaware County, and the 26,000 represents between 15 and 20% of program attendees in the County, Middletown Free Library does focus on the programs. In 2025 the room reservations increased. They have 2-, 4-and 6-person study rooms as well as an audio-visual room which are free to the public. There was a 40% increase in room reservations. 2025 was also the first full year of the playground. They can't monitor how many people use the playground, but they did notice the toilet paper expenditure increased. Mr. Lloyd reported he expects 2026 to be a great year as well. He expects the numbers to increase, but at some point level off. Every year they look to build community partnerships. This is one of the many ways in which the library can grow. They have many volunteers. They have partnered with Wayside Market to help them run fund raising events.

One of the partners with the library is the Rose Valley Chorus and Orchestra. They have started using the Roosevelt Community Center for rehearsals. The library is partnered with the Chorus to present a Valentines concert for a fund raiser. The event is on Friday, February 13, 2026, from 6:30 -8:30. The cost is \$35. The second partnership is with MaturityWorks, an organization that employs seniors for job training. They have an individual starting tomorrow who will work four hours a day paid for by MaturityWorks. They will train her to be a Librarian with the hope that after six months of training she can get a full-time job at another library.

He would like to hire her, but he has not lost a staff member in 2 1/2 years so he will not be able to bring her on. He stated Williamson College of the Trades comes out every year to help with a project. This year they will be working upstairs doing drywall and painting. Finally, the library got picked a few years ago to host a WHYH podcast about

green spaces in Delaware County and now on the first Friday in March, Middletown Township was picked to host the legislative breakfast at the library. All the libraries in Delaware County invite all the legislators in the County such as Council members up to State Senators with Wayside Market catering the event. Mr. Lloyd commented on the use of the Mary Packwood Endowment. She was a journalist and in that spirit they created the Mary Packwood Media Services Librarian position. The role of this position will be to take charge of the website and communications. Stephanie, who has the position, is already the photographer and media manager. She has completed a revamp of the website and is currently working on the annual magazine which will be available in April or May. Thanks to the Township's support, they were able to use the endowment to enhance the library not just as a means of filling gaps when they fall short. She will also be taking over the audio-visual room, which is a great resource, but they haven't had staff to be able to really dig into its usage and offer training to users. Mr. Falls asked other than the obvious of donating money, is there anything that the library accepts, and Mr. Lloyd stated they have a lot of volunteers who cover books. He said he can get grants for TV's and such, but he can't get grants for staff or janitorial services. Money donations help in these areas. If people want to donate time to run programs, an example is, they have a nurse volunteer to run an infant massage program.

Mr. McMullan acknowledged the Public Works team as well as the Public Safety team in dealing with the snow event from a week and a half ago. The storm presented many challenges, and Middletown got an A+ in dealing with the storm. He stated he and Chief Rigby were in the office, so they knew first-hand what the storm presented.

D. Engineer:

1) Engineer's Monthly Report - January 2026.

SEE ENGINEERS REPORT

Mr. Janetka reported the Lenni Park project will be out to bid shortly and hopefully will be able to award the bid in March.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review: Resolution 2026-06, application to Delaware County for the allocation of the 2026 Liquid Fuels Funds.

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Mr. McMullan stated for Council's review this evening is Resolution 2026-06, the annual application to Delaware County for allocation of County Liquid Fuels Funds that supplement the Township's Road Paving Program. The elected bodies of each municipality are required to submit the application with support of a resolution. In 2025, the Township realized approximately \$16,000. They use \$20,000 on the application because at one time the Township was funded at that level. This is for Council's review.

No action needs to be taken tonight as it will be on the agenda for action on February 18, 2026.

B. Discussion: Resolution 2023-40, Township Loop Road Project.

Mr. McMullan stated for Council's discussion is Resolution 2023-40, Township Loop Road Project, which goes back to December of 2023 which Council approved by resolution to move forward on the construction of a Township Loop Road located behind the CVS store and Chick-Fil-A store at the intersection of Baltimore Pike and S. Pennell Road. That resolution was accompanied with a memorandum of understanding in cooperation with the Riddlewood/Sunnybrea Community Association. There has been progress. After this resolution was approved, there were three properties acquired that were part of the overall concept of the Loop Road. Proper remediation in terms of environmental requirements was completed, and the three properties were demolished. There has been an extensive amount of traffic engineering involved with this project. Additionally, there have been several meetings that involved the landowner of the overall parcel as well as the store owners of the establishments of CVS, Chick-Fil-A, and the Dental Office in terms of cooperation on the Loop Road itself.

Separately, there has been a Memorandum of Understanding (MOU) that was provided to Riddlewood/Sunnybrea Community Association approximately two and a half years ago as part of the resolution. As Council has heard from previous meetings there has been a change in leadership and there have been questions related to the MOU. Because of this, the project has not moved forward. In 2019, the Township was awarded a multi-modal transportation grant from the Pennsylvania Department of Community and Economic Development in the amount of \$2 million dollars to partially fund the project. In addition, over the last four to five years Council has been earmarking excess funds at the end of each year to place in a restricted Capital Fund to go fund this project. Recently, there have been a lot of questions and comments from the Riddlewood community and there are new Council members, so it makes sense to bring it to Council for discussion at this meeting. There was a request for the traffic engineer to provide traffic data in the form of a presentation. He was not able to have this information prepared for tonight's meeting. He will be back on February 18, 2026, for the Council meeting to provide an updated presentation.

Mr. Falls asked what happens to the funds if Council decides to not proceed with the Loop Road project. Mr. McMullan stated as part of the 2026 Capital Budget, those funds are still in the restricted Capital Fund for this project. If Council decides to not proceed, then it will go back to the Finance and Administration Committee to discuss opportunities to spend the earmarked funds in other areas.

Ms. Campo asked if the Township would lose the grant funds if the project were denied, and Mr. McMullan stated he did speak to the Manager of the DCED grant program related

to multi-modal transportation grants. The Township is working on its fifth extension and if the Township is requesting another extension, they would have to demonstrate progress in the very immediate future. Ms. Dussling asked if the funds could be utilized for another type of project and Mr. McMullan said the answer would be no. Mr. D'Agostino asked if any parties came forward in favor of the Loop Road and Mr. McMullan stated there have been some in favor of the Loop Road. Ms. Dussling stated Council members have received by e-mail comments both for and against the Loop Road. Ms. Dussling asked if the Township moves forward with the project what additional amount of funds would have to be utilized, and Mr. McMullan stated the Traffic Engineer will be providing this information as part of his presentation.

Mr. Phil Barnabei, 25 Man O' War Drive, stated he asked Council several weeks ago how much did the Township pay for the acquired properties and was told they didn't know. When a person asks a question, Council has three days to answer. He did not get an answer and wants to know how much the properties cost the Township. Mr. McMullan responded for 21 S. Pennell Road the cost was \$265,125, for 23 S. Pennell Road, \$242,424, and for 1178 W. Baltimore Pike, \$419,000. Mr. Barnabei asked how much it will cost to build the Loop Road, and Mr. McMullan stated the estimate that was calculated in 2022 was approximately \$4 million. Mr. Barnabei stated due to inflation, residents' taxes will go up for a road that is not even needed and for a Council that is suddenly in the road construction business. PennDOT laughed at the Loop Road project. Mr. Barnabei asked if the Loop Road was constructed, where will the Rocky Run Fire House go and how will people exit War Admiral Lane. He stated if the Township builds this road, PennDOT will take a lot of it away with their Road Improvement Project. He stated there is nothing good about this road. He asked if the firehouse would be moved, and Ms. Dussling replied it is not part of the plan. Mr. Stump stated he is going to establish a time limit for comments from the public. Mr. Barnabei asked if he was going to stop him from speaking. Mr. Stump stated he will not stop any comments but there will be no direct actions to Mr. McMullan, Mr. Damico, and Mr. Janetka. Mr. Stump stated Council wants to hear all comments, they want to make a decision informed by his comments and informed by staff comments. He stated the staff and professionals are doing what previous Council members told them to do. This Council as a governing body, years ago decided to go down this path to construct a Loop Road. The current Council has inherited this and is trying to figure out how to fix this. Mr. Stump announced Mr. Barnabei's time is up and he wants to move on to the next person.

Mr. Damico stated for context, as most people in the audience know, Council has an agenda that they follow. This is a workshop item on the agenda. This means Council is not taking any action tonight, they discussed it at the dais and are now asking for comments from the public. This is not a forum for dialog that involves questions and answers particularly questions and answers from other members of the audience. That is not what is on this piece of the agenda. The Chairman is asking for people to come up

to the podium one at a time to make their views known regarding this item on the agenda. Mr. Stump stated he appreciates everyone's passion for this subject, but he will be limiting the comments to three minutes.

Ms. Patsey Haggerty, 16 Soldier Song Lane, stated the Riddlewood/Sunnybrea Community Association has had an easement agreement for the plot of land between Chick-Fil-A and Man O' War Drive and War Admiral Lane since 1977, first with Delaware County and after that with Middletown Township. At this time, the homeowner's association is not willing to sign away that easement. This has been discussed with Council. The reason they are not willing to sign away the easement is because they have concerns about the Loop Road and that the traffic coming out of War Admiral Lane will have a much more difficult time exiting. They have concerns about the back yards of the properties that would be facing against the Loop Road. In particular, the houses right along War Admiral Lane but also the houses on Man O' War Drive would be impacted by noise and pollution, especially the first house right behind the firehouse. They are concerned on behalf of the firehouse as it is already difficult for the fire engines to come in and out of the firehouse. They would have to stop traffic on Baltimore Pike as well as the Loop Road. She understands that work has already been done and money spent but there is something called a sunk cost fallacy, where money is already spent so they must continue whether it makes sense or not. Perhaps, there are reasons to go on but it should not be because the Township already spent money.

Ms. Trish Impagliazzo, 239 Martins Lane, stated she has been a resident for 34 years. She stated she is in favor of the Loop Road. Five days a week she travels for work using N. Pennell Road. She gets on N. Pennell Road using the intersection of N. Pennell Road and Glen Riddle Road and travels it through the intersection at Baltimore Pike. Probably three or four times a week it is backed up from the intersection at Baltimore Pike to at least Wildwood Avenue or Chestnut Avenue. Yesterday she reported the traffic was backed all the way to the bridge over the train tracks and today the traffic was backed up to Highland Avenue. As she is waiting in traffic, she observes people pulling out of the jammed traffic and turning down Riddlewood Drive, War Admiral Lane and sometimes Man O' War Drive. Her assumption is they are cutting through the community to get to Baltimore Pike. When she is at Baltimore Pike, she sees a line of cars trying to get into the right hand turn lane at the intersection. She said it seems to her if they could alleviate the traffic flow and have people get into the right hand turn lane sooner, they might not have the long lane of traffic that they have at the intersection at Baltimore Pike. As it stands now, people can't get into the right hand turn lane until they reach the driveway at CVS. It is her opinion that if they could get some of the flow going sooner, there would not be the line of traffic backed up. She feels the Loop Road would help with this line of traffic.

Mr. Clayton Thomas, 9 Man O'War Drive, stated he attended the meeting with PennDOT discussing the Loop Road. The PennDOT engineers spoke and said the changes they are going to perform at the intersection basically make the Loop Road superfluous. They did

their studies with and without the Loop Road and it made no difference. All of the traffic they are planning to mitigate at Pennell Road and Rt. 1 is in effect and will be done in the next five to ten years. Putting in the Loop Road as a potential stopgap will not benefit anyone. It may alleviate traffic for a period of time but once PennDOT's plans come to fruition, there is no need for the Loop Road. He stated the Loop Road could potentially open the land for development. He does not want to see the Loop Road behind his house and feels it would devalue his property. He stated, as a resident of Riddlewood, he is against the Loop Road.

Mr. Richard A. Smith, 73 War Admiral Lane, stated because there is such a long wait at the intersection, cars are cutting through the community and causing havoc. Residents can no longer walk the streets, and it is not safe for children. As with the warehouse issue, the pollution would be horrible. He stated this must stop. He asked what is going to happen when there is a major accident on War Admiral Lane because someone wants to cut through and speed through the community. He stated these are issues that need addressing now.

Mr. John Tate, 23 Man O' War Drive, thanked Council for their service. He stated 30 years ago he moved to Middletown Township. He stated he has seen PennDOT drawings of plans to put a turning lane all the way down to Wolff's Apple House to make a right hand turn onto Rt.1. This in his opinion is a huge waste of money. He would rather give the \$2 million grant money back to the State than have his taxes go up.

Mr. Ross Gilbert, 21 Man O' War Drive, stated he does not know why the Township cannot look at a more comprehensive approach. How can this be made better for everyone? He does not think a Loop Road is better for everyone. He asked what the longer-term solution is. Rt. 452 is messed up. The intersection at Rt. 352 and Pennell is a disaster. He feels this is a bigger picture problem.

Mr. A. J. Ford, 7 Man O' War Drive, stated he is an RN at the Cardiac Center at Riddle Hospital. A good portion of his staff in the lab live south of the hospital. Typically, when they get an emergency call, they must be there within 30 minutes. Rush hour traffic is quite snarled to try to get to the hospital, especially on the weekend. When or if the construction starts, the traffic will be ten times worse. Someone could be adversely affected or die because of the Loop Road.

Mr. Lennart Jungbark, 206 S. Pennell Road, stated he lives close to Riddlewood Drive where most of the accidents happen on Pennell Road. This is why he always wears a protective jacket. He stated there needs to be more information and data. Years ago, he looked at how many vehicles pass by his house daily. The number is thirteen to seventeen thousand. He stated he likes a traffic jam because he can get out of his driveway. Mr. Stump stated they will be going over the details of the Loop Road at the

next meeting.

Ms. Andrea Vigliotti, 68 War Trophy Lane, stated she appreciates Council but does not necessarily agree with them or feel they represent all the residents of the neighborhood. Personally, she understands the concerns about the impacts to the neighborhood and those most closely to the Loop Road. She looks at it from the perspective of the Township in general and feels the intersection is very unsafe especially getting in and out of the CVS and Chick-Fil-A. She personally has been in an accident, so she knows how unsafe it is. The Loop Road may help mitigate this problem. She stated Council has to consider the whole Township as well as the visitors to the Township.

Ms. Sally Turek, Riddlewood Drive, stated she is not directly affected by the Loop Road. She has been in real estate and financing her entire life. She has lived in Middletown Township since she was 22 years old. If Council is seriously considering the Loop Road, they must make sure it will really help. If the project will cost \$8 million dollars plus the time needed to construct the road it will affect everyone. The Township has changed so dramatically since the end of the 1970's. She wants Council to be sure if they are going to spend the funds that it is worthwhile.

Ms. Tracy Nelms, 72 War Admiral Lane, stated she lives in the house she grew up in. She is not for the Loop Road for many reasons. The biggest being, it does not make sense. There will be another signal that will back traffic up. Residents cannot get out of their neighborhood very easily now. PennDOT's project has two right hand lanes at the CVS plus a traffic signal. Council must consider all the construction on Pennell Road. The townhomes being built will add to the traffic, pollution, and noise. Riddlewood is losing their identity and green space. The bottom line is the Loop Road is unnecessary. She is defiantly against it.

Mr. John Kolicious, 212 S. Old Middletown Road, stated he noticed everyone who spoke out against the road will not use it because they are not going to go from War Admiral up to the Loop Road to come back out. Everyone who drives Pennell Road knows how backed up it gets. The engineers can do some things to make the traffic flow. They may be able to adjust the signals to get the fire trucks in and out. He feels if the road is constructed and it works, that is that many less cars going through the neighborhood.

Ms. Michelle Strain, 48 War Trophy Lane, stated she is in support of the Loop Road. She believes it will help and make the intersection safer. She does not believe Council should take all the silence for agreement.

Ms. Ciuca asked Mr. McMullan to explain what to expect at the next meeting. Mr. McMullan stated there will be a presentation from the Township's Traffic Engineer who has been involved since the concept in 2014. He will provide the latest concept based

on discussions with PennDOT, CVS, and Chick-Fil-A in terms of the internal movements and those movements on the impact of the Loop Road. He doesn't know how much in the weeds he will get into traffic data. Projections were used in 2020 when he was designing the concept. Projections were used in the development of Franklin Station and Ponds Edge. He is looking to gain updated information based on the development as it is now. Whatever the most up to date traffic information from PennDOT is, he will use. This will include the Mint development, the increase in emergency room visits due to the closure of Crozer Hospital, and projections from the apartments.

Ms. Ciuca stated normally at the second meeting of the month Council takes action, will this be the case, and Mr. McMullan stated it is his understanding after discussion from Council and input from the public, Council will be in a position to take action on the resolution.

Ms. Nelms asked if the traffic study will tell them how to get out of their neighborhood, and Mr. McMullan stated the traffic engineer will look at her concerns. Mr. Tate asked if Council will take action at the next meeting, and Mr. McMullan stated in two weeks there will be the second Council meeting of the month. The first Council meeting is typically a workshop where there is discussion of a proposed legislative action. In two weeks, there will be a presentation from the Township Traffic Engineer and at this point will likely put Council in a position of whether to move forward with the project. Mr. Damico added to be clear, if the Loop Road is listed on items to be approved, Council may take action. They don't have to take action; they could elect to adopt the resolution to undo what was done by the prior Council; they could make a motion to pass the resolution and keep what the prior Council has done, or they may table this to a future meeting because they need more data or for further discussion. It will be on the agenda in two weeks.

Ms. Campo asked if it is possible to have a representative from PennDOT at the next meeting. She personally would like to hear from PennDOT. Mr. McMullan stated he can make a request to PennDOT for a representative to attend the meeting. He said the Township Traffic Engineer will address some of her questions. Ms. Dussling stated the Traffic Engineer has done traffic assessments throughout this project. The plan will be the most recent updated. McMullan stated the most recent concept plans are on the Township website. Mr. Stump stated every member of Council is fully qualified to be in their position.

Mr. Ross Gilbert, 21 Man O' War Drive, commented that he hopes the Traffic Engineer has the most updated information and how will it be shared. Ms. Ciuca stated the information will be shared at the next meeting and comments will be welcomed. Mr. McMullan added the traffic engineer will use projections. The Delaware Valley Regional Planning Commission has traffic projections until the year 2050.

Mr. Ben Preddy, 9 Rampart East, stated he has lived in Riddlewood for 42 years.

Springfield Township had a problem with their intersection at Rt. 320 and they made an overpass. If there was an overpass, traffic on Baltimore Pike in both directions would be moving. If you made an overpass/underpass the Township just eliminated the two biggest backups in this Township.

Mr. John Tate, 23 Man O' War Drive asked again if Council will take action the same night as the presentation. Ms. Ciuca stated she also asked if Council had to take action because they may need more time to discuss the project and as the solicitor said this could be a possibility. If Council feels they need more time, they have the option to take more time.

C. Review: Resolution 2026-07, Disposition of Record.

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Mr. McMullan stated for Council's consideration this evening is Resolution 2026-07, Disposition of Records. The Township complies with the Municipal Records Manual as provided in the state guidance of 1993. From time to time he comes before Council with certain records that are eligible to be disposed of which must be accomplished according to the state guidelines by resolution. He is requesting to terminate some Planning and Development documents, drawings and permits from August 22, 2025 to December 16, 2025. Those records will be retained electronically. In addition, the Finance Department records include miscellaneous Escrow and Development securities, 2018 Financial Records regarding refunds, bank statements, vendor payments, and monthly financial statements. From the Manager's Office, Workers Compensation Claims, Township Personnel Financial Interest Statements, and Right-to-Know requests from 2020, 2021 and 2023. He will be back before Council in two weeks requesting approval of the resolution to terminate records. Some of those records will be maintained electronically.

D. Review: Resolution 2026-08, establishing Rocky Run Fire Company as Middletown Township's Primary EMS provider.

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Mr. McMullan stated for Council's review this evening is Resolution 2026-08. Council is required by the State of Pennsylvania as a Second-Class Township Code to identify an entity to provide primary emergency medical services to the Township. Council has over the past six months increased support for the Rocky Run Fire Company in terms of increasing financial support but additionally approving the funds to purchase an ambulance to be outfitted and for the Rocky Run EMS to stand up as an ALS unit. Rocky Run EMS has gone through the steps that are required to get certifications to stand up the unit as an ALS. The request is for the Township to name an entity as the Township ALS. This is for review; no action is required this evening. He will be back before Council in two weeks with a date certain when the ALS and BLS is to be designated as the Township's first due units. Ms. Powell stated the current provider is Main Line Health, and Mr. McMullan stated that is correct. Ms. Powell stated this does not change anything as far as service to the residents. Ms. Patsey Haggerty, 16 Soldier Song Lane, thanked all the fire company members attending for their service.

Ms. Shelly Buck, former President of Riddle Hospital, stated she joined Main Line Health

in 2019. She has had the pleasure of managing through the pandemic and the closure of Crozer. Over the last four months, she has been put into a larger system position with Main Line Health to manage over 120 care sites across the Main Line market. She also has responsibility not only for the ambulatory services but all the physician enterprise as well as EMS and pre-hospital services. She is currently a member of the Delaware County Workforce Board. Ms. Buck thanked Council for being steadfast in making sure the residents of Middletown Township receive the emergency services they need and are required by the state.

The closure of Crozer set everyone back and a number of municipalities are learning and have learned that some of these services were delivered for free and had no impact on their taxes. Now the game has seemed to change in this region. Main line Health has been a constant provider for EMS services in Middletown Township since 1999 currently through a service contract, the latest dated April 25, 2022 which will end on April 24, 2026. They are still the primary provider of services for Middletown Township. This is language that is in the contract, and she hopes all of Council has had an opportunity to see the contract.

Main Line Health is committed to this partnership despite the adjustments. It is the Township's decision and she respects their decision. She has had conversations with Township leaders to try to support this transition of services; however, despite some of the adjustments that were made prior to notification that the contract would not be renewed and understanding the intent of the Township Council and where they want to go and support of whatever decision they have, the contract has been breached. Changes were made to the run cards which were not agreed upon by Main Line Health and there have been discussions regarding this.

Main Line Health has not been able to come to an agreement as to how to move forward. They are still prepared to serve this community. Most importantly, they want to be sure the community receives services and they will support this. She wants to make sure the community understands the contract that Main Line Health and Middletown Township had and was agreed upon at no cost to the Township was to supplement the services they were providing with their EMS services. Fast forward to today, she has had her eye on contracts with municipalities that reach \$1 million just to provide these services for a year. Not once has Main Line Health asked for that degree of funding to offset the costs of providing transportation or care. The way they were able to cover their costs was through billing the insurance companies which covered the transport and the staffing. The current contract does not require any Township funding.

On March 11, 2025, the Township allowed for the changes to the EMS run cards to add Rocky Run Fire Company. But, because they don't see a path forward in the midst of this decision and because they have not been able to come to an agreement as to how they

can at least share in the revenue to at least cover their costs being second call or third call or whatever that may look like, they did make the decision to serve notice they will not be renewing the contract. Ms. Buck introduced Matt Eick to provide more details as to what they have been working through in trying to ensure the community in Middletown Township receives the emergency services they need.

Mr. Matt Eick stated he would like to give his perspective on the last couple of decades of providing emergency services in Middletown Township. For the last six months they have been working with the Township Manager and Chief Rigby for what some sort of resolution would look like with Main Line Health continuing to be a partner with Middletown Township and working with Rocky Run. He acknowledged particularly at the January 21, 2026 meeting, Council recognizing and supporting the primarily volunteers at Middletown and Rocky Run Fire Companies. A couple of things they discussed over the last six months were what a partnership would look like and how service should be delivered. He stated Chief Rigby thought that a chase car could be a viable option which is different from how Main Line Health previously provided service. In those discussions, it appeared that Council was moving in this direction as opposed to the way Main Line Health provides service. He asked what the impact to residents would be when there would be more than one unit going to the same call. Those units especially if they are from different agencies will try to get some sort of billing reimbursement for the care they provide. That could increase the cost for the user because they would get a bill from two different agencies. As Council is thinking through their decisions, think about what this impact would be. He stated they discussed quite a few ideas. The most recent was when they came to an agreement where Rocky Run would be the primary ALS and BLS provider. They also discussed the need for mutual aid.

Mutual aid is a widespread concept where Main Line Health would have some calls, and the unit may not be available and Rocky Run, or another agency will cover and vice versa. One of the concerns is they may need to augment service where Main Line Health provides help more than it is reciprocated. He recommends Council look at the demands of the Township, understand the full needs of this community and what the impact would be on any other communities they partner with and will they be able to cover the 90% benchmark, which is the standard across the industry. In the event this is not possible, Main Line Health EMS is willing to have a discussion about how they can help augment the calls and how they can partner and continue the relationship. Mr. Eick provided Council with some data regarding a review of Main Line Health's 2025 EMS service.

Ms. Buck stated she recognizes the investment the Township is making in emergency services. In 2022 the Township invested approximately \$497,000. This amount will continue to increase. Main Line Health has also been investing in expanding their EMS services; purchasing forward new vehicles, adding additional chase cars, as part of the Workforce Development Board they were able to participate in an EMT apprentice

program where they now have five apprentices as they believe in creating jobs. While they support an investment at the municipal level for emergency services, it is also worth noting the cost that will continue to grow. Changes in service cost the community members tax dollars. The partnership the Township had with Main Line Health did not cost the taxpayers. Main Line Health is looking at a potential loss of \$500,000 in revenue because of the changes that occurred without their agreement or consent of the contract. After two decades of partnership, Main Line Health believes a more coordinated and cost-effective EMS solution could have been developed collaboratively. She thanked Mr. McMullan, Chief Rigby, Mr. Ike, and Mr. Laws, who is their chief paramedic, for trying to come up with ideas to help reach an agreement. Main Line Health priorities are to provide safe, quality care with a minimal or no financial impact on Middletown Township and the residents.

Chief Rob Montella, Brookhaven Fire Company, stated he is in support of Rocky Run EMS and thanked Council for their support. Rocky Run has a contract with Brookhaven Borough to provide ALS service. The borough pays them to help offset their costs. He has worked with Chief Rigby through this process for two years. They struggled to find an ALS provider. He stated they reinvest back to the service provider which also helps Brookhaven Borough. He said Brookhaven Fire Company staffs two trucks during the day and one at night. Middletown and Rocky Run have two and sometimes three trucks staffed during the day. Brookhaven Fire Company has a mutual aid agreement with contracts in place. Fire company and municipal based service mean more control over the financial side of things. He wanted to offer his support of Rocky Run EMS.

Mr. Dwayne Minshall stated he was a long-term resident of Riddlewood. He was past chief of Lima Fire Company since 1971. He stated he thinks EMS is a local municipality's responsibility. It is an investment in the municipality, with dedicated professionals who live locally. He thinks the Township has more control over the local ambulance than the hospital ambulance. He hopes the Township continues to invest in the EMS service.

Ms. Dussling thanked the members for attending tonight's meeting as well as for their service.

## 8. ITEMS FOR APPROVAL:

- A. Consideration for Approval: Resolution 2026-05, ratifying and extending the Emergency Declaration for Winter Storm Fern until March 4, 2026.

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Mr. Stump called for a motion for consideration to approve Resolution 2026-05, ratifying and extending the Emergency Declaration for Winter Storm Fern until March 4, 2026.

Ms. Ciuca made a motion to approve Resolution 2026-05. Mr. D'Agostino seconded the motion.

Mr. McMullan stated the declaration was signed into effect by Council Chairman Mr. Stump on January 23, 2026, in anticipation of winter storm Fern. Before Council is the resolution to ratify but he is also requesting Council to extend the declaration until March 4, 2026. Winter storm Fern has created quite a bit of challenges in terms of delivering road treatment salt to southeastern Pennsylvania due to the cold temperature that has been part of winter storm Fern. Ports have been inaccessible because of frozen water. The cooperative the Township entered into in August of 2025 with ten other municipalities to obtain a more competitive price, the provider that was awarded the agreement has been experiencing significant delivery schedule challenges because of the frozen waters and vessels not being able to come into ports to be unloaded. As a result of the temporary Emergency Declaration the Township has been able to exercise their purchasing abilities outside of the normal procurement policies to obtain and stockpile at least thirty plus tons of salt for future weather. Some of the salt was used as part of the clean-up from the storm. Based on the challenges provided by the vendor, he is asking for Council to extend the Emergency Declaration until March 4, 2026.

Mr. Stump called for a vote. The vote carried 7-0.

B. Consideration for Approval: Ad Hoc Council Committees:

- 1) Citizen Board/Committees: Christopher Stump, Leslie Campo, and Garrett Fails.
- 2) Solicitor Review Committee: Carissa Ciuca, Steve D’Agostino, and Garrett Fails.
- 3) Council District 3 Vacancy: Christopher Stump, Leslie Campo, and Susan Powell.

Mr. Stump called for a motion to approve the appointments to the Ad Hoc Committees.

Ms. Ciuca made a motion to approve the appointments to the Ad Hoc Committee. Ms. Campo seconded the motion. Mr. McMullan stated Council approved forming the Ad Hoc Committees at the January 21, 2026, Council meeting. Action by Council solidify the appointments.

Mr. Stump called for a vote. The vote carried 7-0.

C. Approval of the December 2025 and January 2026 Bill Lists.

Mr. Stump read the Bill List aloud.

**Bil List - December 2025**

**CAPITAL RESERVE FUND**

KELLY ENGINEERS AND SURVEYORS	OCT Lenni Park Design	\$12,405.75
Total CAPITAL RESERVE FUND:		<hr/> \$12,405.75 <hr/>

**ESCROW FUND**

KELLY ENGINEERS AND SURVEYORS	OCT Engineering - ESCROW	\$8,672.75
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KELLY ENGINEERS AND SURVEYORS	NOV Engineering - ESCROW	\$7,252.75
MCCORMICK TAYLOR, INC. (ACH)	#19495 - Franklin Station	\$11,677.50
Total ESCROW FUND:		<hr/> \$27,603.00 <hr/>

**FIRE APPARATUS FUND**

ROCKY RUN FIRE COMPANY #46	2025 Ford F450 Ambulance chassis	\$46,000.00
Total FIRE APPARATUS FUND:		<hr/> \$46,000.00 <hr/>

**GENERAL FUND**

AQUA AUTOPAY	Township Hydrants NOV	\$9,078.00
CONRAD M. SIEGEL INC.	Pension Actuarial Services	\$7,700.00
GO2 TECH, INC. (ACH)	NOV 2025 IT	\$5,078.19
KELLY ENGINEERS AND SURVEYORS	OCT Engineering - GF	\$17,850.50
KELLY ENGINEERS AND SURVEYORS	NOV Engineering - GF	\$11,549.00
MIDDLETOWN FIRE COMPANY #50	2025 3Q FSEP	\$21,800.00
MIDDLETOWN FREE LIBRARY	2025 4Q Distribution	\$70,125.00
MIDDLETOWN FREE LIBRARY	2025 Fundraising Match	\$8,250.00
OPDENAKER INC.	NOV RECYCLING AC #14321600	\$52,705.20
PA MUNICIPAL HEALTH INS. COOPERATIV	DEC Health Insurance	\$41,384.34
PETRIKIN WELLMAN DAMICO BROWN & P	NOV OUTRIGGER #2079	\$8,155.00
PLGIT- CC GF AUTOPAY	JM-CC- Rec Trips	\$5,193.65
PLGIT- CC GF AUTOPAY	HM CC-Trips	\$14,677.00
ROCKY RUN FIRE COMPANY #46	EMS Knox System Subsidy	\$8,549.00
ROCKY RUN FIRE COMPANY #46	EMS Patient Care Supplies Subsidy	\$6,451.00
Total GENERAL FUND:		<hr/> \$288,545.88 <hr/>

**HIGHWAY AID FUND**

INNOVATIVE CONSTRUCTION SERVICES,	2025 Road Improvement LF Retainage	\$17,690.81
SILVI MATERIALS	Road Salt	\$8,108.43
Total HIGHWAY AID FUND:		<hr/> \$25,799.24 <hr/>

Grand Totals: \$400,353.87

**Bil List - January 2026**

**ESCROW FUND**

KELLY ENGINEERS AND SURVEYORS	DEC Engineering - ESCROW	\$5,193.25
VINCENT MARTINI	Escrow Reduction 40 Van Leer Ave	\$143,786.58
Total ESCROW FUND:		<hr/> \$148,979.83 <hr/>

**GENERAL FUND**

AQUA AUTOPAY	Township Hydrants DEC	\$9,078.00
FIRST DUE	Public Safety Records Mgmt. Software	\$20,800.00
GO2 TECH, INC. (ACH)	DEC 2025 IT	\$5,078.19
KELLY ENGINEERS AND SURVEYORS	DEC Engineering - GF	\$11,058.00
OPDENAKER INC.	DEC RECYCLING AC #14321600	\$52,705.20
PA MUNICIPAL HEALTH INS. COOPERATIV	JAN Health Insurance	\$48,283.27
PECO - AUTOPAY	464 S. Middle ELC 12-2025	\$7,576.17
Total GENERAL FUND:		<hr/> \$154,578.83 <hr/>

**HIGHWAY AID FUND**

SILVI MATERIALS	Road Salt	\$6,210.54
Total HIGHWAY AID FUND:		<hr/> \$6,210.54 <hr/>
Grand Totals:		\$309,769.20

Ms. Ciuca made a motion to approve the bill list. Mr. D’Agostino seconded the motion.

Ms. Ciuca asked if the details of the bill list are included in the minutes on the website, and Mr. McMullan stated yes they are part of the agenda packet and will be part of the minutes.

Mr. Stump called for a vote. The vote carried 7-0.

Ms. Stump adjourned the meeting at 8.59 pm.

Respectfully Submitted,



Sharon Browne



## Middletown Township Engineer's Report

February 4, 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.

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### **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.

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### **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 complete. The Delaware County Conservation District recently granted approval of the State NPDES permit application. The project will be constructed 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. This project will be let for bid (Phase 1) in mid to late February 2026.

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### **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**

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- 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**

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- 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**

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- 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 Popeye's, the land development plan has been recorded and it is our understanding that the property owner intends to begin construction in 2026.
  - 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.

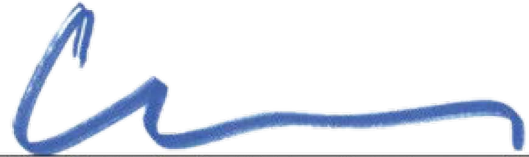
Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.

- 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. The applicant is in the process of preparing land development agreements and recording the approved plan.
- 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.
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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.
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- 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. The applicant intends to begin construction in February of 2026 and is in the process of completing land development agreements and plan recordation.
- 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. The plan has been recorded and construction has commenced.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square foot 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 construct 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.



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



## Middletown Township Engineer's Report

April 1, 2026  
Council Meeting

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

**MT100-V1**

- This phase of the trail construction is complete and open to the public.
- 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**

- Final engineering design of phase 2 of the Township trail project may begin later in 2026 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
- A portion of this trail crosses under an overhead PECO electric transmission line right-of-way. The Township is working with PECO to obtain their approval for the trail to pass under the right-of-way. Discussion have been on-going for about 2 years and most recently, additional survey information was obtained so that the Township can demonstrate that the trail can be constructed without impacting the foundation pedestals of three of the towers.

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**ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Phase 1 work is complete. Phase 1 Improvements included construction of a new tot lot, reconstruction of existing parking both in front of and behind the facility, construction 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.

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**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.

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**LENNI PARK**

**MT100-W**

- The Township has received a grant from PA DCNR for construction of portions of the project. DCNR is presently reviewing the final contract drawings and documents for the project.
- Construction of the project will be completed in two phases. Phase 1 of the improvements, which have been approved by the County and State (through NPDES Permit) includes 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. All contract drawings and documents are complete and are presently being reviewed by DCNR and immediately upon their approval, the project will be let for bid (Phase 1). It is expected that advertisement for bid will occur in April and it is projected that the bids will be opened in April and considered for award by Council at the first meeting in May, following the bid opening.
- Phase 2 will include additional pedestrian trail, new parking, underground stormwater infiltration, multi-court surface and fence, and pavilion upgrades and will be completed upon securing funding to

complete the construction. All engineering and permitting is complete for Phase 2.

## **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- The guiderail program is for the installation and/or replacement of guiderail along several segments of Township roadway including Howarth Road (completed), E. Knowlton Road – North (partially completed), E. Knowlton Road – South (partially completed), Darlington Road – East (completed), Darlington Road - West and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Significant utility pole relocation and tree removal are required for some of the projects remaining to be completed. The Township is presently finalizing design plan and contract documents for letting of bid and completion of the Valley Road project which includes approximately 1,000 LF of new guiderail (to replace existing cable barrier system) extending northerly starting around the bridge crossing of Rocky Run. It is anticipated this project will be let for bid in the summer of 2026.
- The Township recently coordinated relocation of several utility poles with PECO, along Darlington Road and Valley Road, some of which were necessary to complete some of the remaining projects.
- 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 2026 or 2027.
- 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 2026 or 2027.
- "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**

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- 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.

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#### **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.

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#### **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 asphalt 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. The Township is waiting for the developer to submit Certificate of Total Completion approval request.

- 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 Popeye's, the land development plan has been recorded and a preconstruction meeting has been held with the applicant. It is anticipated this project will begin construction in the Spring of 2026.
- 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. The applicant is in the process of preparing land development agreements and recording the approved plan.
- 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.
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Kelly Engineers and Surveyors  
Township Engineer



Eric J. Janetka, P.E.

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PA  
EMERGENCY DECLARATION FOR MIDDLETOWN TOWNSHIP  
BECAUSE OF THE REDUCTION OF EMERGENCY MEDICAL SERVICES (EMS)**

**RESOLUTION 2026-04**

**WHEREAS**, on or about April 23, 2025, at 8:00 AM a significant public health crisis has emerged due to the reduction of Emergency Medical Services (EMS) and the closure of two nearby hospitals, a direct consequence of the overall closure of Crozer Health. The diminished EMS capacity means longer response times for emergencies, while the loss of hospital facilities limits available treatment options and jeopardizes timely access to critical medical care for residents has caused or threatens to cause injury, damage, and suffering to the persons and property of the Township of Middletown; and

**WHEREAS**, this has threatened to endanger the health, safety, and welfare of a substantial number of persons residing in the Township of Middletown, and threatens to create problems greater in scope than the Township of Middletown, may be able to resolve; and

**WHEREAS**, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety, and welfare of affected residents in the Township of Middletown, therefore an Emergency Declaration was declared by Township Council on April 23, 2025, for ninety (90) days; and again on August 6, 2025 for sixty (60) days, and again on October 1, 2025 until January 7, 2026, and extended on January 7, 2026 to January 21, 2026; and

**NOW, THEREFORE**, the Township of Middletown, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Services Code, (35 PA CS), as amended, does hereby extend the existing Emergency Declaration for a period of days for the existence of a disaster emergency in the Township of Middletown to expire April 1, 2026.

**FURTHER**, Township Council directs the local Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency.

**STILL FURTHER**, Township Council authorizes the officials of the Township of Middletown to act as necessary to meet the current demands of this emergency, as outlined in Section 7501 of the Pennsylvania Emergency Management Services Code (35 PA C.S.).

**DECLARED** this 21<sup>st</sup> day of January 21, 2026.

ATTEST

TOWNSHIP COUNCIL

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John McMullan  
Township Manager

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Christopher Stump  
Council Chair

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PA**

**Resolution 2026-10**

**A Resolution of Middletown Township, Delaware County, Supporting the  
Pennsylvania Commission for the United States Semiquincentennial**

**WHEREAS**, the Pennsylvania General Assembly and Governor Wolf created the Pennsylvania Commission for the United States Semiquincentennial (America250PA) in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250<sup>th</sup> anniversary of the United States in 2026 and Pennsylvania's integral role in that event, and the impact of its people on the nation's past, present, and future; and

**WHEREAS**, America250PA hopes to engage all citizens of the Commonwealth, bring the Commonwealth's history into the conversation so Pennsylvanians can better understand the origins and multiple perspectives of issues facing our Commonwealth and nation today, and use history to encourage and inspire future leaders, celebrate the contributions of Pennsylvanians to not only the Commonwealth's history, but also to our Nation's history, and

**WHEREAS**, America250PA wishes to have a lasting impact on the next generation of Pennsylvanians and to spark an interest which will ignite the drive for them to appreciate all of the triumphs, trials, and tribulations which contributed to the Commonwealth for which they are now writing their own history; and

**WHEREAS**, America250PA will have numerous officially recognized programs, projects, and events over the next five years to inspire future leaders and celebrate all Pennsylvanians' contributions to the United States over the past 250 years, and

**WHEREAS**, Middletown Township and the Middletown Historical Society encourage residents to participate in a "Passport to Middletown" that includes a visit to Cumberland Cemetery, the Silos at Longview Park, and the Historical Society's showcase at Roosevelt Community Center.

**NOW, THEREFORE, BE IT RESOLVED**, that Middletown Township hereby endorses America250PA and its mission to Educate, Preserve, Innovate and Celebrate the rich history and diversity of the State; and

**IT IS FURTHER RESOLVED** that a copy of this resolution be sent to the township's State Senator, House Representative, and PSATS.

**RESOLVED** this 15<sup>th</sup> day of April 2026 by the Middletown Township Council, Delaware County, Pennsylvania at a regularly scheduled meeting.

**ATTEST:**

**TOWNSHIP COUNCIL**

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John McMullan  
Township Manager

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Christopher Stump  
Council Chair

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA

RESOLUTION 2026-11

**A RESOLUTION AUTHORIZING A TRAFFIC CALMING POLICY IDENTIFYING THE PROCEDURE THAT WILL BE FOLLOWED TO DETERMINE WHETHER TRAFFIC CALMING MEASURES WILL BE INSTALLED ON ROADS WITHIN MIDDLETOWN TOWNSHIP, TO BE DETERMINED ON A LOCATION-SPECIFIC BASIS. THIS POLICY IN NO WAY LIMITS MIDDLETOWN TOWNSHIP'S AUTHORITY TO ERECT TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH PENNSYLVANIA LAW AND TOWNSHIP CODE.**

**WHEREAS**, the Purpose of the Traffic Calming Policy ("Policy") is to establish criteria and guidelines for the installation of traffic calming measures on Township Owned Roadways; and

**WHEREAS**, Traffic calming measures are designed to reduce the speed and/or the volume of motor vehicle traffic (cut through traffic) in residential areas, to reduce motor vehicle speeds, and to improve pedestrian safety and shall also consist of enforcement and education activities by the Pennsylvania State Police; and

**WHEREAS**, Implementing the combination of mainly physical features that reduce negative effects of motor vehicle traffic use, alter driver behavior, and improve conditions for non-motorized street users (pedestrians), as outlined in the terms and conditions set forth in the Traffic Calming Policy attached here as Exhibit "A."

**NOW, THEREFORE, BE IT RESOLVED**, Middletown Township Council, Delaware County, Pennsylvania, with due consideration of the above, as follows:

1. The caption and background of the "Policy" set forth above are incorporated herein by reference as Exhibit "A."
2. Middletown Township Council hereby approves the criteria of the Traffic Calming Policy including: the definitions, resident request process, eligibility of Township Owned Roads, Traffic Calming Study, Scored Evaluation, and Concept Plan, and Public Meetings.

**RESOLVED** this 15<sup>th</sup> day of April 2026 at a regularly scheduled Township Council public meeting.

**ATTEST:**

**TOWNSHIP COUNCIL**

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John McMullan  
Township Manager

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Christopher Stump  
Council Chair

EXHIBIT "A"

February 27, 2026

## **Traffic Calming Policy Middletown Township, Delaware County**

This Traffic Calming Policy identifies the procedure that will be followed to determine whether traffic calming measures will be installed on roads within Middletown Township, to be determined on a location-specific basis. This policy in no way limits Middletown Township's authority to erect traffic control devices in accordance with Pennsylvania Law and Township Code.

### **Intent**

The purpose of this policy is to establish criteria and guidelines for the installation of traffic calming measures, including but not limited to speed humps, on Township-owned roadways. Traffic calming measures are designed to reduce the speed and/or the volume motor vehicle traffic in residential areas. Traffic-calming measures shall also consist of enforcement and education activities by the Pennsylvania State Police.

### **Definitions**

**Local Road:** A roadway with relatively low traffic volumes that serves short trips at low speeds. For purposes of this policy, local roads are typically residential roadways.

**Speed Hump:** A geometric roadway design feature that provides a vertical deflection in the roadway. A speed hump is a raised hump in the pavement, typically 3 to 4 inches in height and 12 feet in length (in the direction of travel) that extends across the width of the roadway perpendicular to the flow of traffic. A "speed table" is essentially an elongated speed hump and is considered to be a similar, equivalent alternative to a speed hump where deemed appropriate by the Township Traffic Engineer and the Roads, Highways & Public Safety Committee.

**Traffic Calming:** The combination of mainly physical features that reduce the negative effects of motor vehicle traffic use, alter driver behavior and improve conditions for non-motorized street users. Traffic Calming features are not traffic control devices, but rather physical parts of a roadway's design characteristics.

**85<sup>th</sup> Percentile Speed:** That speed at which 85% of the free-flowing vehicles are traveling, or below.

## **Resident Request and Petition**

1. Resident Request: Residents may request that a study be conducted to evaluate and potentially install traffic calming measures on a particular street or neighborhood. Requests shall be submitted in writing, along with a petition as described below, for the Township's Roads, Highways & Public Safety Committee to consider.

Resident Requests must include a petition that accounts for the following:

- a. All households within the general impact area of the potential traffic calming measures must be contacted by the requestor and advised of their desire that traffic calming be considered for their street. The general impact area typically includes all properties on the affected street, and it may include properties on nearby roads other than those where the traffic calming would be installed. Note that if the installation of traffic calming on one roadway may transfer the problems to a parallel local roadway, the affected neighborhood area shall be addressed as a whole and should be included within the general impact area. If the requestor is unsure of the general impact area, they should contact the Township for determination before proceeding with the petition.
- b. A signed petition must be submitted reflecting the support of at least 50% of the households (determined by street address) within the general impact area. The signature of one adult member of each household is necessary.

Locations where traffic calming measures are being requested must meet eligibility requirements as described in the next section. If the resident recognizes that any of the criteria below would NOT be satisfied, the request should not be made for that location.

## **Eligible Streets**

A street will be considered for the installation of traffic calming, provided that the street meets all of the following criteria:

1. Traffic calming will not be installed on state roadways. The street must be owned and maintained by Middletown Township.
2. The street is classified as a local road by the Middletown Township Traffic Engineer guided by the Middletown Township Comprehensive Plan where applicable.
3. The legally posted speed limit on the street should not exceed 25 miles per hour.
4. The minimum length of the street should be at least 1,000 feet.
5. Speed humps specifically should not be installed on hills or curves that could affect the safe control of vehicles. The grade of the roadway must not exceed 8%. Other types of traffic calming measures may or may not be suitable on steep hills or curves, to be determined on a case-by-case basis.

6. The average vehicle speed (based upon the 85<sup>th</sup> percentile of the speeds recorded during the traffic study) should not be less than five miles per hour over the legally posted speed limit, which should be determined by a speed study.

### **Traffic Calming Study, Scored Evaluation, and Concept Plan**

For each resident request, Middletown Township will review the submitted petition and confirm if the street is potentially eligible for installation of traffic calming measures. If the review indicates that the initial criteria are satisfied, the Township may advance the request to the traffic study and plan development phase. A traffic study will be conducted to ensure all criteria are met, and this will include a speed study to assess the 85<sup>th</sup> percentile speeds on the roadway.

Additionally, a scored evaluation system will be utilized to help guide the Township's review and recommendation pertaining to the potential installation of traffic calming measures. The evaluation will be conducted by the Township Traffic Engineer and/or other Township Staff. The scored evaluation criteria are provided at the end of this policy. There is no minimum score that will dictate whether or not traffic calming measures will be approved for a given location, but this evaluation is a tool that can help the Township determine the need for traffic calming at a specific location and can be used to compare one candidate location to another.

All information in the request, the traffic study, and the scored evaluation will be reviewed by Township Staff, Fire Chief, Public Works, and the Roads, Highways & Public Safety Committee. Collectively if this group supports advancement of a plan for traffic calming in the requested location, the Township Traffic Engineer (or others as designated by the Township) would prepare a concept plan for installation of traffic calming measures. This plan should show details of proposed location(s) and design of the traffic calming measures including but not limited to associated signage and striping/pavement markings.

### **Public Meeting**

If the Township finds that a road is appropriate for potential installation of traffic calming and gives direction for a concept plan to be prepared, once the concept plan is ready it will be presented to the public at Township Meeting (possibly a Roads, Highway & Public Safety Meeting, a Township Council Meeting, or a special project-specific meeting). Notification of the meeting will be sent to the resident who made the request, published on the Township webpage, and provided via emails as available. In addition, the resident who initiated the request for the traffic calming may wish to inform others in the general impact area about the meeting. The Township Traffic Engineer and/or Township Officials will present the results of the study and the concept plan. All Township residents are welcome to attend the meeting and offer comments or concerns for the Township's consideration.

After the public meeting, the concept plan may be refined if needed in response to comments. If needed, the refined plan may be presented again at another meeting.

### **Advancement or Denial of Project**

Based on coordination up to this point including but not limited to discussion at the public meeting(s), Township Council may authorize advancement of the project to final design (if needed) and implementation when funding permits.

If Township Council decides to not move forward with traffic calming at the subject location, the area shall not be reconsidered for traffic calming for a period of at least three (3) years from the date the petition was received by Township staff, unless the Township determines that a significant change in area conditions affecting traffic has occurred. Such significant changes may include new construction, roadway improvements, changes in land use, or similar changes creating regional impacts. A new petition will be required after the three-year waiting period to initiate the traffic calming process again.

### **Post-Installation of Project**

If traffic calming features are installed, the Township Traffic Engineer and/or Township Staff should monitor the general impact area to assess the effectiveness of the traffic calming and to determine if there are unforeseen detrimental impacts. This may lead to refinement of the installation if needed for public safety.

Middletown Township, on its own initiative, may modify or remove any installed traffic calming measures in the interest of public safety. The property owners in an area where traffic calming measures have been implemented may also request their removal. A petition to remove the traffic calming measures may be considered by the Township, subject to the following conditions:

1. The traffic calming measures have been in place for at least two (2) years, and
2. The removal of one or more traffic calming measures would not make the remaining measures less effective or less safe (applicable if only part of the project is being petitioned to be removed), and
3. At least 60% of the property owners in the general impact area must vote in favor of removal.

If the Township decides to remove one or more traffic calming feature(s), either on its own initiative or prompted by a petition from nearby property owners, no traffic calming feature(s) should be removed until a plan is developed and approved by the Township which specifies what, if anything, will replace the removed feature(s).

# RESIDENT REQUEST EVALUATION PROCESS

## SCORED EVALUATION SYSTEM

Criteria	Points	Basis for Point Assignment
Speed	0 to 30	Extent by which 85 percentile speeds exceed posted speed limit; 2 points assigned for every 1 mph.
Volume	0 to 25	Average daily traffic volumes (1 point assigned for every 120 vehicles).
Crashes	0 to 10	1 point for every crash reported within past 3 years.
Elementary or Middle Schools	0 to 10	5 points assigned for each school crossing on the project street.
Pedestrian Generators	0 to 15	5 points assigned for each public facility (such as parks, community centers, and high schools) or commercial use that generates a significant number of pedestrians.
Pedestrian Faculty	0 to 10	5 points assigned if there is no continuous sidewalk on one side of the street; 10 points if missing on both sides.
<b>Total Points Possible</b>	<b>100</b>	

**Seller:** middletown  
**Buyer:** (Tricounty1)  
**Company:** Bridgeport

**Seller Address**  
Middletown Township  
P.O. Box 157  
Lima, PA 19037  
US

**Billing Address**

**Item 8A**

Item (Listing #)	Price	Total	
2017 Ford F550 Dump (80855176)	\$46,100.00	\$46,100.00	Tax Exempt
VIN 1FDGF5HT0HEB94550			
Pickup Location Details 27 N Pennell Rd Media. PA 19063			
Custom ID M3			
	Subtotal	\$46,100.00	
	Sales Tax	\$0.00	
	<b>Total Due</b>	<b>\$46,100.00</b>	

**Comments**

Congratulations on your winning bid from Middletown Township. Please Contact Middletown Township, at 610-565-2700, ext. 252 or publicworks@middletowndelcopa.gov, to proceed with finalizing this purchase. All items won in auction MUST BE PAID WITH A CASHEIRS or CERTIFIED CHECK, cash or personal checks will not be accepted. All items must be scheduled for pickup within 5 business days unless arrangements have been made with Middletown Township.



# Quote

## Item 8B

Eagle Power and Equipment  
 1420 Phoenixville Pike  
 West Chester, PA 19380  
 610-458-7054 (Phone)

Date  
 Valid Through  
 PO Number  
 Reference #  
 Salesperson

3/23/2026  
 4/30/2026  
 RV0000891C  
 Richard Verna  
 rverna@eaglepe.com

**Billing Information**

Middletown Township  
 Dan Simcox  
 27 N Pennell Rd  
 P O Box 157  
 Lima, PA 19037  
 610-212-7971 (Phone)  
 publicworks@middletowntownship.org

**Shipping Information**

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	2026 Case 580 Super-N T4 Final 4x4			\$151,251.00	\$151,251.00
1	Price book 1/1/2026			\$0.00	\$0.00
1	745299 YGR			\$-4,271.00	\$-4,271.00
1	423062 4wd Powershift, H-Type transmission			\$5,358.00	\$5,358.00
1	9200023 305/70 R16.5 radial front tires			\$932.00	\$932.00
1	9300018 50/70 R24 radial rear tires			\$1,367.00	\$1,367.00
1	467075 BH w/hyd bucket coupler, extendahoe, 1&2 way aux hyds			\$13,312.00	\$13,312.00
1	423010 1100 # HD front ctr wt			\$0.00	\$0.00
1	423078 pilot controls, Powerlift			\$3,436.00	\$3,436.00
1	442056 flip/combo stabilizers pads			\$847.00	\$847.00
1	747863 82"w 4-in-1 clam w/3 replaceable cutting edges, 3 Fork Hooks welded to topside of bucket to match townships pallet forks			\$9,787.00	\$9,787.00
1	464078 3 spool loader valve, ride-control, comfort steer			\$3,193.00	\$3,193.00
1	747855 LH door cab, hvac, Bluetooth			\$9,455.00	\$9,455.00
1	745161 air suspension seat			\$880.00	\$880.00
1	745242 LED road & work lights			\$897.00	\$897.00
1	745121 SiteWatch Telematics			\$0.00	\$0.00
1	Less 18% DGS Contract #4400028103, Costar #134863			\$-35,359.92	\$-35,359.92
1	Less stocking dealer discount			\$-4,877.00	\$-4,877.00
1	Freight from Burlington , IA plant			\$1,650.00	\$1,650.00
1	4- corner, LED cab mounted amber strobes			\$1,065.00	\$1,065.00
1	R & L heated side mirrors			\$500.00	\$500.00
1	8-keys , parts & service manuals			\$0.00	\$0.00
1	on thumb drive			\$0.00	\$0.00
1	PG06-24" W-B PowerGrip bucket, installed			\$10,720.00	\$10,720.00

Price on this Sales Quote / Purchase Order is an estimate and is subject to being increased.  
 Final pricing and applicable programs will be established at Delivery.  
 Order cancellation and refund of earnest money deposits are available in the event of a price increase  
 between the date of the Quote / Purchase Order and the date of delivery

Trade-Ins Purchaser hereby bargains, sells, and conveys unto Seller the following described Trade-In Equipment and warrants and certifies it to be free and clear of liens, encumbrance, and security interests, except to the extent shown below.

Year	Hours	Make	Model	Description	Serial Number	Trade Amount
2018	1600	Case	580SN	I A P	C752789	\$48,000.00
<b>Total Trade</b>						\$48,000.00
<b>Outstanding Balance Owed</b>						\$0.00

<b>Sales Price</b>	\$170,142.08
<b>Less Trade</b>	\$48,000.00
<b>Rental Recap</b>	\$0.00
<b>Adjusted Price</b>	\$122,142.08
<b>Sales Tax</b>	\$0.00
<b>Total Cost</b>	\$122,142.08
<b>FET</b>	\$0.00
<b>Cash Down Payment</b>	\$0.00
<b>Balance</b>	\$122,142.08
<b>Outstanding Balance Of Trade</b>	\$0.00
<b>Total Unpaid Balance</b>	\$122,142.08

\_\_\_\_\_  
 Purchaser's Signature

Terms				
Cash	<input checked="" type="checkbox"/>	On Account	<input type="checkbox"/>	Finance
Insurance	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Comments				
D G S Contract # 440028103 vendor # 134863 . Tax exempt I A P				

1005 Kedron Ave.  
Morton, PA.  
19070

**Full Service HVAC, Process Piping, Plumbing**

610-328-0820

**Date: March 20, 2026**

**PROPOSAL SUBMITTED TO: Middletown Township**

**WORK TO BE PERFORMED AT: 27 Pennell Rd, Media, PA 19063**

**CoStar #008E22897**

**Attention: William Rigby**

**Bid #25SSQ341**

**We are pleased to offer you our best price for the work to be performed at the above-referenced property.**

**HVAC Scope of Work: UNIT 6**

**Provide labor, materials, tools, and supervision to perform the following:**

- Perform the required demolition.
- Furnish and Install New air Handler
- F & I New condenser on outdoor pad
- Rig new AHU into building through outside air louver with crane
- Run new copper piping between indoor and outdoor units
- Run Condensate to nearest drain
- Transition Ductwork back to existing mains
  - Supply and Return Ductwork
- Install new central control for unit
  - Wall Mounted Thermostat with averaging sensors throughout
- Pressure test, Evacuate, charge system with refrigerant
- Start up system and confirm proper operation
- Remove all debris from site

**THE TOTAL COST FOR THE AFOREMENTIONED WORK IS..... \$47,501.00**

**HVAC Scope of Work: Unit 1,2,3,4,5,7**

**Provide labor, materials, tools, and supervision to perform the following:**

- Perform the required demolition.
- Furnish and Install New air Handler
- F & I New condenser on outdoor pad
- Extend copper piping from existing mains
- Run Condensate to nearest drain
- Transition Ductwork back to existing mains
  - Supply and Return Ductwork
- Install new central control for unit
- Pressure test, Evacuate, charge system with refrigerant
- Start up system and confirm proper operation
- Remove all debris from site

**THE TOTAL COST FOR THE AFOREMENTIONED WORK IS..... \$20,500.00 Per System**

“ Due to the current volatile market, this price is good for 25 days. DWD will not be held responsible for equipment and material delays due to the current market conditions. DWD reserves the right to provide updated pricing and delivery schedules once released to move forward. “

**EXCLUSIONS:**

- Temporary Protection
- Temporary Heating/Cooling
- Temporary Water
- Temporary Bathrooms
- Phasing
- Demolition
- Trash Removal
- Dumpsters
- Excavation/Backfill
- Select Fill
- Duct Leak Testing
- Smoke Detectors
- Starters/Disconnects
- VFD's
- Sand Bedding
- Off Hours Work
- Premium Time
- Cutting/Patching
- Painting
- X-Ray
- Saw Cutting
- High Voltage Wiring
- Thermostat Relocations
- Shut Down
- Drain Down
- Dust Protection
- Equipment Pads
- Duct Cleaning
- Access Panels
- Seismic Restraints
- Vibration Isolation
- Roofing
- Engineering
- Shop Drawings
- Coordination Drawings

.....  
**We do not include any work other than herein mentioned, and base our quote on the following clarifications:**

1. All work is to be performed during normal working hours, other than described.
2. A warranty on the equipment installed is being provided only to the extent of the equipment manufacturer's warranty. Any additional charges, if applicable, for warranty work is the responsibility of the owner.
3. We are not responsible to submit applications for utility services for referenced property, whether they are new or existing services, on behalf of property owners. If instructed by the owner in writing to perform this task, we will be pleased to do so on a time and material basis as an extra to this proposal.
4. No plaster, paint, cutting or patching, carpentry or general construction work of any kind is included in this proposal.
5. The work shall not include the detection, abatement, encapsulation or removal of asbestos. In the event that we should encounter any asbestos product or material, we shall have the right to discontinue work and remove our employees from the project.
6. This price quotation shall remain firm for forty-five (45) days. Work can proceed immediately upon receipt of signed acceptance.
7. The split in the Plumbing and Mechanical proposals is for accounting purposes only unless previously agreed upon.

.....  
Respectfully submitted by:

*Matt White*

-----  
Matt White

.....  
*Please acknowledge your acceptance of this proposal by signing one copy and returning it to this office.*

**ACCEPTED BY:**

\_\_\_\_\_  
**AUTHORIZED SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_

Middletown Township

Payments for Ratification - March  
Check Issue Dates: 3/1/2026 - 3/31/2026

Vendor Name	GL Account	Invoice Description	Amount
<b>GENERAL FUND</b>			
AQUA AUTOPAY	01-411-384-75	Township Hydrants MAR	9,068.01
GO2 TECH, INC. (ACH)	01-407-300-75	JAN 2026 IT	5,780.94
KELLY ENGINEERS AND SURVEYORS	01-408-310-75	JAN Engineering - GF	9,655.75
KEYSTONE MUNICIPAL SERVICES, INC. (	01-413-300-75	Building Inspection 02/02-02/13	5,250.00
MIDDLETOWN FREE LIBRARY	01-400-456-70	2025 4Q Distribution	71,527.50
OPDENAKER INC.	01-426-300-75	FEB RECYCLING AC #14321600	55,399.72
PA MUNICIPAL HEALTH INS. COOPERATIV	01-487-196-55	MAR Health Insurance	45,931.27
PECO - AUTOPAY	01-409-361-85	464 S. Middle ELC 02-2026	7,429.96
PLGIT- CC GF AUTOPAY	01-453-336-70	HM CC-Trips	9,902.00
Total GENERAL FUND:			219,945.15
<b>HIGHWAY AID FUND</b>			
LANCASTER TRUCK BODIES (ACH)	35-430-740-90	2025 Ford F550/600	55,429.00
SILVI MATERIALS	35-432-239-70	Road Salt Deliveries	11,267.51
Total HIGHWAY AID FUND:			66,696.51
Grand Totals:			286,641.66

Approved by \_\_\_\_\_

Date \_\_\_\_\_