

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