

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
JANUARY 9, 2023

Minutes of the Regular Meeting of Township Council held on January 9, 2023 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: Jackie Donnelly, Bibianna Dussling, Mark Kirchgasser, Kathleen O'Connell-Bell, Susan Powell, Walter "Bok" Read, Mark Damico, Esq., Eric Janetka, John McMullan, Vince Visoskas

Excused: David Bialek, PharmD, R.Ph

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Kirchgasser called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES

3. PUBLIC COMMENTS: NONE

4. REPORTS

A. CHAIRMAN - NONE

B. COMMITTEE

- 1) Roads, Highways, and Public Safety Committee met with residents of South Old Middletown Road to discuss traffic concerns on Tuesday, December 20, 2022.

Ms. O'Connell-Bell announced there was a meeting on Tuesday, December 20, 2022 to discuss traffic issues on South Old Middletown Road, specifically speed concerns. She stated there are two agenda items; 7C and 7D that will be discussed later in tonight's meeting that are an outfall from the committee meeting.

C. MANAGER - NONE

D. ENGINEER

SEE ATTACHED ENGINEER'S REPORT - DECEMBER 2022.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. NEW BUSINESS

A. Consideration for Adoption: Ordinance 848, 2023 Tax Rate.

Mr. McMullan stated for Council's consideration for adoption is Ordinance 848 which will set the tax rate for 2023. The Ordinance was properly advertised and reviewed during the two budget presentations and reflects a zero increase in this year's tax rate and keeps the millage rate at 1.01%. Mr. Kirchgasser reported this is the 15th consecutive year with

no property tax increase in Middletown Township. He added in 2016 the property tax was lowered and in 2008 the property tax was raised. He stated Council continues to try to keep a line on this and he thanked staff in keeping the budget under control and spending smartly. He thanked Mr. McMullan, Mr. Visoskas, and Ms. Dussling for their work on the Township budget.

Ms. Dussling made a motion to approve Ordinance 848. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

B. Consideration for Approval: Resolution 2023-01, sewage facility planning module for the subdivision located at 345 and 375 Lenni Road.

Mr. McMullan stated for Council's consideration is Resolution 2023-01 which is the sewer facility planning module for 345 and 375 Lenni Road. He stated in August of 2022, Resolution 2022-28, Council approved a final minor subdivision plan, and this is one of the conditions that was in the resolution for on-lot septic systems. As part of the DEP review, a resolution is required. Mr. John Kolicius, 212 S. Old Middletown Road, asked how many dwellings are in this subdivision, and Mr. McMullan answered there will be one dwelling.

Ms. Donnelly made a motion to approve Resolution 2023-01. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

C. Consideration for Introduction: Ordinance 849, establishing the speed limit on a section of South Old Middletown Road at Twenty-Five (25) Miles Per Hour.

Mr. McMullan stated before Council is Ordinance 849 that resulted from two meetings with residents of South Old Middletown Road and their concerns about traffic. Tonight's ordinance is for introduction and if approved will be properly advertised and before Council in two weeks for adoption. The Ordinance is amending Chapter 235, Vehicles and Traffic, which will decrease the speed limit on South Old Middletown Road from Bortondale Road south to Rt. 352 making that stretch of road consistent with the full road at 25 mph. Mr. Kirchgasser stated the Ordinance will be introduced at tonight's meeting and voted on at the January 23, 2023 meeting. Ms. Donnelly asked what the speed limit is, and Mr. McMullan stated the speed limit is 35 mph. Ms. O'Connell-Bell stated as mentioned earlier there was a meeting on December 20, 2022, and heard strong residential support with trying to phase the implementation of ways to alleviate the traffic issues on South Old Middletown Road.

Mr. Campbell, 504 South Old Middletown Road, asked if this firms up the lowering of the speed limit, and Mr. Kirchgasser stated the process for an ordinance: it is first introduced at a Council meeting, then it is open for the public's review, and at the next business meeting, January 23, 2023, Council will vote on the ordinance. Ms. Dussling asked once approved what is the timeline to take effect, and Mr. McMullan stated 31 days after the adoption of the ordinance.

Ms. O'Connell-Bell made a motion to approve Ordinance 849. Mr. Read seconded the motion. The motion carried with a vote of 6-0.

D. Consideration for Introduction: Ordinance 850, to provide for a two-way Stop Intersection at South Old Middletown Road and Fox Road.

Mr. McMullan stated before Council for introduction is Ordinance 850 which will provide to install a two-way stop sign on the north side of South Old Middletown Road at the intersection of Fox Road and a sign on the south side of South Old Middletown Road at the intersection of Fox Road. There is already a stop sign on Fox Road approaching South Old Middletown Road so this will provide for a two-way stop sign at that intersection. This is a result of the input of the two meetings that the Roads, Highways and Public Safety Committee had with the residents from South Old Middletown Road as part of what Ms. O'Connell-Bell alluded to as Phase 1 in trying to address traffic speeding concerns on South Old Middletown Road.

Mr. Kirchgasser added site lines coming out of Fox Road looking both northbound and southbound are significantly limited by features of the terrain as there is a berm on the north side of the intersection and a tree line on the south side of the intersection severely limiting safe ingress and egress of the roadway. Mr. Robert Szolack, 519 South Old Middletown Road, asked if it would be more appropriate to term the ordinance as a three-way stop sign instead of a two-way stop sign because in reading one ordinance it states anything in conflict can be repealed and some people may think this means the Township is removing the existing stop sign on Fox Road. Mr. Kirchgasser asked if the ordinance can be amended to reflect a three-way stop sign instead of two-way stop sign and Mr. Damico commented it will be taken under consideration pending a review.

Ms. O'Connell-Bell made a motion to approve Ordinance 850 with the caveat as indicated. Mr. Read seconded the motion. The motion carried with a vote of 6-0.

E. Consideration to Authorize: Purchase of playground equipment from COSTARS certified vendor, Lyons Recreation, for installation at Roosevelt Community Center (Mark Dombrowski Foundation Mark's Park) in the amount of \$246,930.

Mr. McMullan stated before Council is a request to authorize the purchase of playground equipment for the Roosevelt Community Center. The equipment will be part of the Mark Dombrowski "Mark's Park" which is part of the Dombrowski Foundation. The Township has been working with the Dombrowski Foundation in developing Mark's Park and the Foundation is contributing a match donation the Township's grant award from RCAP (Revitalization Assistance Capital Program) from the State in the amount of \$500,000. The \$246,930 is a direct match from the Dombrowski Foundation. The foundation gave a donation to the Township's Park and Recreation as they will be the purchaser of the equipment.

Ms. Dussling asked about the process in selecting Lyons Recreation for the purchase of the equipment. Mr. McMullan stated they are COSTARS certified and are also the sole source in providing the type of playground equipment that is being selected for the site. He stated there are unique types of equipment that is catered towards all types of challenges so it can be used by children that experience challenges in using standard playground equipment. He stated there is also sensory type of equipment as well. Ms. Dussling asked if there will be further funds needed for the installation of the equipment

and Mr. McMullan stated the amount stated is just for the purchase of the equipment to take advantage of 2022 pricing as the company is expected to increase the price. The Township wanted to lock into the price at the 2022 rate.

Ms. Powell asked if Lyons Recreation will do the installation, and Mr. McMullan answered yes, and the installation will be another estimate that will be provided in the future. Mr. Kirchgasser asked about the timing on the installation of the equipment, and Mr. McMullan said this is part of an overall improvement project at the Roosevelt Community Center which include improvements to the parking lot, improvements to stormwater management, and the installation of the playground equipment. Mr. McMullan stated he is hoping for installation in the fall of 2023. Mr. Campbell asked for the location of the playground, and Mr. Kirchgasser explained where the location is, and Mr. Campbell asked if the parking lot will be expanded. Mr. McMullan stated the parking lot will be redesigned. Mr. Campbell remarked on the amount of activity at the center and is glad for the traffic concerns addressed.

Ms. O'Connell-Bell made a motion to approve the purchase of playground equipment. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

F. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of 350 Howarth Road, Folio 27-00-001795-00.

Mr. Damico stated before Council for consideration to authorize his firm to settle the tax assessment appeal for 350 Howarth Road. This is one of the many tax appeals that happened in early 2021 that are still winding their way to completion. This will provide for an assessment for the years 2021, 2022 and 2023 and is eventually a sliding scale assessment for \$220,000 for 2021, \$240,000 for the year 2022, and \$260,000 for 2023 recognizing an increase in market value based on the market in general. In 2023 they will be applying the common level ratio (CLR) of 72.8%.

Mr. Kirchgasser asked if the appeal is approved by the school district and Mr. Damico stated he does not know if it has been voted on, but Tom Kelly has recommended it to the school board. Ms. Dussling asked for clarification and Mr. Damico stated the current assessment is \$360,000. Tyler Technology assessed the property at \$400,00 which the homeowners appealed, and the County reduced the assessment to \$360,000 but the homeowners thought this was still too high took an appeal. This appeal is winding its way through the court process along with approximately 11,000 other cases. It is now to a point where the school district, the municipality, and the taxpayer have entered into an agreement. Mr. Damico stated they had an appraisal of \$215,000, the school district and municipality had an appraisal of \$250,000 so it was negotiated for the above figures. Ms. Dussling asked if the \$260,000 amount is what will be going forward, and Mr. Damico stated the 2023 assessment is \$260,000 but because of the CLR the assessment is \$189,280. Mr. Kirchgasser asked the impact to the Township in terms of revenue and Mr. McMullan stated it is very minor.

Ms. O'Connell-Bell made a motion to approve. Mr. Read seconded the motion. The motion carried with a vote of 6-0.

G. Consideration for Approval: Appointment of Law Firm of Lamb McErlane, PC as solicitor for the Planning Commission.

Mr. McMullan stated before Council for their consideration for approval is the appointment of the law firm Lamb McErlane, PC as solicitor for the Planning Commission. He stated as Council will recall, at the Reorganization Meeting on Monday, Council approved Lamb McErlane as the conflict solicitor for the Township and this would set them as solicitor for the Planning Commission.

Mr. Read made a motion to approve. Ms. Donnelly seconded the motion. The motion carried with a vote of 5-0. Ms. O’Connell-Bell abstained from the vote as she is a member of the Lamb McErlane firm.

H. Council Review of Zoning Hearing Board Application:

- 1) Application 2023-01 - An application of David and Allison Moomaw, 478 S. Old Middletown Road, is seeking a special exception to locate a 19’ x 40’ in ground swimming pool within a portion of the 20 ft. required setback. The pool is proposed to project within 11’ 4” of the side property line of this lot. R-2 Zoning District.

Mr. McMullan reminded Council this does not require any action but only to indicate if Council wants representation sent to the Zoning Hearing Board. He stated this is a request for a Special Exception as part of Section 275.203B in the Zoning Ordinance. A Special Exception can be provided for swimming pools that may extend into the side yard setback. The setback requirement in this Zoning District (R-2) is 20’ from the side yard and the applicant is requesting the pool go to within 11’ 4” of the side yard setback. The homeowners provided information as to why they do not want to locate the pool in the center of their yard as they do not feel like they can maximize the space in the center of their yard and there are also several trees that are in the location. Council decided to not send representation to the Zoning Hearing Board.

I. Approval of January 9, 2023 Bill List.

Mr. Kirchgasser read the Bill List aloud.

GENERAL FUND		
A. J. Blosenski, Inc.	November Recycling & Yard Waste	\$ 48,421.90
Aqua Pennsylvania, Inc.	November Hydrant Bills	\$ 9,532.77
Kelly Engineers & Surveyors	MS4/Stormwater Improv.	\$ 2,574.14
	Plan/Eng. Professional Services	\$ 6,413.77
	Contracted Services	\$ 1,688.02
		\$ 10,675.93
MECO Constructors, Inc.	Sunnybrea Basin Rehabilitation Project	\$ 342,019.35

Middletown Free Library	Qtr. 4 2022 - Library Distribution	\$ 62,500.00
PA Municipal Hlt. Ins. Cooperative	January Health Insurance	\$ 38,288.02
	January Health Insurance - Recreation	\$ 2,102.07
		<hr/> \$ 40,390.09
United Inspection Agency, Inc.	Electrical Inspections – November 2022	\$ 8,850.00
	General Fund Total	<hr/> <hr/> \$ 522,390.04

CAPITAL RESERVE

Ford Brothers Electric Co. Inc.	Invoice #5124 - Sleighton Park	<hr/> <hr/> \$ 11,400.00
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2019 G.O. ISSUE TRID

Kelly Engineers and Surveyors.	Invoice. 5017 & 5087	<hr/> <hr/> \$ 10,515.15
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HIGHWAY IMPROVMENT FUND

Premier Concrete, Inc.	Application #1 - Demo for Loop Road	<hr/> <hr/> \$ 125,875.00
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STATE AID

Riverside Const. Materials, Inc.	Rock Salt	<hr/> <hr/> \$ 5,299.50
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Ms. Powell made a motion to approve the bill list. Ms. Dussling seconded the motion. The motion carried with a vote of 6-0.

Mr. Kirchgasser adjourned the meeting at 7:30 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township **Engineer's Report**

January 9, 2023
Council Meeting

MARINER 2 PIPELINE

MT100-Ea

- Sleighton Park Restoration – Final restoration at Sleighton Park, which includes extension of the athletic field, trail restoration and restoration of pre-construction drainage features is 99% complete. A small portion of the existing pedestrian trail is to be repaved as part of Energy Transfers road restoration obligations.
- ETP has started restoring roadways utilized in the Township for construction access. Extensive road inspections have been conducted by the Township Engineer and scope of restoration work has been submitted to ETP. It had been anticipated this work would begin in late June but has been delayed by ETP and due to weather conditions. Work completed thus far includes replacement of damaged curb, curb depressions, driveway aprons and sidewalk on Riddlewood Drive, War Trophy Lane, Martins Lane and E. St. Andrews Drive. Residents should be aware that in the spring 2023, there will be additional activity on the following roads to complete restoration (base paving repair, pavement overlay, line striping, milling, shoulder repairs for drainage): Valley Road, W. Forge Road, Martins Lane, St. Andrews Drive, E. St Andrews Drive, Riddlewood Drive and War Trophy Lane. There will also be a full mill and overlay of the access driveway (from Lenni Road) to Glenwood Elementary School including reinstallation of speed humps and pavement striping
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP is in the process of finalizing geologic and geophysical testing at Valley Road/W. Forge Road, pursuant to the "monitoring" plan agreed upon by the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all previous testing completed as part of the monitoring plan and will review testing reports as they are completed and submitted to the Township. It is estimated that completion of this testing and Township review of testing results may be accomplished by the early 2023.

SEPTA R3-3**MT120-Bwa**

- SEPTA has nearly completed the R3-3 Land Development phase of the rail line extension including the parking deck, driveway, station building, and stormwater management facilities. SEPTA began rail service on August 21, 2022. A temporary certificate of occupancy was approved as some additional minor work remains to be completed.

MINT PEDESTRIAN TRAIL**MT100-V1**

- The first segment of this trail has been completed at the SEPTA Wawa Station.
- Design, permit and construction plans are in the process of being finalized and a status meeting was conducted with the Township in November 2022.
- The NPDES permit for the trail will be amended to incorporate several value-engineering revisions. A status meeting with Delaware County Conservation District was held in December 2022.
- It is anticipated this project will be let for bid in the spring of 2023 with construction to be completed by July of 2023.

MT. ALVERNO ROAD BRIDGE REPLACEMENT

- As of the date of this report, the bridge structure and concrete abutments have been removed and new abutments have been installed. Bridge is anticipated to be completed in 2023.

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 the recently completed 2019 contract): 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 and is now projected for 2021. Significant utility pole relocation and tree removal is required for these projects.

- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020 and 2021, but was not awarded the either grant but received feedback that the application was considered worthy of award but other projects were more highly prioritized. The Township has just re-applied for this grant for calendar year 2022. 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 the near future.
- 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 process 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).

- “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 can (and should) be updated periodically to include additional construction details, guidance documents, forms, etc. if they become necessary.

ROOSEVELT SCHOOL

MT100-O

- The Township has completed survey of the entire school property. The plan will be updated in the near future to show the location of an underground tank that was demolished by the Township several years ago; and additional sanitary sewer information recently discovered at the site (both brought to our attention by Vince Visoskas).
- Sketch Plan for rear parking lot, tot lot/playground and stormwater management facilities has been completed and submitted to the Township for inclusion and grant application for project funding.
- The engineer design and permitting phase of the rear parking lot and tot lot/playground project will begin in 2023 and it is anticipated that construction of improvements may also begin in the summer of 2023.

SUNNY BRAE STORMWATER BASIN REVITALIZATION MT100-K

- Work has begun on the basin revitalization project, which will significantly improve localized flooding in the vicinity (and downstream of) 34, 36 and 38 Gallant Fox Drive. Work is approximately 90% complete. Remaining work include swale completion at 34/36 Gallant Fox Drive, permanent fence installation, final grading and seeding, completion of basin bottom wetland channel and installation of curb depression on Gallant Fox.
- The project will be submitted to PADEP as a means to reduce sediment (PRP – Pollutant Reduction Plan) in conjunction with the NPDES Permit for the Township’s MS4 (permit term from 2018 to 2023). The basin revitalization work will address approximately 90% of the Township sediment

reduction requirement within the Chrome Run watershed, for the term of the PRP approval ending in 2025.

- Funds acquired for the project - Mariner East 2 Pipeline Corridor Grant Funds were awarded in the amount of \$198,472.00. Also, the Township submitted a PA DCED Flood Mitigation Program Grant application for \$275,000.00 but was only awarded approximately \$20,000.00 for the project.

SMEDLEY PARK

MT100-A.2

- Contract for construction of Stage 2 and Stage 3 of the project was completed by MECO Constructors in 2021. Field areas are not open to public use at this time, to allow grass to grow properly.
- The final construction phase is anticipated for the summer of 2023 and must include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basin condition, installation of approximately 800 feet of pedestrian trail (that could not be completed with the current 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 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 completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The cost estimated in 2021 to complete the final phase of work was approximately \$500,000.00; however, it is likely this cost will increase due to the current economic environment.
- The NPDES Permit for the Park has been extended to December 20, 2027 to allow the project to be completed in 2023. 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 of 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 will be the first stormwater BMP project from the PRP, to be completed (in 2022). 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.

SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- Riddle Hospital Expansion (Pavilion) - Conditional final approval granted by Council. Plan has been recorded and construction has commenced on the pavilion building. Site work is approximately 95% complete.
- ARTIS Senior Living Land Development – The final plan, conditional use and zoning map/text amendments have been approved by Council. Presently, there is no anticipated date for commencement of construction. The land development plan has not yet been recorded.
- Guss Subdivision (Howarth Road) – Conditional final approval granted by Council. Plan has been recorded but construction has not yet commenced.
- Promenade at Granite Run Land Development - Construction pursuant to the amended (and recorded) final plan is ongoing. Two new amendments to the approved final plan were received in late October and early November 2021 for the reconfiguration of Building Q (including the modification of constructed parking area, perimeter driveway (loop road), underground stormwater basin and porous pavement) and reconfiguration of Apartment Building 2 and surrounding improvements. Building Q land development was approved by Council on February 28, 2022 and is now under construction, and is approximately 90% complete; Apartment 2 land development was approved by Council in August 2022 and construction has also commenced.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4 which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is not intent on their part to build on the lot. Certificate of Total Completion has been filed and it is anticipated that project will be closed in 2023.
- 312 Lenni Road Subdivision - Conditional final approval granted by Council. Plan has been recorded and construction has commenced by Cornerstone Quality Builders. One home is presently under roof.

- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan is in the process of being recorded. Site work construction (excluding the houses) is largely complete. A grading and excavating permit for Lot 3 has been submitted for review and it is anticipated that upon recordation of the plan this month, permits for construction of the first home will begin.
- 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.
- 345 Valley Road Subdivision – Conditional final approval has been granted by the Township Planning Commission and Council, and the plan has been recorded. Grading Permit for the new home has been approved and construction has commenced.
- Glenwood Elementary School Parking Lot – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission on May 12, 2020 and granted conditional final approval by Township Council in June 2020. The plan has not yet been recorded.
- Congregation Beth Yeshua Land Development – Plan has been recorded and site work construction is largely complete. The applicant has filed the Certificate of Total Completion for this project which is under review and it is anticipated this project will be closed in early 2023.
- 416 W. Forge Road Minor Subdivision - Final plan has been reviewed by Township consultants. A revised plan has not yet been received.
- Williamson College of the Trades Student Activity Center Land Development Phase 5 – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction is approximately 95% complete.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction is complete.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant has submitted a land development application which has been reviewed and the Township is awaiting plan revisions prior to scheduling review of this application by the Planning Commission.

- Sleighton School Tract Subdivision (Middletown Township and Edgemont Township) – Tentative PRD Plan and related documentation has been submitted to the Township and review comments issued by Township Staff and consultants. Public hearings have been conducted on October 14 and October 28. A decision on tentative plan approval has not yet been made.
- A land development application has been received from Granite Farms Estates for building additions to the nursing care facility and reconfiguration of the parking area surrounding the nursing care facility. This application was recommended for approval by the Planning Commission on March 8, 2022 and final approval was granted by Council in March 2022. Plan has been recorded.
- A minor subdivision application has been received for 252 W. Forge Road to create an additional residential lot. This application was reviewed by the Planning Commission in December 2021 and approved by Council in January 2022. Plan has been recorded and a grading and excavating permit has been approved for construction of the driveway entrance to the new lot. This entrance will be used by the lot owner and prospective buyers to view the site.
- A minor subdivision application has been received for 51 W. Forge Road to create an additional residential lot. This application was approved by Council in January 2022. Plan has not yet been recorded.
- A minor subdivision application has been received for 552 Old Forge Road to create three residential lots. This application was recommended for approval by the Planning Commission in May 2022 and was granted conditional preliminary and final approval by Township Council.
- A Preliminary minor subdivision application has been received for 0 Bortondale Road (Woods at Ridley Creek) to create three residential lots. This application has been reviewed by the Planning Commission and a decision on recommendation or denial was not determined as the vote to deny plan approval was 3-3 with one abstention.
- A minor subdivision application has been received for William N. Weirich, Jr. (Highpoint Drive) to create one interior residential building lot. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has not yet been recorded, but grading and excavating permit for the site work has been approved by the Township.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a

permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has been recommended for conditional use approval and preliminary land development approval by the Planning Commission and has received zoning variances to permit the proposed expansion. Township Council recently granted preliminary approval of this plan.

- 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 is in the process of being recorded.

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line that tapers off to the right.