

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
FEBRUARY 4, 2026

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

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

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Mr. Stump called the meeting to order at 7 p.m. and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

A. DRAFT Council Minutes - October 15, 2025.

Ms. Powell made a motion to approve the draft Council Minutes for October 15, 2025.
Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

B. DRAFT Council Minutes - November 19, 2025.

Ms. Ciuca made a motion to approve the draft Council Minutes for November 19, 2025.
Mr. D'Agostino seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS:

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

4. REPORTS

A. Chair: NONE

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

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

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

C. Manager:

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

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

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

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

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

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

D. Engineer:

- 1) Engineer's Monthly Report - January 2026.

SEE ENGINEERS REPORT

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

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

next meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. ITEMS FOR APPROVAL:

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

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

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

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

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

B. Consideration for Approval: Ad Hoc Council Committees:

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

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

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

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

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

Mr. Stump read the Bill List aloud.

Bil List - December 2025

CAPITAL RESERVE FUND

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

ESCROW FUND

| | | |
|-------------------------------|--------------------------|------------|
| KELLY ENGINEERS AND SURVEYORS | OCT Engineering - ESCROW | \$8,672.75 |
|-------------------------------|--------------------------|------------|

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

FIRE APPARATUS FUND

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

GENERAL FUND

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

HIGHWAY AID FUND

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

Grand Totals: \$400,353.87

Bil List - January 2026

ESCROW FUND

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

GENERAL FUND

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

HIGHWAY AID FUND

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

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

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

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

Ms. Stump adjourned the meeting at 8.59 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township Engineer's Report

February 4, 2026
Council Meeting

MINT PEDESTRIAN TRAIL (PHASE 1)

MT100-V1

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

LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)

MT100-U1

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

ROOSEVELT COMMUNITY CENTER (PHASE 1)

MT100-O

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

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

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

ROOSEVELT COMMUNITY CENTER (PHASE 2)

MT100-O

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

LENNI PARK

MT100-W

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

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

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

MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN

MT300-18

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

SEPTA R3-3

MT120-Bwa

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

MARINER 2 PIPELINE

MT100-Ea

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

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

SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- 129 N. Middletown Road Land Development (formerly "ARTIS Senior Living") – The land development at this location, formerly known as ARTIS Senior Living, was never recorded, and the property was sold to the owner of 47 N. Middletown Road (Philadelphia Meeting Room-Religious Use Land development) and zoning variances have been received for impervious coverage at this location. The applicant recently submitted amended plans that include revisions to reduce construction cost. State permits previously obtained for this site are in the process of being amended and/or transferred from Artis Senior Living to the current property owner (based on the new site layout). The land development submission for 129 N. Middletown Road was reviewed by the Township Planning Commission on June 11, 2024, and has been conditionally approved by the Township Council. The adjoining property located between the site Rose Tree Road, is now owned by the RTMSD and the easement formerly being sought by ARTIS to allow a sidewalk connection from the site to the PGR entrance is now subject to Philadelphia Meeting Road acquisition and RTMSD approval.
- Guss Subdivision (Howarth Road) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction is on-going and the work is complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
- Promenade at Granite Run Land Development – Overall site construction pursuant to the approved final plan is on-going and is approximately 95% complete. Work related to the reconfiguration of Apartment Building 2 and surrounding improvements is complete and final Certificate of Occupancy for the apartment building has been approved. In regards to Popeye's, the land development plan has been recorded and it is our understanding that the property owner intends to begin construction in 2026.
- 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located

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

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

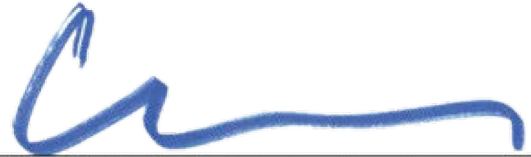
Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.

- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. The applicant is in the process of preparing land development agreements and recording the approved plan.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction is approximately 90% complete. One new home has been completed and is approved for occupancy. The other two dwellings are under construction. Private road installation was recently completed to base paving.
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been completed and request for occupancy is currently being reviewed by Township Staff. The applicant has recently filed for approval of Certificate of Total Completion of the project and release of all remaining financial security funds. A list of project defects/repairs (i.e. punchlist) have been sent to the developer for resolution.
- 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 2026.
- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.
- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024. The applicant intends to begin construction in February of 2026 and is in the process of completing land development agreements and plan recordation.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. The plan has been recorded and construction has commenced.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square foot light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded.
- Pinnacle Car Wash – A land development application was received to construct a car wash on the Biordi property, just west and south of

the intersection of Pennell Road and W. Baltimore Pike. This application was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



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