

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
FEBRUARY 7, 2024

Minutes of the Regular Meeting of Township Council held on February 7, 2024 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: David Bialek, PharmD, R.Ph, Carissa Ciuca, Jackie Donnelly, Bibianna Dussling, Susan Powell, Walter "Bok" Read, Christopher Stump, Mark Damico, Esq., John McMullan, Eric Janetka, Vince Visoskas.

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Ms. Dussling called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag. Ms. Dussling announced Council met in Executive Session prior to tonight's meeting to discuss legal issues facing the Township.

2. APPROVAL OF MINUTES

A) Draft Township Council Minutes: November 27, 2023.

Ms. Donnelly made a motion to approve the November 27, 2023, minutes. Mr. Bialek seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS

Mr. Matthew Adams, 534 Williamson Circle, stated there is a man on Facebook named Josh Gussler who is scamming people out of money. He stated he wants to get the word out to residents. There are currently 55 to 60 victims. At this point, he is in custody at the George Hill Detention Center. He asked for Council's help in getting this information out to all of the townships. He stated he personally lost \$400, and his case is going before the District Justice soon. Mr. Adams stated he does not want his name released to the papers. Mr. McMullan stated that in terms of getting this information to the public, his comments will be public in the meeting minutes. Since this is under litigation the Township will have to take a careful look as to a position the Township can take. Mr. Adams asked if his comments go into the Town Talk publication can he remain anonymous. Mr. McMullan assured him the Township will not provide minutes to the Town Talk.

Ms. Dussling stated it appears he is doing all the right things as far as communicating with the District Attorney's office. Mr. Adams stated he has not heard from the DA as of yet, but he appeared before Judge Strohl who issued a warrant. He stated the person in question has not shown up for court for any cases. Ms. Dussling stated he is doing the right things as far as the steps taken and involving the State Police. Mr. Adams stated on Facebook that the conman is trying to get people to buy Super Bowl tickets. Ms. Dussling stated she is very sorry this happened to Mr. Adams, and she trusts this will move through the justice system.

Mr. McMullan stated he can communicate with other municipalities but has to be cautious as to what information the Township can put forth as it is currently under litigation. He stated it sounds like all legal actions have been taken and he will monitor this as a Township as best as he is able. Mr. Adams asked if there is any way he can get help for the victims who were scammed. Mr. McMullan stated this is not a position the Township can take but there are statewide agencies to help victims of crime.

Ms. Laura Scott, Upper Chichester Township, stated the alleged perpetrator was picked up in Upper Chichester by police. There was a hearing at the Lima Court for which he did not appear. She stated this individual has a bench warrant. She stated you can look on [PA courts.com](https://www.pacourts.com) which lists a lot of his infractions. She stated Mr. Adams had the courage to file a criminal charge.

4. REPORTS

A. CHAIRMAN: NONE

B. COMMITTEE : NONE

C. MANAGER:

1) Update: SEPTA - Middletown Township, Aston Township, and Chester Heights Borough.

Mr. McMullan stated he received very promising news last week that the municipalities should realize the funds from the Wawa Station third party vendor very shortly and he has a tentative meeting scheduled for this Friday with the administrative staffs from Aston Township and Chester Heights Borough to reconvene discussions about the inter municipality agreement which is in draft format. The feasibility proposal will be part of the agreement. Unfortunately, the feasibility study proposal is six months old. Urban Engineers will update the proposal and hopefully send it by next Friday. Ms. Dussling asked if the funds will be realized before the scheduled meeting next Friday, and Mr. McMullan stated this is his expectation based on his conversations.

Mr. McMullan announced PECO work that is being done on S. Old Middletown Road. This will impact S. Old Middletown Road and Bortondale Road. Over the next 10-12 weeks, PECO is replacing a gas main which affect services to homeowners during this project. PECO has sent out notification letters to the residents affected and he anticipates lane closures and restrictions during this process. He stated people in this area are dealing with the Bortondale pump station work as well as the Manchester Road bridge work. He stated he had a meeting with PECO to discuss protocol with traffic control.

Ms. Dussling asked for clarification of the dates, and Mr. McMullan stated they started this week it will be February 5th through April 9th. Mr. Stump asked if the anticipated road closures will be on S. Old Middletown Road, and Mr. McMullan stated there will more likely be lane closures on S. Old Middletown Road and Bortondale Road. The lane restrictions will be from 9am to 3pm during these dates. Mr. McMullan stated there is a street closure at Indian Lane due to a downed pole and repairs will be limited to this Friday and Monday. Mr. John Kolicius stated there was a closure by the Community Center. Mr. Bialek asked if any residents will be impacted with gas service, and Mr. McMullan stated there will be planned shut offs that PECO is coordinating with homeowners; then homeowners will coordinate with PECO to make internal upgrades within their residence.

Mr. McMullan stated he had a conference call last Thursday with the project manager

from PennDOT. Initially, PennDOT anticipated an early March start date to the Glen Riddle Road bridge project; now the start date is April 1st. The project will be from April 1 through the end of November 2024.

2) Update: Public Safety Director: Chief Bill Rigby

Chief Rigby reported the new response districts and deployment plan has been finalized. Both Rocky Run and Middletown Fire Company received the OSFC grant in the amount of \$49,000 between the two companies. The grant money was used for hose replacement. Truck 46 is out of service and being repaired at Fireline Service. Once it is repaired, it can be placed on the market for sale. Both departments have started the 2024 Volunteer Incentive Program using the points systems. He stated the program is working very well. Chief Rigby reported there have been 300 plus training hours for both departments and one training of note is the Narcan training for both firefighters and EMS personnel. This was done in partnership with the DA's office. There were 316 total calls for January 2024 including 67 calls in the Township and 34 mutual aid calls. EMS totals for the month were 249 with 198 ALS calls and 51 BLS calls. He reported there were 2 building fire responses and 10 MVA (motor vehicle accident). There were two storm events; January 9 wind and rain and January 15 snow.

D. ENGINEER:

See attached Engineer's Report - January 2024

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review: Preliminary/Final Subdivision Plan for 386 Dutton Mill Road, three-lot subdivision.

Mr. McMullan stated before Council for review is Preliminary/Final Subdivision Plan for 386 Dutton Mill Road. This is a proposed three-lot subdivision. He received an e-mail from the applicant's engineer requesting to push this to April as they want to revise the plan based on comments from Mr. Janetka. This particular lot received approval ten years ago and there have been significant changes to ordinances over this period of time. Once the engineer representing the applicant took a deeper look, he realized the plan from ten years ago does not have standing due to the updated ordinances. They are revising the plan to bring before the Planning Commission in April.

B. Review: PML Associates (Linvilla Orchards) 2021 Conditional Use Resolution.

Mr. McMullan stated this came before Council as a Conditional Use request in September of 2021 which was approved. There were some items at the time that Council directed the solicitor representing the Township and Mr. Sullivan representing Linvilla Orchards to hash out. The resolution never got to the finish line in terms of being signed off on and now will be required to be voted on by the new Council. The Township received a notification from the State Liquor Control Board about a pending application submitted

by Ship Bottom Brewery who has a request to change the type of licensing they have to sell alcoholic beverages at Linvilla Orchards.

Mr. Tim Sullivan, representing Linvilla Orchards, stated in 2019 Linvilla Orchards came before Council for approval of a Conditional Use for the Beer Garden. The Conditional Use was approved limited to beer and wine, 100 days per year, five days prior notice and the space was limited to the octagon barn ruins. The pandemic hit and outside venues became very popular so in 2021 they came back before Council for a modification of the prior conditional use approval given in 2019. They were asking to include hard seltzers and mead, expand from 100 days to 200 days, reduce the notice to the Township from 5 days to one day and an expansion of the area for the beer garden. They went before the Planning Commission and they recommended approval, they came before Council, and they approved the resolution.

Mr. Sullivan stated they were working on the resolution, and it slipped through the cracks. Mr. Sullivan stated he has been working with Charles Miller and they have agreed upon the wording of the written conditional use approval but felt it appropriate that Council approve the written resolution because of the passage of time. Because of the format change of the workshop meeting and formal meeting, Mr. Sullivan needed to know if he must come back to the next meeting. Ms. Dussling stated the workshop meeting is to review and discuss the Conditional Use, and Mr. Sullivan may or may not wish to attend the next meeting. Ms. Dussling asked if there were any changes from the previous Conditional Use, and Mr. Sullivan stated the license is a storage license instead of an exposition license resulting in the increase from 100 to 200 days. The area is increased and not limited to the old octagonal barn ruins which were 10,000 square feet. They have expanded to 20,000 square feet.

Ms. Ciuca asked for clarification of the notification to the Township, and Mr. Sullivan stated they give notification for a time period. In the winter months there have been weekends where the temperatures are in the 60's and having to give a five-day notification could mean they lose out on an opportunity to operate the beer garden. He stated Mr. McMullan is sent an e-mail request and he is copied on the request; Mr. McMullan acknowledges the request which Mr. Sullivan is also copied on. He stated in the summer months they can give notification for a month at a time. Mr. Bialek asked for clarification on notifying within the 200-day allowance, and Mr. Sullivan stated they cannot exceed the 200 days. Mr. Sullivan stated it is basically a weekend event, however, they can request Friday nights or holidays as long as they fit within the 200-day maximum. Mr. Sullivan added this is all monitored by the LCB. Mr. Stump asked the extent of the change to a storage license, and Mr. Sullivan explained a storage license is the number of days that can be utilized. An exposition license is 100 days, and a storage license is 200 days within a calendar year. Mr. Bialek stated as part of the storage license all of the beverages are locked and not accessible to the public, and Mr. Sullivan confirmed this to be correct and added the LCB has to approve the storage locker.

In addition to any Township requirements, overriding this is the LCB requirements. Ms. Dussling asked if there have been any concerns raised by residents, and Mr. Sullivan stated he is not aware of any. Mr. McMullan added he has not received any complaints. Mr.

McMullan stated this is a refresh and one of the items from 2021 is there would be no sale of spirits which was agreed to by Ship Bottom and if Linvilla Orchards would want to do this they would have to come back before Council for a Conditional Use Hearing and subsequent approval by Council. Mr. Sullivan stated if in the future Linvilla Orchards would like to sell spirits that would require a modification of the Conditional Use approval. Mr. Damico stated what Mr. Sullivan is looking for is if there is any reluctance from Council then he should attend the next meeting, but there does not appear to be any reluctance on the part of Council. Mr. Sullivan added for the benefit of the new members of Council if there are any questions they can contact Mr. McMullan who will in turn contact him for clarification.

8. ITEMS FOR APPROVAL:

- A. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of 472 Barren Road, Folio No. 27-00-00141-01.
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Mr. McMullan stated these tax appeal settlements are a result of the County reassessment that occurred in 2020. Mr. Damico stated item 8A is the tax assessment appeal for 472 Barren Road. The appeals are still coming through the system as a result of the Countywide reassessment of all properties in Delaware County in 2020 effective for the tax year 2021. This resulted in approximately 11,000 appeals. This appeal is taken by the taxpayer on the theory they thought they were over assessed. The School District solicitor takes the lead. The district's solicitor, Tom Kelly, works with an outside appraiser, Jack Coyle, and they consult with them. Mr. Coyle gives an opinion of what he thinks is the value and the process goes on from there. He stated the market value on this property from 2021 and 2022 is \$2,000,000 and then goes up to \$2,300,000 and then \$2,415,000. This is reflective of the fact the value of the property has increased over time. In 2023 and 2024 there is reference to the CLR (common level ratio) which is a statistical analysis done by the Department of Revenue. This results in a calculation that gives the tax assessment. This is a reduction in the assessment of the original assessment of \$2,758,300. Mr. McMullan said the CLR is set by the Department of Community and Economic Development's State Tax Equalization Board.

Mr. Stump asked why the assessments seem to be reducing in value, and Mr. Damico stated the CLR of 72.8% is actually the inverse of the number that is applied to the assessed value which gives the market value. If you take the 1.7440 for the year 2023 and divide by .728 you get a market value of 2.3 million. Mr. Visoskas stated there is a revenue loss of \$740 which is far less than the legal costs would be to appeal.

Ms. Powell made a motion to approve. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

- B. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of 394 Paramount Road, Folio No. 27-00-02001-02.
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Mr. Damico stated this was an appeal by the School District regarding an assessment of 394 Parkmount Road. He stated most tax appeals were taken by residents who felt their

properties were over assessed but in many cases the various school districts thought the assessed values assigned by the County for commercial properties would result in an unnecessary loss in tax dollars. In those cases, the school district took appeals. In this particular case, Rose Tree Media School District appealed. In the letter by Charles Miller the original assessment was \$373,670 and those assessments are significantly increased. The school district engages Jack Coyle and collaborates to determine what is the fair market value of these properties. The settlement has been agreed to by the school district. He stated this has been voted on and agreed to by the school district and then goes before Council and when signed and agreed to will then go to the County.

Mr. Bialek made a motion to approve. Mr. Stump seconded the motion. The motion carried with a vote of 7-0.

C. Approval of February 7, 2024 Bill List.

Ms. Dussling read the Bill List aloud.

GENERAL FUND		
Aqua Pennsylvania, Inc.	Fire Hydrants	\$ 9,058.03
Linn Architects	Professional Services/GR Promenade	\$ 18,029.48
Middletown Fire Company	Fire Fighter Incentive	\$ 20,000.00
Rocky Run Fire Company	Fire Fighter Incentive	\$ 10,000.00
Pa Municipal Health Ins Cooperative	Employee Health Insurance	\$ 29,788.47
	General Fund Total	<u>\$ 86,875.98</u>
RECREATION		
PLGIT Credit Card to G/F	Tickets/Bus Tour/Prog Fee	<u>\$ 5,561.18</u>

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

Ms. Dussling adjourned the meeting at 7:45 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township Engineer's Report

February 7, 2024
Council Meeting

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. The Township is waiting on review of this permit application by PennDOT. 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 is anticipated to be completed in 2024. 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 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.

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 is in the process of reviewing project close-out documents, including Certificate of Total Completion. Amended stormwater management agreement and exhibits have been recorded. It is anticipated that the project will be close-out by early 2024.

MINT PEDESTRIAN TRAIL (PHASE 1)

MT100-V1

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- The first segment of this trail has been completed at the SEPTA Wawa Station.
 - The design and construction plan were amended to incorporate several value-engineering revisions to the design, including the addition of the portion of the trail constructed by SEPTA at the Wawa Station. This segment of trail was originally to be constructed by the Township as part of the permit for the Mint Trail but the Township was able to coordinate this segment being completed by SEPTA. The project was let for bid and awarded on November 27, 2023 to Richard E. Pierson Construction Co. Executed Notice of Award has been received and Contract has been executed by all parties. A contract term of 180 calendar days has been set to complete work which should allow sufficient time to complete the work by the spring, accounting for potential weather delays. Due to weather conditions in January, the commencement of the project has been delayed; however, a formal Notice to Proceed will be issued in February and it is anticipated that work will finally start in February 2024.

LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)

MT100-U1

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- A project coordination and kickoff meeting was held in December 2023, with project consultants, Township staff and Delaware County. Engineering design of phase 2 of the Township trail projects will begin in early 2024.

TOWNSHIP GUIDERAIL PROGRAM

MT124-E

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- 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, 2021, and 2022, but was not awarded the grant but received feedback that the application was considered worthy of award

but other projects were more highly prioritized. 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 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 spring 2023.
- "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 COMMUNITY CENTER AND LIBRARY

MT100-O

- Construction and permitting plans for site improvements at Roosevelt School have been submitted to DCCD for NPDES Permit approval, and “administrative” approval has been obtained. The Township is not waiting for “technical” review comments and upon receipt, these comments will be addressed and permit plan resubmitted to DCCD. In the interim, engineering work is continuing on preparation of contract documents, bidding documents, and construction specifications for letting of public bid. Site improvement work will be completed in two phases. Overall improvements 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. It is anticipated that construction of improvements will begin over the winter 2024 (February/March), upon receipt of permits from the County and State.

SUNNY BRAE STORMWATER BASIN REVITALIZATION

MT100-K

- Aside from a few minor punchlist/repair work items, the project is complete. Remaining punchlist work primarily includes the finalizing of the basin outlet structure configuration. This work is anticipated to be completed in the near future.
- The completed 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.

LONGVIEW PARK

MT100-A.2

- Construction of Stage 2 and Stage 3 of the project has been completed and it is anticipated some of the field areas may be open to public use in the fall (in order to allow grass to grow properly).
- The final construction phase is anticipated for the spring of 2024 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 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.

LENNI PARK

MT100-W

- A kickoff meeting was recently held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- It is anticipated that the park site will be surveyed in early 2024 and design of the first phase of park improvements may begin in late 2024. First phase of improvements may include additional parking, pedestrian trail and stormwater management improvements. Additional site improvements are anticipated in later years.

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

- 129 N. Middletown Road (aka ARTIS Senior Living) Land Development – The final plan, conditional use and zoning map/text amendments have been approved by Council. The land development plan has not yet been recorded, but approvals remains valid as of the date of this report. It is our understanding the current owner of the property is proceeding with advancing the project forward and completing the remaining requirements of the land development 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 activity at the site is on-going.
- Promenade at Granite Run Land Development - Construction pursuant to the approved final plan is on-going and is approximately 85% complete. The following amendments to the approved final plan were received in late 2022 and early 2023:
 - ✓ Reconfiguration of Apartment Building 2 and surrounding improvements. This work is approximately 60% complete.
 - ✓ Reconfiguration of Building G (Popeye's). Land Development for this amendment has been recommended for approval by the Planning Commission in April 2023 and granted conditional final approval by Township Council. The plan is in the process of being recorded.
- 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, 16 feet wide is to serve lots 1 and 2 and 412 Dutton Mill Road. A shared driveway width of 20 feet, at the entrance will be recommended to the applicant as part of the engineering review. Driver sight distance appears to comply with applicable regulations, but this will be reviewed by PennDOT as part of the Highway Occupancy Permit application. There are Township Code waivers that will be needed by the applicant (in addition to any currently being requested) for this application to be approved. Those waivers include but are not limited to reduction of riparian corridor and reduction of the separation requirement of an underground stormwater basin to a structure (dwelling).

- 643 Darlington Road Minor Subdivision – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots. This application will be scheduled for review by the Planning Commission in March 2024.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4 which has been purchased to the owner of 420 Matrissa 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 2024.
- 312 Lenni Road Subdivision - Conditional final approval granted by Council. Plan has been recorded and construction has commenced by Cornerstone Quality Builders. Five homes are presently under roof and the project is approximately 95% complete.
- 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. A grading and excavating permit for Lot 3 has been recommended for approval and the first dwelling is under construction.
- 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 Valley Road Subdivision – The overall project is complete and Certificate of Total Completion has been submitted by the builder.
- 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, which commenced in June of 2023, is complete.
- 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 has been recorded and construction appears to be complete.
- Williamson College of the Trades Student Activity Center Land Development Phase 5 – The plan has been recorded and construction is complete. Certificate of Occupancy of the building has been approved and the Certificate of Total Completion has been approved. Minor landscaping repairs were scheduled to be completed in the fall of 2023.
- 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 has submitted a land development application which was recommended for approval by the Planning Commission in June. The applicant has revised the plan pursuant to staff and consultant reviews and will request review by Council in the near future.
- 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. Plan has been recorded and construction is underway.
- A minor subdivision application has been received for 252 W. Forge Road to create one additional residential lot. The Plan has been recorded and a grading and excavating permit has been approved for construction of the new home, which is approximately 65% complete.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded and some construction (specifically tree clearing) has started at the site.
- William N. Weirich, Jr. Minor Subdivision (Highpoint Drive) – Work is nearly complete for the one newly created lot of this subdivision and temporary certificate of occupancy has been issued for the new dwelling.

- 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 has been recorded and a grading and excavating permit for the site work has been approved. Work is approximately 70% complete.
- 47 N. Middletown Road Land Development – An application for land development for construction of a meeting room building (religious use) and parking lot has been reviewed by Township. This site is located to the southwest and contiguous to Longview Park. Staff and Consultants have reviewed the submission and the preliminary and final plan have been recommended for approval by the Township Planning Commission and conditionally approved by Council as well. The plan has not yet been recorded.
- 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 recommended for approval by the Planning Commission and conditionally granted preliminary/final approval by Council. The plan has not yet been recorded.

