

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
FEBRUARY 18, 2026

Minutes of the Regular Meeting of Township Council held on February 18, 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, Eric Janetka, Kelly Engineers, Mark D. Damico, Esq., Vince Visoskas, Chief Bill Rigby.

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. Mr. Stump reported Council met in Executive Session to discuss active litigation facing the Township.

Mr. Stump announced this is the last meeting of the outgoing Chairwoman Bibianna Dussling. Mr. Stump presented her with a Certificate of Service. Ms. Dussling stated it has been an honor to serve on Township Council. She came to serve in a unique way as an Independent. She stated she believes the residents are in very good hands with the current Council. They keep the best interests of the community in mind. She said Council is very lucky with the staff including Manager John McMullan, Vince Visoskas, the Township Engineers, and Public Works Department. She said after a storm, Middletown Township's roads are in much better shape than any of the surrounding communities. She tasked Council to trust the staff and the experts as they are their best resources.

2. APPROVAL OF MINUTES:

A. DRAFT Council Minutes - December 3, 2025.

Ms. Powell made a motion to approve the December 3, 2025 Council minutes. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS:

Mr. Stump announced all public comments this evening will be limited to three minutes in duration. He also stated if residents have any complaints they can direct them to Council or Mr. McMullan. He stated at the last meeting a resident wanted to know who was above Mr. McMullan. Council is above Mr. McMullan, and the residents are above Council. Mr. Stump said some people will be happy when they leave this evening, some will not but we are all neighbors.

Ms. Lori Reynolds, 141 Hunting Hills Lane, stated she had a question about the traffic study that is being done for the proposed K-1 Learning Center. She spoke in November of 2025 about the time periods that are monitored and what the school did is not when the parents will be coming and going. She asked if this information was transferred to the school district for the monitoring to be between 7am - 9am and 4 pm - 6 pm. Mr. McMullan stated this information was passed on to the school district. She stated at the January school board meeting, they still had the other times and did not make any mention of the revised time. Secondly, she asked about the multi-sport complex which will impact evenings and weekends and if the Township has seen any traffic studies for this. Mr. McMullan answered "no," they haven't received any information. He added there have been PennDot scoping meetings,

but the Township has not received any more information.

4. REPORTS

A. Chair: NONE

B. Committees: Roads, Highways, and Public Safety Committee met on 2/18 for review of the Public Safety Report and to discuss developing criteria for a Traffic Calming Policy. Ms. Dussling reported the committee reviewed the assessment made for the Public Safety Report. There was a presentation about the study along with recommendations to better improve public safety in Middletown Township. The committee also reviewed a traffic calming policy that includes speed humps and other devices. The committee approved the final draft of the policy which will be coming before Council in the near future. Ms. Dussling reported this has come full circle for her as speeding and traffic was why she first came to Council.

C. Manager:

1) PSP - Trooper James Nolan.

Trooper Nolan reported on the incidents for January 2026. There were 707 calls for Middletown Township. He made a comparison from January 2025 with a total of 596 calls a difference of 111. Crimes against society which include disorderly conduct, disturbance, noise complaints, and warrants totaled 17. Crimes against a person include aggravated assault, simple assault, harassment, and sex offenses totaled 6. Death investigations totaled 4. Domestic security checks totaled 50. There were 142 Megans' Law updates. Motor vehicle accidents totaled 34 which is lower than previous months. Other types of investigations totaled 51, this includes 911 hangups, background investigations, and domestics. Property crimes totaled 23 which included criminal mischief, identity theft, theft, frauds, forgery, and retail theft. Requests for services were 218 which includes alarms, lost and found animals, disabled motorists, and found items. Traffic enforcement calls totaled 116 which includes traffic stops, violations, and erratic drivers.

Mr. Richard Smith, 73 War Admiral Lane, stated last evening there was an elderly person, barefoot in the community and Trooper Nolan stated he does not know the status of this incident. Ms. Tracy Nelms, 72 War Admiral Lane, asked why there were less accidents, and Trooper Nolan said he had no idea it could be because of the weather and less drivers.

Mr. John Kolicious, Environmental Advisory Committee, reported their education group is hosting a Bluebird talk this Saturday at the Roosevelt Community Center.

D. Engineer: No Report.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review: Council Review of Zoning Hearing Board Applications:

- 1) Application No. 2026-03: Neil and Rachel Dodson, 474 S. Old Middletown Road, seeking variances for a non-conforming structure the minimum side and aggregate side yard setbacks to construct a 576 s.f. addition that will project to within 8.3 ft. of the side property line, zoned R-2.

Mr. McMullan stated as a reminder to Council, this does not require formal action but whether Council wishes to send representation to the Zoning Hearing Board. Application 2026-03, Neil and Rachel Dodson, 474 S. Old Middletown Road, are seeking variances for a non-conforming structure and the minimum side yard and aggregate setbacks to construct a 576 s.f. addition that will project to within 8.3 ft. of the side property line with 20 ft. being required. The residents are in the process and have confirmed with the Township Zoning Officer they will have a letter of support from their neighbor in time for the Zoning Hearing Board. This is an unusual type of application as the properties are narrow lots. Council did not feel the need to send representation to the Zoning Heard Board Meeting.

- 2) Application No. 2026-04: John Ryan Stubbe, 4 Brinton Avenue, is seeking variances for a non-conforming structure and the minimum side yard setbacks to construct a 980 s.f. addition that will project to within 6 ft. 3 in. of the side property line, zoned R-2.

Mr. McMullan stated Mr. Ryan Stubbe of 4 Brinton Avenue is seeking a variance very similar to the prior applicant. He is seeking a variance from Section 275 for an expansion of a non-conforming structure for minimum side yard setbacks. He is seeking for the structure to extend to within 6.3ft. of the side yard where 20 ft. is required to construct a 980 s.f. addition. Mr. Stubbe has indicated he too will have a letter of support from his neighbor in time for the Zoning Hearing Board meeting. Council did not feel the need to send representation to the Zoning Hearing Board meeting.

- 3) Application No. 2026-05: Joe and Ann Marie La Rosa, 2 Kaila Court, seek a variance for the construction of a covered 12.8 ft. square pavilion which will extend 13.4 ft. into the required rear yard. Covered spaces may not extend into the required rear yard, zoned SU-2.

Mr. McMullan stated application 2026-05, Joe and Ann Marie La Rosa, 2 Kaila Court, which is part of the Reserve at Rose Tree development seek a variance to construct 12.8 ft. square pavilion which will extend 13.4 ft. into the required rear yard. The reason this requires a zoning application is uncovered spaces are permitted to encroach beyond units at the Reserve at Rose Tree, but covered spaces are not. They have acquired approval of the HOA. He added it is an end unit. Council did not feel the need to send representation to the Zoning Hearing Board meeting.

8. ITEMS FOR APPROVAL:

A. Consideration for Approval: Taking action on a previously approved Resolution 2023-40, Township Loop Road Project.

Ms. Campo made a motion to consider for approval the presentation on the previously approved Resolution 2023-40. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

Mr. Andy Parker, McCormack Taylor, Township Traffic Engineer, stated he was asked to give a summary of the Township's Loop Road project. The project is at the intersection of Rt.1 and Rt. 452. The proposed Loop Road would be behind the CVS and Chick-Fil-A connecting next to the Rocky Run fire station. Starting from the existing intersection of Printers Way connecting with Pennell Road. The purpose of the project was to specifically address congestion and improve traffic flow at the intersection of Rt.1 and Rt. 452. And, to also reduce delays at the intersection during weekday peak hours. This project first started in 2014. There was no room at the intersection itself to add lanes or add capacity, so a number of alternatives were looked at to address those issues. Traffic analysis was done to evaluate the different alternatives and come up with the preferred option to move forward. Other benefits of the project are to improve access from Rt.1 and Rt. 452 to some of these properties such as the CVS and Chick-Fil-A. It would also provide pedestrian access from the existing western leg of Printers Way. There would be a pedestrian crossing across Rt.452 and would continue along the Loop Road up to Rt.1.

The Loop Road when constructed would have sound mitigation along the outside between the road and the residential areas. There would be truck restrictions to limit the size of trucks that could use the road. There is an existing stormwater basin that serves the Chick-Fil-A and CVS that would be improved because of this project. There are some existing flooding issues particularly along Man O' War Drive that would be mitigated by an improved stormwater basin. The existing basin is under capacity and not well maintained. The study and alternative analysis began in 2014. The existing Printers Way was constructed a few years ago and completed by the developers. It intersects Rt. 452 at an un-signalized intersection. The new section of the Loop Road would be tied directly across from that intersection. There are other locations in the area where quadrant roadways, loop roads, are part of the roadway network. They are in places where it was not possible to add capacity at the intersection. Notably, at Rt.1 and Rt 202 there are loop roads on three of the four corners of the intersection and the fourth corner will eventually happen. Quadrant roadways provide turning vehicles with alternative routes and better access to businesses. As part of the traffic analysis, the benefit as far as delays at the intersection would be reduced by 10% to 15% during the peak hours. When the Loop Road is put in place, traffic is pulled out of the main intersection and that helps the intersection work better with reduced delays.

Mr. Parker reported the process began in 2014. They did the alternative analysis, got the preferred alternative. They started working with PennDOT to get them on board with the preferred alternative because they are obviously involved. Not from a PennDOT project standpoint but from a permitting standpoint. The project connects two state roadways and there are aspects that need to be approved by PennDOT such as the traffic signal. There is also a highway occupancy permit required. The Township Loop Road

project is totally separate from the PennDOT project. They are also working with the Delaware County Conservation District on the approvals and permits needed. There have been several challenges to cause the project to drag out such as coordinating with property owners; Flick and Biordi.

There was a need to coordinate with certain aspects before the design could move forward. There was coordination with CVS and Chick-Fil-A because their accesses would be changed. There has also been coordination with the Riddlewood/Sunnybrea Association regarding the open space the Loop Road would be passing through. The current amount of open space is approximately 6 acres, and the Loop Road would impact approximately 2.4 acres leaving 3.6 acres of open space. All these coordinations have caused project delays. No new work has been done in over a year and a half. He did a presentation in July 2024. Other changes since the project began include Riddle Hospital who has seen increased ER volumes and increased emergency vehicle visits.

The larger PennDOT project is still a ways out from being constructed. The question is how does the Loop Road and their project come together. PennDOT did include the Loop Road initially in their project graphics. They asked PennDOT if the Township Loop Road does not get built, how does that impact their project, and would they build it and what other changes would happen if they do not build it. They indicated as of now, they would not build the Loop Road, but they would install a traffic signal on Rt.452 at Pennell Road and they would tie the CVS and Chick-Fil-A's driveways into that traffic signal as a four-leg intersection.

Ms. Ciuca advised the audience to save their questions until after the presentation. The PennDOT project is in preliminary phase, and their construction is at least 8 to 10 years out. The Township is not involved in this project but only as a participating agency to offer comments. Mr. Parker stated as time went on they did develop a second alternative. Initially the Loop Road was going to be a two-way roadway connecting between Rt.452 and Rt.1. If you were traveling northbound Rt. 452 you could make a right and go behind CVS to Rt.1 but you could also, if traveling south on Baltimore Pike make a left onto the Loop Road instead of going to the main signal at Rt. 452. The second alternative that was developed was to have a one-way alternative which would be in the northbound direction only. Part of the reason for this second alternative is the PennDOT project when built would essentially eliminate the southbound Baltimore Pike turn onto the Loop Road. Their improvements at the main intersection would include dual left-turn lanes from Baltimore Pike onto Rt 452 and those lanes would come past where the Loop Road would connect with Rt. 452. They would not have a direct left onto the Loop Road from Baltimore Pike. Mr. Parker did an update on construction costs; in 2022 they had an estimated construction cost of \$3.6 million for the entire Loop Road project, including the roadway, the stormwater pond, and the traffic signals. Since then, based on significant increases in construction industry wide average costs, the estimate is approximately \$5.5 million for the two-way Loop Road concept, and the one-way concept would be approximately \$500,000 less.

Mr. Parker presented a plan showing the two alternative concepts and explained the

differences to Council and audience. He stated one of the benefits of the Loop Road is to pull the northbound Rt. 452 up to Baltimore Pike out of the northbound traffic enabling reductions in delays at the intersection. Mr. Parker showed the traffic plan that has the signalized intersection at Printers Way. He also presented the PennDOT concept plan for their project.

Ms. Dussling asked how recent the data is that concluded a 10-25% reduction in delays, and Mr. Parker stated the analysis was done in 2018-2019 and they did not do an updated analysis, but they did do an updated look at the volumes in the intersection to see how they have changed from 2018-19 until now. During the peak hours, the total volume at the intersection has not increased and has even dropped slightly but traffic is more constant throughout the day. The general concept of the plan would not change with an updated analysis. They have been and will continue to work with PennDOT to refine details as needed. Ms. Campo questioned the reduction in delays as there are two more traffic signals; she pointed out the lights in question on the concept plan. Mr. Parker stated the northbound Baltimore Pike traffic would have to stop at this signal to allow the southbound left turns onto the Loop Road and the northbound Loop Road right turns.

The southbound Baltimore Pike through traffic would never stop at that signal. It's called a half signal because only half of the traffic actually has to stop. Ms. Campo stated it is hard to believe there will be a 10-25% reduction in delays when they are adding a traffic signal and a half traffic signal. Mr. Parker stated those numbers are for the main intersection as the idea is to pull traffic away from the intersection. Ms. Dussling stated when PennDOT indicated that if the Township did not do the Loop Road, they would still install a traffic signal at Printers Way, do they have any information as to how that would change projections as far as traffic buildup. Mr. McMullan stated PennDOT was still working on this and hadn't shared any numbers with the Township. By installing the signal at Printers Way, it would allow for through traffic and left turns.

Mr. Stump asked if there was a study of the impact on southbound Rt.1 due to the light especially the left hand turn in the two-way concept plan. Mr. Parker stated an analysis was done but it will not magically solve all the queuing on southbound Baltimore Pike. Ms. Campo asked how far back on Pennell Road will the turning lane start, and Mr. Parker stated it is only approximately 200-250 feet long. He stated there will be widening and some impacts to property frontage. As part of the PennDOT project, notifications and approvals would need to be acquired. Mr. Falls stated any widening of Pennell Road is not what the Township is proposing but is part of the PennDOT project. Mr. Parker stated if the Loop Road project was built prior to the PennDOT project there would still be widening on Rt.452 for the right turn lane to turn right onto the Loop Road. Mr. Stump asked if they could clarify that the widening that will take place will largely be on Township owned property, and Mr. Parker stated there is a small portion on an adjoining property.

Ms. Ciuca stated if the Township proceeds with the Loop Road project they will widen that section of Pennell Road, if the Township does not proceed, PennDOT will widen the road which is many years down the line. Ms. Campo stated if the Loop Road project proceeds with the two-lane concept the open space will go from 6 acres to 3.6 acres, what

are the figures if the Loop Road project continues with the one lane concept and Mr. Parker stated he does not have the number, but it is not much of a difference. Mr. Fails asked if Mr. Parker knows how the Loop Road will affect Rocky Run Fire Company. Mr. Parker stated the northbound Loop Road would come outside of Rocky Run apron and when they need to get in and out of the station, they will be able to control the lights to stop the northbound traffic. They would not be able to stop the southbound traffic. The median is a flush median so they can get the trucks in and out of the station. They did have coordination with Rocky Run as to the curb radius and how the sidewalk crossing would tie-in and also to make sure they have a drive isle next to the station so arriving vehicles can park in the back. Ms. Dussling added the greater impact to Rocky Run would be the PennDOT project as they would be losing a good portion of their apron. She added as part of the presentation given at the Roads, Highways, and Public Safety Committee was a recommendation to move the fire station.

Ms. Powell asked about the access to the CVS and Chick-Fil-A, and Mr. Parker showed on the plans the access plans and she asked if they would be the same on the PennDOT plan, and he stated they would be the same. Council discussed the different options to the plan and turning options based on the Loop Road plan. Ms. Campo asked about the truck restrictions planned for the Loop Road, and Mr. Parker stated large tractor trailers would not be able to make the right onto the Loop Road except for local deliveries to the CVS and Chick-Fil-A partly because of disturbance to neighbors and partly because of the geometric design to get the turning radius of a large truck. It would not work because of the dual lanes.

Ms. Ciuca asked for specifics regarding landscaping and noise mitigation features, and Mr. Parker showed the location of the fencing on the overhead picture of the plan. The fence is an 8 ft. white vinyl. Mr. McMullan stated when meeting with the neighbors they decided against the white vinyl and decided on a sturdier type of fence to help mitigate the noise. Mr. Stump asked if the time reduction at the intersection, does that change with a one-way as opposed to a two-way, and Mr. Parker said yes and added at the main intersection there would not be as much benefit if it was a one-way. There would be a benefit as opposed to no Loop Road at all. One of the reasons for the one-way alternative is because when the PennDOT project is built, it would render the southbound Loop Road useless at that point. Mr. Fails stated as far as funding, the Township is looking at \$5-6 million. The grant is \$2 million and \$2.5 million in restricted funds and if moving forward what are the funding options. Mr. McMullan stated there are Capital dollars that have been allocated for other projects and if Council so desired could be reallocated towards the Loop Road project. The Township has the capacity it is just a matter of whether Council wants to reallocate the funds from other projects.

Ms. Tracy Nelms, 72 War Admiral Lane, stated she met with PennDOT and indicated on the plan the location of two right-turning lanes, and Mr. Parker said that is correct and stressed that Middletown Township is not a part of the planning process for PennDOT. Ms. Nelms stated he reported the project started in 2014 but stated her mother has been fighting a Loop Road but she has been gone for 26 years. The Township has been talking about this for years. She asked if PennDOT is planning to do a walkway up to Rt.1. Mr.

Parker indicated on the plan where the proposed sidewalk is located. Ms. Nelms stated once the Loop Road is built, it will need to be maintained, which is an ongoing cost and Mr. McMullan acknowledges that this is correct. Ms. Nelms asked if a traffic study was done to show how residents will be able to exit their neighborhood, and Mr. Parker responded the Township is not proposing any changes so how she exits her neighborhood now will remain the same.

Mr. Basil Cross, 33 S. Pennell Road, stated he lives next to the District Court and is not happy with the proposed project as it will affect him adversely. He is the third generation to live in the Township. He stated there will be millions of dollars spent just to ease traffic during peak hours. Mr. Parker said the road would be there all the time, people would drive on it all the time, but the analysis was done during peak hour traffic. Mr. Cross stated adding two traffic signals will only make things worse. He said this project is very confusing. Ms. Ciuca agreed and said some of this is the PennDOT project and they will install the lights whether the Township constructs the Loop Road and if Mr. Cross has an issue with the lights, he should direct them to PennDOT. Mr. Cross asked if the Township or PennDOT will be building the wall, and Ms. Ciuca responded if the Township puts in the Loop Road, they will build the wall. Mr. Cross said there is a PennDOT meeting planned for the Spring and he encourages Mr. Cross to attend. Mr. Cross stated he believes the Loop Road will only make things worse and the Township should leave it alone.

Ms. Trish Impagliazzo, 239 Martins Lane, stated she is in favor of the Loop Road. Weekday mornings she travels northbound on Pennell Road. Traffic backs up somewhere near Wildwood Avenue all the way to the intersection. She sees people turning onto Riddlewood Drive, War Admiral Lane, and Man O' War Drive. She assumes they will be making the right turn at the intersection but instead of waiting to get to the intersection, they cut through the development. She personally thinks there would be benefit to having the Loop Road.

Ms. Sally Turek, Riddlewood Drive, stated if there are going to be more traffic lights and more intersections, there will be people blocking intersections. She said now there will be more accidents. She asked if the line for Chick-Fil-A is going to affect the Loop Road as this is something that needs to be thought about. Rocky Run will have to deal with the Loop Road. She said there would not be a light at the Loop Road or War Admiral Lane, causing people to not being able to get out of their street. She asked how it is possible to monitor to keep large tractor trailers off the Loop Road. She believes the Township cannot. She believes it will cost more than \$5-6 million. She said the open space is important to her community.

Mr. Brennan Taylor, 78 War Admiral Lane, stated he has a question about the funding; there is \$2million grant money and \$2.5 Capital funds which leaves a gap of \$1.5 million that would be subject to a vote, and where does this \$1.5 million come from. He is not paying more taxes for the Loop Road; he is not paying more taxes for the maintenance of the road. He asked where the money is coming from. Mr. Stump agreed it is a challenge; there would be the reallocation of existing funds so there would be a tradeoff which makes this such an uncomfortable conversation. Mr. Stump said the reallocation of the

budget would be a vote by Council which would be a debate that would happen over the next couple of months.

Mr. Kevin Lawson, 83 War Admiral Lane, asked what type of physical barricades would be placed along the road. Mr. Parker stated there is no guiderail proposed but there is a proposed wall. He added the speed limit proposed is 30-35 mph. He stated there is a proposed stop and flow intersection. Mr. Lawson said he is a second-generation Middletown resident. He said the open space is a haven for wildlife including deer, foxes, raccoons, owls, and an occasional turtle. He said there has been a family of foxes in his yard for 15 years. His wife takes pictures and posts them on Facebook. His mother presented her with a wine glass with "fox whisperer" on the glass. He does not want something he cherishes to get destroyed. He added his family will have to live through the noise and destruction during the construction of the road. He will have to be working from home while all this takes place. He would like Council to imagine living though this in their own homes.

Mr. Clayton Thomas, 9 Man O' War Drive, asked about the traffic making the right turn onto Rt.1. He asked if any studies have been done downstream of this intersection such as at the light at Granite Drive. Mr. Parker said the Township would not be doing improvements at this location as part of the Loop Road project. Mr. Thomas said basically this would be displacing traffic at one intersection and placing it at another. Mr. Parker said things at Granite Drive would not likely change at all. Mr. Thomas said "for close to twenty years this community has fought against the idea of the Loop Road through our open spaces that not only are home to us and our children but also a myriad of wildlife. The ever-shrinking footprint of open space in Middletown is even more important that we preserve this land. I do understand that there is a problem at the intersection of Rt.1 and Rt.452; however, these are state roads and these are a state problem. Fortunately, PennDOT has a plan to fix that, and it does not require the Loop Road. I propose we let them fix it without building the Loop Road for the following reasons: One of the big ones is we will lose more than half of our property which opens the land for developers. He has heard rumors that the firehouse wants to go there which means more land loss. There is a Stop Sign that will increase transit time by at least 50%. I don't believe the Loop Road will stop traffic from cutting through Riddlewood and may increase it due to demand. That traffic will be pushed back and people will get impatient. PennDOT has told them several times the Loop Road is not part of their project and has no impact on their models. As other people have been saying, the quoted cost of \$5-6 million is usually wrong. Usually, these things go over budget and over time. This is definitely a concern.

Mr. Thomas stated there were no environmental studies provided. We are concerned about noise, air, light, and trash pollution caused by the construction of the Loop Road. Increased temperatures caused by loss of green space. The wildlife population has increased significantly since the development of the Mint, which includes birds, deer, foxes, raccoons, and turtles. Where will they go? This is in contradiction to Middletown Township's Bird Town designation, which is to enhance by diversity, support habits in fostering a bird friendly community. In summary, Rt. 1 and Rt.452 are state roads, the traffic issues that come with these roads are the responsibility of the state not the

Township. PennDOT has recognized the problems and has put forth a plan to address them. They have also confirmed their traffic solution does not rely upon nor require the existence of the Loop Road which renders the road superfluous. We will be paying the PennDOT solution through our state taxes, why would we pay twice through our Township taxes. We are not just wasting our tax dollars but destroying open spaces, property values, our way of life and our community. With these facts being known, "Why would we do this?" I implore you to cancel the Loop Road."

Mr. Ross Gilbert, 21 Man O' War Drive, stated if you do a cost benefit analysis of the Loop Road with only a 10-15% reduction in traffic volume relative to the cost of the Loop Road and with the impact to the community and green space. Considering what PennDOT is planning to do to improve traffic, the \$5-6 million cost to do this project does not make sense.

Ms. Allison Galloway, 212 Wildewood Avenue, stated she does not live in Riddlewood. The Loop Road at Printers Way has been immensely helpful. She wants Council to remember the harm the community has already been through. The last time she spent a significant amount of time at Council meetings they were fighting Sunoco about a pipeline in which they lost all their trees, and it disrupted the wildlife as well as their homes. There was construction around the clock, Sunoco would not follow the rules. Ten years ago, this road made some sense, now it does not make any sense.

Mr. Mike Lutz, 17 Rampart East, stated even after all the construction is done, people along that route still must live with the daily onslaught of car fumes, honking horns, and traffic which is a far cry from what they are used to. In his opinion it is not a good decision to construct the Loop Road. He asked how traffic is getting out onto Baltimore Pike, is there a traffic signal or additional merge lane, and Mr. Parker answered there is a traffic signal so the northbound Baltimore Pike traffic would stop to allow right turns and at the same time the southbound left turns. The one-way option includes a signal to stop the northbound Baltimore Pike traffic to allow right hand turns out onto Baltimore Pike. They would look to time the signals so the War Admiral traffic could exit during the peak hours. Mr. Lutz stated the last time there was a big issue was the mega warehouse and Council listened to everyone's concerns who were all against it and you made a decision for the best of the community. He wants Council to vote no for the Loop Road.

Mr. Richard A. Smith, 73 War Admiral Lane, stated he is wearing two hats this evening first as a homeowner and second as a board member of the community association. He thanked Mr. Parker for the work he put in for the presentation as it was factual and explained to him what was going on with the Loop Road. He is more adamant now than before for no Loop Road. There are too many choke points in the design. He said one accident would shut the road down. The perfect resolve would be an over/under. He doesn't know the costs or what the dynamics would be. The planning seems to be piecemeal. Since COVID, the traffic pattern has changed. He stated the plan fixed something that maybe didn't need fixing and at a cost to the community. The design will not work for the community.

Mr. Ben Preddy, 9 Rampart East, stated he has lived in his home for 42 years. If he comes south from Media and is heading up Rt.1 he will be going through seven traffic lights to get past the hospital in 2/10 of a mile. Now they want to add a half signal. He stated at Rt.1 and Rt.352 there are no backups. Springfield Township has an over/under which solved their problem. This would eliminate one traffic light. There are a lot more homes being built in the area with a lot more traffic.

Mr. Ed McGuire, 24 War Admiral Lane, stated the retention basin at CVS was approved by Council several years ago. He stated at Printers Way, he saw several cars make illegal left turns to travel north on Rt.452. If he is exiting out of War Admiral Lane it may be difficult to see traffic coming off the Loop Road. He believes this design could be a death trap for someone exiting from War Admiral Lane.

Ms. Sally Turek, 13 Riddlewood Drive, stated she is not personally affected by the Loop Road however, the community is. If there is an accident with a truck because there will be trucks using the Loop Road and it tips over with an oil spill, would this be the Township's responsibility to clean up the spill? She feels the Township is taking on a lot of responsibility that doesn't need to be done. The open space was given to the community partially to protect the homes from the commercial properties. She stated the open space is very valuable to the community and she hopes Council realizes this.

Mr. Craig Thompson, 18 Soldier Song Lane, thanked Mr. Parker for his presentation. He wanted to leave Council with a quick analogy; there is a water pipe that feeds a faucet, the faucet drains into a sink, if the sink drains slowly you are not going to make the sink drain any quicker by dividing the water pipe and putting two faucets in, the drain is still the drain which is what we have here. He stated when he was in college, one of his engineering classes was civic planning. His professor brought in original drawings of Rt.1. The intention as far back as the 1930's was that Baltimore Pike was to be a limited access road from Philadelphia on out. Unfortunately, PennDOT didn't aggressively pursue this which is the reason we are dealing with this today.

Mr. Stump called for a five-minute recess. When the meeting resumed, Mr. Stump announced Council had been discussing procedural items.

Mr. Stump asked for a motion for the Township to discontinue efforts to construct a Loop Road connecting Pennell Road to Baltimore Pike.

Ms. Ciuca made a motion to discontinue efforts to construct a Loop Road connecting Pennell Road to Baltimore Pike. Ms. Dussling seconded the motion. Mr. Stump stated a vote in the affirmative for this motion would be to discontinue the Loop Road project. The motion carried with a vote of 7-0. Ms. Dussling recognized all the time and effort of staff that had gone into this upon previous Council members' directions.

B. Consideration for Approval: Resolution 2026-09, ratifying and extending the Emergency Declaration for Winter Storm Fern until March 4, 2026.

Ms. Campo made a motion to consider for approval Resolution 2026-09, ratifying and

extending the Emergency Declaration for Winter Storm Fern until March 4, 2026. Mr. D'Agostino seconded the motion. The motion carried with a vote of 7-0.

Mr. McMullan stated at the February 4, 2026, Workshop meeting, he discussed with Council the challenges with getting rock salt and road treatment materials to be delivered because of winter storm Fern. As a result, he needs to ask Council to extend the Emergency Declaration that was first signed on January 23, 2026, that initially was going to end on February 4, 2026. At the February 4, 2026 Council Workshop meeting, Council extended the Emergency Declaration to March 4, 2026. This puts it to approval by resolution.

Mr. Stump asked for a vote to approve Resolution 2026-09. The resolution was approved with a vote of 7-0.

C. Consideration for Approval: Resolution 2026-06, application to Delaware County for the allocation of the 2026 Liquid Fuels Funds.

Ms. Powell made a motion to consider approval of Resolution 2026-06, application to Delaware County for the allocation of the 2026 Liquid Fuels Funds. Ms. Dussling seconded the motion.

Mr. McMullan stated for Council's consideration for approval is Resolution 2026-06, the application to Delaware County for the allocation of the 2026 Liquid Fuels Funds also known as the County Aid Fund that requires the municipalities' elected bodies to accompany the application with an approved resolution. Written into the resolution is the request for \$20,385. Last year they realized approximately \$16,000. The Township will still make the same request as previous years of \$20,385; however, they may realize a lesser amount.

Mr. Stump called for a vote to approve Resolution 2026-06. The resolution was approved with a vote of 7-0.

D. Consideration for Approval: Resolution 2026-07, Disposition of Records. Ms. Campo made a motion to consider for approval Resolution 2026-07. Ms. Powell seconded the motion.

Mr. McMullan stated for Council's consideration is Resolution 2026-07, Disposition of Records. This resolution was reviewed by Council at the February 4, 2026, Workshop meeting. He reviewed the records that are being disposed and records that would be retained electronically. This is consistent with the Pennsylvania Records Manual of July 16, 1993. This request comes before Council from time to time throughout the year.

Mr. Stump called for a vote to approve Resolution 2026-07. The resolution was approved with a vote of 7-0.

E. Consideration for Approval: Resolution 2026-08, establishing Rocky Run Fire Company as Middletown Township's Primary EMS provider.

Ms. Dussling made a motion to consider for approval Resolution 2026-08. Ms. Campo

seconded the motion.

Mr. McMullan stated before Council is Resolution 2026-08, establishing Rocky Run Fire Company as Middletown Township's primary EMS provider. This was reviewed at the February 4, 2026 Council Workshop meeting. This resolution is triggered by a non-renewal letter from Riddle Hospital/Main Line Health to the Township. As part of this is the EMS crisis the Township and the County has experienced due to the closure of Crozer Hospital and the Township supporting Rocky Run significantly over the last six months. The Township Fire Chief realizes at this time it is in the best interest of the Township to name Rocky Run Fire Company the primary provider of EMS. The Township will continue the agreement with Main Line Health ending the agreement on April 24, 2026. This would make Rocky Run EMS the primary provider effective April 24, 2026.

Mr. Ed McGuire, 24 War Admiral Lane, asked how this would affect him if he needed emergency services at his home. Mr. McMullan stated there would be no impact as he would still get service. This names Rocky Run as the Township's primary provider of EMS service instead of Riddle Hospital/Main Line Health as the primary ambulance service. The hospital will still be a mutual aid provider.

Mr. Jacob Chmielowski, 65 Paul Lane, thanked Chief Rigby and Council for working with Rocky Run. He understands how the system works in Delaware County. Most people have no idea the amount of time in the past year that Riddle did not have an ambulance for the Township. Now the Township has control, and we do not have to rely on a third party to provide service.

Mr. Stump called for a vote to approve Resolution 2026-08. The resolution was approved with a vote of 7-0.

F. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of 703 Turner Lane, Folio 27-00-03001-00.

Ms. Dussling made a motion to approve consideration of a tax appeal settlement for 703 Turner Lane. Mr. D'Agostino seconded the motion.

Mr. McMullan stated the Township has been dealing with tax appeal assessments because of the 2021 Countywide assessment. These are not related to that. These are two that are driven by new property owners. In 2021 there was a county wide reassessment that had to be revenue neutral for each municipality. Millage rates for the overall Township were changed based on the Countywide reassessment. After 2021, the Township was dealing with tax appeals at every Council meeting. They have since slowed down. These are two newer units as part of new development.

Mr. Damico stated these were two taxpayer-initiated appeals in 2024. Every taxpayer on an annual basis has the right to appeal their taxes as well as the school district and Township. These are two tax appeals that relate to people buying properties and getting their initial assessment and appealing the assessment. From there the school district leads the charge because out of every dollar that is paid in real estate taxes 75% goes to

the school district. Tom Kelly, the solicitor for the school district and the appraiser for the school district get together to come up with a settlement with the taxpayer and the taxpayer's appraiser to agree on the value of the home which then establishes the amount of real estate taxes they will be paying based on the millage. They have been through the process, and the school district has approved it and unless there is some issue, the Township and the County go along with. The stipulations are signed to indicate Middletown Township agrees subject to the ratification by Council.

Mr. Stump called for a vote. The tax appeal settlement was approved with a vote of 7-0.

- G. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of 118 Donovan Drive, Folio No. 27-00-04000-05.
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Ms. Dussling made a motion to approve consideration of a tax appeal settlement for 118 Donovan Drive. Ms. Powell seconded the motion.

Mr. McMullan stated the same is applicable to this request by Council to ratify by a vote to approve moving forward with this tax appeal settlement that has been conditioned by the school district and the County.

Mr. Stump called for a vote. The tax appeal settlement was approved with a vote of 7-0.

Mr. Stump adjourned the meeting at 9:39 pm.

Respectfully Submitted,



Sharon Browne