

MIDDLETOWN TOWNSHIP DELAWARE
COUNTY, PENNSYLVANIA
MARCH 13, 2023

Minutes of the Regular Meeting of Township Council held on March 13, 2023 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

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

Mr. Kirchgasser announced Council met in Executive Session to discuss a legal matter.

2. APPROVAL OF MINUTES

A. Draft Township Council Minutes: January 23, 2023.

Mr. Read made a motion to approve the January 23, 2023 minutes. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS

Ms. Wendy Hunsicker, 208 S. Pennell Road, stated her mother lives at 51 Oriole Avenue and she thanked Council for installing the two speed limit radar signs. She stated coming from Baltimore Pike a vehicle would have to speed all the way to the end to see the sign and suggested the sign be moved further up Oriole Avenue. She stated the signs are active and appear to help the speeding situation.

4. REPORTS

A. CHAIRMAN:

1) Update - meeting with Chester Heights Borough, Aston Township and SEPTA

Mr. Kirchgasser addressed SEPTA activity at the Wawa Station and Lenni rail yard. He stated there are two ways to address the situation, one being the work at the Lenni yard and separately to potentially acquire a quiet zone or some sort of crossing relief from SEPTA. There will be two different ways of addressing the situation and most likely two different timelines. He stated Mr. McMullan could not be present this evening due to a family medical emergency but he left an update from Joe Connelly. Mr. Kirchgasser stated effective tonight there will no longer be horn testing at the Lenni yard as they will be tested further up the line and when the testing is completed, the cars will come to the yard. He was also told they are changing the work hours on the cars to conclude at some point, no specific time given, but he was led to believe the work time will be between 6 pm and 11 pm. Mr. Kirchgasser stated the yard is referred to as Silo 1. The second Silo is at the Lenni crossing, SEPTA has an interest in applying for the quiet zone, and the cost would be approximately \$1.3 million. Mr. Connelly has begun to pursue the funds to make this happen. Mr. Kirchgasser stated this would be a prerequisite for any type of quiet zone that may be acquired or implemented. This is what has been accomplished from the last meeting with SEPTA. He stated he wants to make sure there is a positive effect tonight and to listen to see if the work has changed to 6 pm to 11 pm. He asked for feedback to see if things are in place. He also stated the Township is actively pursuing the quiet zone.

Mr. Frank Annunziato, 1680 Era Drive, Aston, asked if there is an action plan in regard to the quiet zone, and Mr. Kirchgasser answered he does not have that information but perhaps Mr. McMullan may. He asked if SEPTA is still anticipating going through the Lenni intersection at 12:43 am as well as hourly after this time. Mr. Kirchgasser stated they did not mention anything regarding the train schedule changing. Mr. Annunziato wanted to talk about common sense solutions. He stated he now has 256 signers on his petition. He stated he is not against the new train line as it is beneficial to the community; however, the 110 decibels from the horn are heavy on the community especially since SEPTA could have avoided this problem by not installing an at-grade crossing at Lenni Road which is the only at grade crossing in Middletown Township.

He stated the train horn rule from the FRA requires the horn to sound between 96 and 110 decibels. Although 96 and 110 decibels sound like numbers that are close together, in reality the decibel scale is exponential, and 110 decibels is almost 3 times louder than the 96 decibel horns. Mr. Annunziato shared a document he acquired from Temple University. He stated in the comments section of the document it shows 70 decibels as being loud. Eight times as loud as 70 decibels is 100 decibels and four times as loud is 90 decibels. 96 decibels is six times louder than 70 decibels and 110 decibels is 16 times louder than 70 decibels. Each increase of 10 decibels doubles the sound. SEPTA has stated they want to be a good neighbor and they want to minimize the impact on the residents. SEPTA can commit to these statements by only blowing their horns at the 96-decibel threshold in Middletown Township. This is a short-term solution until the quiet zone is taken care of.

If necessary, Council has the authority to amend their noise ordinance by putting a provision that any horn blown in Middletown Township be limited to 96 decibels. SEPTA has continually stated that the community must adjust to their new neighbor, but SEPTA must also adjust to their new neighbors. Mr. Kirchgasser stated there has been a very compelling problem statement made about this on both sides of the silos. He stated Joe Connelly was asked to join this meeting but was unable because of prior commitments but has promised to avail his schedule and when he commits to that it will be published beforehand. Mr. Annunziato stated he spoke to Joe Connolly on Thursday and during the conversation the train horn blared, and he held his phone to see if Mr. Connelly could hear the horn which he could. He stated he asked many questions which he felt were not answered to his satisfaction. Mr. Annunziato reached out to SEPTA's general council, Gino Benedetti, but is yet to hear back. Mr. Kirchgasser stated Mr. McMullan feels that progress is being made and SEPTA is receptive to making changes.

Mr. Steve Randazzo, 20 Rolling Heights Lane, Chester Heights, asked how SEPTA is getting the funding for a quiet zone as he understood they are under no obligation to get funding. Mr. Kirchgasser stated he does not know where they will get the money necessary for a quiet zone. Mr. Randazzo asked if they thought to approach Wawa to contribute because he understands Wawa paid \$5 million for naming rights for the new station. Mr. Kirchgasser stated this is a good idea. Mr. Randazzo asked where they are testing the horns, and Mr. Kirchgasser stated they were told it was further up the line, but he is not sure. Ms. Dussling asked if there was a way to control the horn mechanism to keep it at a specific decibel level and Mr. Kirchgasser stated he will ask Mr. McMullan and Mr. Connelly as well.

Ms. Marta Driscoll, Chester Heights Borough, thanked Council for engaging with Chester Heights Borough as it is affecting many in her community. She stated she spoke with Mr. Connelly, and he explained there is a certain amount of pressure put on the horn to activate it so they can test them; however, he stated they are limiting the horns to 96 decibels. She stated because of geography the noise is amplified. She asked if the Township has approached DVRPC to help think this through because the Delaware Valley Regional Planning Commission would know all the pieces needed in order to make this work. Mr. Kirchgasser stated they spoke with DVRPC as well as Lower Makefield Township who were successful in acquiring a quiet zone.

Ms. Driscoll stated in speaking with Mr. Connelly he admitted SEPTA failed to inform the municipalities of what a rail yard would entail so the municipalities could make the right decisions for the residents. When it comes to the quiet zone, it rests squarely on Middletown Township's shoulders and Chester Heights Borough will do everything they can to support this decision. She stated in the conversations she has had with SEPTA the only thing they said about a quiet zone is they will not oppose it. She stated SEPTA is not going to reduce the midnight train or 4 am train. Mr. Kirchgasser stated he feels they are making good progress with reducing the work time. Mr. Annunziato reiterated he has only four hours a day without the trains running.

B. COMMITTEE: NONE

C. MANAGER: NONE

D. ENGINEER:

1) Engineer's Report – February 2023

See Attached Engineer's Report - February 2023.

Mr. Janetka reported the Sunnybrea project is 90% complete. Ms. Dussling asked about the maintenance being conducted on Valley Road, and Mr. Janetka stated the work on Valley Road north of Forge Road is to repair a section of pipe. There is also another project that will be started down on Valley Road south of New Darlington Road where they will be installing test leads on the pipe to take measurements. Ms. Dussling asked for a timeline, and Mr. Janetka stated he does not have a specific time, but he knows it is not longer than a week. Ms. Dussling asked if there will be any lane closures with this work, and Mr. Janetka answered there will be a partial lane closure. She asked if the work will be published on the website and Mr. Janetka stated this has already been done.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. NEW BUSINESS

A. Consideration for Approval: Resolution 2023-06, Disposition of Records.

Mr. Visoskas stated before Council for approval is the annual request for the disposition of records that exceed the PHMC standards for record retention.

Mr. Bialek made a motion to approve Resolution 2023-06. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

B. Consideration for Approval: Township Manager's Agreement.

Mr. Kirchgasser stated Council is extremely satisfied with the performance of Mr. McMullan but are also wary of other municipalities potentially taking advantage of Mr. McMullan's aptitude in this role and have initiated a five-year contract which will be executed by Mr. McMullan and the Township.

Ms. Donnelly made a motion to approve the Township Manager's agreement. Ms. Powell seconded the motion. The motion carried with a vote of 7-0.

C. Consideration for Approval: Resolution 2023-07, Amendment to the Personnel Organization Chart to reclassify an existing position.

Mr. Visoskas stated at the beginning of the year Council approved the organization chart and staff is recommending they eliminate the Projects and Inspections Engineer and reactivate the Comprehensive Planning Administrator which would involve work in both of the previous roles. Ms. Dussling asked for clarification and Mr. Visoskas stated the duties would involve planning and interacting with residents for stormwater complaints. He stated the Township is contracting out to the engineer some of the duties of the former projects and inspections engineer. Mr. Bialek stated basically this is the consolidation of two roles.

Ms. Dussling made a motion to approve Resolution 2023-07. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

D. Consideration for Introduction: Ordinance 851, Designating two No Parking Spaces on one side of South Old Middletown Road at 464 South Old Middletown Road, approximately 45 feet south of the driveway exit at the Roosevelt Community Center.

Mr. Kirchgasser stated this ordinance is being introduced to designate two no parking spaces at the Roosevelt Community Center to improve line-of-site while entering and exiting the center.

Mr. Read made a motion to introduce Ordinance 851. Ms. O'Connell-Bell seconded the motion. The motion carried with a vote of 7-0.

E. Approval of March 13, 2023 Bill List.

Mr. Kirchgasser read the Bill List aloud.

GENERAL FUND

A.J. Blosenski, Inc.	January Recycling & Yard Waste	\$	56,274.10
A.J. Blosenski, Inc.	Feb. Recycling & Yard Waste	\$	56,274.10
		\$	<u>112,548.20</u>
AJM Electric, Inc.	Roosevelt Phase II	\$	32,308.20
Domus, Inc.	HVAC/Roosevelt	\$	11,051.00
Hirschberg Mechanical LLC	HVAC/Roosevelt	\$	85,950.00
Kelly Engineers & Surveyors	Plan/Engineer Prof. Serv.	\$	23,566.14
	Sunnybrea Basin/Storm Sewer	\$	728.82
	GENERAL FUND	\$	<u>24,294.96</u>
Linn Architects	Promenade at Granite Run #16164	\$	55,642.00
	General Fund Total	\$	<u>321,794.36</u>

CAPITAL RESERVE

Glick Fire Equipment Company	Balance Due 2022 Pierce Pumper	\$	<u>\$387,886.00</u>
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2019 G.O. Bond - TRID

Kelly Engineers and Surveyors	Lenni Rd & Franklin Mint Ped Trail	\$	<u>6,871.86</u>
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Ms. Dussling made a motion to approve the bill list. Mr. Bialek seconded the motion. The motion carried with a vote of 7-0.

Mr. Kirchgasser adjourned the meeting at 7:38 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township Engineer's Report

March 13, 2023
Council Meeting

MARINER 2 PIPELINE

MT100-Ea

- Sleighton Park Restoration – Final restoration at Sleighton Park, which includes extension of the athletic field, trail restoration and restoration of pre-construction drainage features is 99% complete. A small portion of the existing pedestrian trail is to be repaved as part of Energy Transfers road restoration obligations that are to be completed spring/summer 2023. This work will be added to the Township's Road Program, and cost will be paid by ETP.
- ETP started restoring roadways in the fall of 2022. Restoration scope of work is based on extensive road inspections conducted by the Township Engineer. It had been desired that this work would begin in late June of 2022 but was delayed due to various reasons, including cold weather conditions. Work completed in 2022 included replacement of damaged curb, curb depressions, driveway aprons and sidewalk on Riddlewood Drive, War Trophy Lane, Martins Lane and E. St. Andrews Drive. Remaining restoration work is to be included as part of the Township Road Program in the spring/summer of 2023. Cost of this remaining restoration work will be paid by ETP through an amended road maintenance agreement with the Township. Residents should be aware that in the spring/summer 2023, there will be additional activity on the following roads to complete restoration (base paving repair, pavement overlay, line striping, milling, shoulder repairs for drainage): Valley Road, W. Forge Road, Martins Lane, St. Andrews Drive, E. St Andrews Drive, Riddlewood Drive and War Trophy Lane. There will also be a full mill and overlay of the access driveway (from Lenni Road) to Glenwood Elementary School including reinstallation of speed humps and pavement striping.
- Valley Road shoulder restoration/stabilization. ETP will be compensating the Township for all 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. This work will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. Restoration scope of work is based on extensive road inspection conducted by the Township Engineer and PennDOT. Cost of this

restoration work will be paid by ETP through an amended road maintenance agreement with the Township.

- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP is in the process of finalizing geologic and geophysical testing at Valley Road/W. Forge Road, pursuant to the "monitoring" plan agreed upon by the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all previous testing completed as part of the monitoring plan and will review testing reports as they are completed and submitted to the Township. It is estimated that completion of this testing and Township review of testing results may be accomplished by the early 2023.

SEPTA R3-3

MT120-Bwa

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

MINT PEDESTRIAN TRAIL

MT100-V1

- The first segment of this trail has been completed at the SEPTA Wawa Station.
- Design, permit and construction plans are in the process of being finalized and a status meeting was conducted with the Township in February 2023. It is estimated the amended design is approximately 80% complete.
- The NPDES permit for the trail will be amended to incorporate several value-engineering revisions including the trail segment recently constructed at the SEPTA Wawa Station area. A status meeting with Delaware County Conservation District was held in December 2022.
- It is anticipated this project will be let for bid in the spring of 2023 with construction to be completed by August/September of 2023.

MT. ALVERNO ROAD BRIDGE REPLACEMENT

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

TOWNSHIP GUIDERAIL PROGRAM

MT124-E

- The guiderail program is for the installation and/or replacement of guiderail along the following 6 segments of Township roadway (including the segments associated with the recently completed 2019 contract): Howarth Road, E. Knowlton Road (North), E. Knowlton Road (South), Darlington Road (East), Darlington Road (West) and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Bid letting for this work has not yet been scheduled and is now projected for 2021. Significant utility pole relocation and tree removal is required for these projects.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020 and 2021, but was not awarded the either grant but received feedback that the application was considered worthy of award but other projects were more highly prioritized. The Township has just re-applied for this grant for calendar year 2022. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red Light Enforcement Systems. Grant applications are accepted annually during the month of June.

TOWNSHIP CODE AMENDMENTS

MT110 SERIES

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details and specifications).

- Chapter 198 (Stormwater Management Ordinance) –Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in the near future.
- Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.
- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204, and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in early 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

- The Township is in the process of preparing construction and permitting plans for site improvements at Roosevelt School. Improvements will include construction of a new tot lot, level playing area (next to the tot lot), new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area, stormwater management

improvements and construction of courtyard improvements. It is anticipated that construction of improvements will begin in the summer of 2023.

SUNNY BRAE STORMWATER BASIN REVITALIZATION MT100-K

- Work has begun on the basin revitalization project, which will significantly improve localized flooding in the vicinity (and downstream of) 34, 36 and 38 Gallant Fox Drive. Work is approximately 90% complete. Remaining work include swale completion at 34/36 Gallant Fox Drive, permanent fence installation, final grading and seeding, completion of basin bottom wetland channel and installation of curb depression on Gallant Fox.
- The project will be submitted to PADEP as a means to reduce sediment (PRP – Pollutant Reduction Plan) in conjunction with the NPDES Permit for the Township's MS4 (permit term from 2018 to 2023). The basin revitalization work will address approximately 90% of the Township sediment reduction requirement within the Chrome Run watershed, for the term of the PRP approval ending in 2025.
- Funds acquired for the project - Mariner East 2 Pipeline Corridor Grant Funds were awarded in the amount of \$198,472.00. Also, the Township submitted a PA DCED Flood Mitigation Program Grant application for \$275,000.00 but was only awarded approximately \$20,000.00 for the project.

SMEDLEY PARK

MT100-A.2

- Contract for construction of Stage 2 and Stage 3 of the project was completed by MECO Constructors in 2021. Field areas are not open to public use at this time, to allow grass to grow properly.
- The final construction phase is anticipated for the 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

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- A kickoff meeting was recently held with DCNR regarding the approved grant for redevelopment of Lenzi Park.
 - It is anticipated that the park site will be surveyed later in 2023 and design of the first phase of park improvements may begin late 2023, with possible construction beginning in 2024 or 2025. 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

- Riddle Hospital Expansion (Pavilion) - Conditional final approval granted by Council. Plan has been recorded and construction has commenced on the pavilion building. Site work is approximately 95% complete.
- ARTIS Senior Living Land Development – The final plan, conditional use and zoning map/text amendments have been approved by Council. Presently, there is no anticipated date for commencement of construction. The land development plan has not yet been recorded. It should be noted the development site is listed as being for sale.
- Guss Subdivision (Howarth Road) – Conditional final approval granted by Council. Plan has been recorded. Construction of site improvements (not including the dwelling) has been approved by the Township (through issuance of a grading and excavating permit) and this construction should commence in the spring of 2023 or sooner.
- Promenade at Granite Run Land Development - Construction pursuant to the approved final plan is on-going and is approximately 85% complete. Three new amendments to the approved final plan were received in late 2022 and early 2023:
 - ✓ Reconfiguration of Building Q (including the modification of constructed parking area, perimeter driveway (loop road), underground stormwater basin and porous pavement). Building Q work is complete (the “At Home” store is now open).
 - ✓ Reconfiguration of Apartment Building 2 and surrounding improvements. This work is approximately 15% complete.
 - ✓ Reconfiguration of Building G (Popeye’s). Land Development for this amendment will be reviewed by the Planning Commission in February 2023.
- 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 2023.
- 312 Lenni Road Subdivision - Conditional final approval granted by Council. Plan has been recorded and construction has commenced by Cornerstone Quality Builders. One home is presently under roof.

- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan 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 it is anticipated that construction of that dwelling may begin in the near future.
- 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 – Conditional final approval has been granted by the Township Planning Commission and Council, and the plan has been recorded. Grading Permit for the new home has been approved and construction has commenced.
- Glenwood Elementary School Parking Lot – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission on May 12, 2020 and granted conditional final approval by Township Council in June 2020. The plan has not yet been recorded. It is anticipated these improvements will begin in the summer of 2023.
- Congregation Beth Yeshua Land Development – Plan has been recorded and site work construction is largely complete. The applicant has filed the Certificate of Total Completion for this project which is under review and it is anticipated this project will be closed in early 2023.
- 416 W. Forge Road Minor Subdivision - Final plan has been reviewed by Township consultants. A revised plan has not yet been received and it is unclear if the applicant will continue to pursue this subdivision.
- Williamson College of the Trades Student Activity Center Land Development Phase 5 – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction is approximately 95% complete. Temporary Certificate of Occupancy of the building has been approved.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction is complete. 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 has been reviewed and the Township is awaiting plan revisions prior to scheduling review of this application by the Planning Commission.

- Sleighton School Tract Subdivision (Middletown Township and Edgemont Township) – Tentative PRD Plan and related documentation has been submitted to the Township and review comments issued by Township Staff and consultants. Public hearings have been conducted on October 14 and October 28. A decision on tentative plan approval has not been made.
- A land development application from Granite Farms Estates for building additions to the nursing care facility and reconfiguration of the parking area surrounding the nursing care facility, was recommended for approval by the Planning Commission on March 8, 2022 and final approval was granted by Council in March 2022. Plan has been recorded.
- A minor subdivision application has been received for 252 W. Forge Road to create an additional residential lot. This application was reviewed by the Planning Commission in December 2021 and approved by Council in January 2022. Plan has been recorded and a grading and excavating permit has been approved for construction of the driveway entrance to the new lot.
- A minor subdivision application has been received for 51 W. Forge Road to create an additional residential lot. This application was approved by Council in January 2022. Plan has not yet been recorded.
- A minor subdivision application has been received for 552 Old Forge Road to create three residential lots. This application was recommended for approval by the Planning Commission in May 2022 and was granted conditional preliminary and final approval by Township Council.
- A minor subdivision application has been received for William N. Weirich, Jr. (Highpoint Drive) to create one interior residential building lot. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has not yet been recorded, but grading and excavating permit for the site work has been approved by the Township. Site work is approximately 50% complete.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has been recommended for conditional use approval

and preliminary land development approval by the Planning Commission and has received zoning variances to permit the proposed expansion. Township Council recently granted preliminary approval of this plan.

- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan is in the process of being recorded.
- 47 N. Middletown Road Land Development – An application for land development for construction of a church building and parking lot is anticipated in the near future. This site is located contiguous to Smedley Park, to the southwest.

