

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
MARCH 18, 2026

Minutes of the Regular Meeting of Township Council held on March 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, Garrett Fails, Christopher Stump, John McMullan, Denis Dunn, Esq., Eric Janetka, Kelly Engineers, Vince Visoskas.

Excused: Susan Powell, 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.

2. COUNCIL - TEMPORARY APPOINTMENT TO FILL 3rd DISTRICT VACANCY.

A. Cathleen Albertson - term expires May 19, 2026 - PA Primary Election.

Mr. Stump asked for a motion to approve Cathleen Albertson to temporarily fill the vacant Council District 3 with a term that expires on May 19, 2026 - PA Primary Election.

Ms. Ciuca made a motion to approve the temporary appointment. Ms. Campo seconded the motion. The motion carried with a vote of 5-0.

District Judge Ms. Jennifer DiPillo administered the oath of office to Councilwoman Cathleen Albertson.

3. APPROVAL OF MINUTES:

A. DRAFT Township Council Minutes - January 8, 2025.

Mr. Fails made a motion to approve the January 8, 2025, Council minutes. Mr. D'Agostino seconded the motion. The motion carried with a vote of 6-0.

B. DRAFT Township Re-Organization Council Minutes - January 5, 2026.

Mr. D'Agostino made a motion to approve the Re-Organization Council Minutes of January 5, 2026. Mr. Fails seconded the motion. The motion carried with a vote of 6-0.

C. DRAFT Township Council Minutes - January 21, 2026.

Ms. Campo made a motion to approve the January 21, 2026, Council Meeting Minutes. Mr. Fails seconded the motion. The motion carried with a vote of 6-0.

4. PUBLIC COMMENTS:

Mr. Stump announced the Township has not received an application from the School District regarding the K-1 Early Learning Center.

Ms. Mary Anne Wolf, 711 W. Rose Tree Road, stated over the last six months there have been a significant number of yellow and black warning signs placed on Rose Tree Road. There are 15 signs telling people to slow down to 25 MPH. No one pays attention to the signs. She said the average speed is 40 MPH. There are a number of arrow signs pointing to dangerous

curves. Ms. Wolf asked who installed the signs. Mr. McMullan stated Rose Tree Road is a PennDOT road so the signs would likely have been installed by them through a subcontractor. Ms. Wolf stated across the creek is the continuation of Rose Tree Road and there are no signs in this section. Mr. McMullan stated the signs were not from a request from the Township, so the Township was not aware they were installed so he had no more information. Ms. Wolf stated it is suspicious to her that her side of Rose Tree Road is full of black signs and there are no signs across the street. Ms. Ciuca asked how many new signs were added, and Ms. Wolf replied a good number. She said there are 15 signs along the 2 miles she lives on Rose Tree Road. Mr. McMullan again stated he has no information, but he can reach out to PennDOT to see what prompted the signs to be installed.

Ms. Lori Reynolds, 181 Hunting Hills Lane, stated they were informed at the last school board meeting that the development application would be submitted on April 8, 2026, to be discussed at the April 12, 2026 Planning Commission meeting. She asked how the public gets notified when the application is submitted. Mr. McMullan stated the application will be listed on the Township's website as part of the agenda for the Planning Commission meeting. She asked how she will know when the application is submitted in order to submit a "Right-To-Know" request. Mr. McMullan stated she is free to call the Township offices or check the website. Ms. Reynolds stated notification is a little late to prepare for the meeting. She asked when the application is submitted does the County Conservation District and the County Planning Commission get notification. Mr. McMullan stated the Township is required after the application is submitted to send a copy of the application to the Delaware County Planning Commission for review and comments.

Ms. Reynolds asked if the Township has a completeness checklist and what happens if an application is not complete. Mr. McMullan stated there is an administrative review with a checklist that is part of the Township's Subdivision/Land Development application. The Township will use that checklist to determine completeness during the application process. Ms. Reynolds stated currently there is critical information missing on the traffic, stormwater, and the multi-sport complex. The existing traffic deficiencies remain unresolved. The impacts on traffic mitigation for the K-1 Learning Center are unknown. It is unclear if a full traffic study was completed and an analysis done for the multi-sport complex and there is no clear project timeline. Both projects exceed Township limits for impervious surface coverage, and the K-1 exceeds the maximum building coverage. It is uncertain if there is enough pervious surface to warrant a reverse subdivision which would change the math of the stormwater runoff equation but would not change the runoff or the impact. The multi-sport complex proposes to pave a field, add a concession stand, add a connector road, and install turf on three athletic fields.

At the last school board meeting she was told the soil does not perc or infiltrate requiring an extensive underground system to achieve stormwater drainage which raises permitting questions and wetland concerns. For the multi-sport complex, the turf materials have not been selected raising health questions and environmental concerns. All turf grass contributes micro plastics and heat and some of them toxic chemicals. Impacts to groundwater recharge and quality are unknown and of particular concern for neighbors who rely on wells for their drinking water source.

Lighting decisions are unresolved and could significantly affect the neighborhood. The EAC recently hosted a presentation on the harmful effects of artificial lights. All the missing information is essential to evaluate community impact. The project is already significantly delayed and submitting an incomplete application will create further delays and shift the blame to the Township. She asked the Township to please not accept an application that is performative and not ready for meaningful review. Doing so wastes time, is prone to ill-informed decisions, undermines public trust, and risks irreparable public harm.

Ms. Colleen Janczyk, N. Heilbron Drive, stated it was mentioned at the last workshop session (school board) that the application would be submitted on April 8, 2026, but there are so many critical pieces missing. At the November work session, when the traffic study expert spoke he said there are two glaringly obvious operational deficiencies; Rose Tree Road and Rt. 352 which he called the “Big Red Flag,” and Barren Road and Rt. 352. At the February work session, it was asked what is happening with Barren Road and they replied nothing, even though it was identified by TPD as an operational deficiency by PennDOT standards. This is also another missing piece of the application. The land does not perc, so how will this be handled? If the road realignment is being taken on by the school district without the rest of the PennDOT project happening it will cause a left turn into gridlock. Ms. Janczyk stated it is not right to take something funded by state dollars and to shift it to the Rose Tree Media taxpayers and not the whole state. Every dollar of the millions it will cost to construct the road improvements is a dollar not used for education.

Ms. Laura Shaw, 754 Switchman Road, stated none of the current Council members were present when decisions were made to add a ridiculous number of people to Middletown Township. The amount of building done was done without any consideration about the infrastructure that was required. She lives in one of the developments and the traffic is abominable. She believes 75% of Middletown Township does not like the traffic. While she understands where the naysayers are coming from, it is important that this Council do their part to address the issues that parents and children have now. There is now all this additional tax revenue from the additional building, now they must pay the price for it to have schools that address the children’s needs. This Early Learning Center is a critical piece. It is shameful that Middletown Township does not have full day kindergarten. This project has already been delayed for a year to address the traffic concerns. She urges Council to consider the entirety of the Township and the history they have inherited and what it is doing to the children.

Mr. Stump reiterated the Township does not have a Land Planning application from the school district yet. Council is on a completely different side of this as there are two other groups that will review the application before it appears before Council. This includes Mr. Janetka and his team to ensure any gaps in the application will be questioned.

5. REPORTS

A. Chair: NONE

B. Committees: Finance and Administration Committee met on March 18, 2026, to discuss a

variety of topics related to Township business/agreements.

Ms. Ciuca announced the Finance and Administration Committee met this afternoon to discuss a variety of topics related to Township business and agreements concerning the Media Rugby Football Club.

C. Manager:

1. PSP - Trooper David Nguyen

Trooper Nguyen reported on the 2024-2025 year-to-date statistics. In 2024 there were 7,358 incidents and in 2025 there were 7,793. Drug related offenses totaled 33 in 2024 and 29 in 2025. Crimes against society including disorderly conduct and noise complaints for 2024 were 169 and in 2025 were 211. Crimes against persons includes harassment, simple assault, assault, and any person-on-person offense. There were 122 in 2024 and 172 in 2025. Death Investigations which are categorized as a natural death or a sudden death; there were no homicides to report. In 2024 there were 26, and in 2025 there were 22. Domestic Security Checks include every time a Trooper does a check on a school, church, or business either in a parking lot or in an actual building doing a safety check. In 2024 there were 609 and in 2025, 530. Motor Vehicle Crashes which include minor crashes, non-reportable, hit-and-run, reportable with injuries in 2024 there were 499 and in 2025, 495. Traffic Enforcement includes traffic stops, disabled vehicles, safety check points and anything regarding traffic, monitoring speed areas; in 2024 there were 1,195 and in 2025; 1,072. Property Crimes include theft, trespassing, vehicle theft, and theft by forgery; in 2024 there were 279 and in 2025, 272. Requests for Service in 2024 were 1,995 and in 2025, 2,304. Other Investigations are minor in nature and normally not a criminal offense and in 2024 there were 629 and in 2025 there were 709. Trooper Nguyễn reported on three programs sponsored by the PA State Police.

The first is the PA Law Leadership Academy which is a 15-week program for adults 18 and older. It is a paramilitary program starting in May and ending in August of this year for anyone who is interested in a career in law enforcement. The program is on Tuesdays and Thursdays in Plymouth Meeting.

Sunny Day Camp is a one-day program for children and adults with special needs. It is centered around law enforcement and includes K-9 units, bomb squad, and other law enforcement activities.

The final program is The Hill Impact which is for school students aged 15 to 18. It is a 14-week program that focuses on physical fitness, paramilitary, and law enforcement. Trooper Nguyễn left flyers for anyone interested.

On April 7 and 21, Trooper Nguyen is partnering with Wawa for their Coffee with a Cop event. The events will be held at the Wawa by the barracks and the Wawa at Brinton Lake. Trooper Nguyen will send Mr. McMullan the information so it can be posted on the website. Mr. Stump asked if all incidents are included with his report, and Trooper Nguyen stated some minor incidents are left out such as "Right-to-Know" and vehicle repossession; however, the totals for the year are accurate. Mr. Stump

asked about traffic enforcement, and Trooper Nguyen stated he has an ongoing list of complaints and problem areas in the Township. Any time there is any enforcement it generates a number. Mr. Stump stated there was an increase in requests for service and a decline in traffic enforcement. Trooper Nguyen stated traffic enforcement is pro-active and the reason for the decline is due to the number of Troopers stationed at the barracks. Ms. Ciuca asked for clarification of Request for Service. Trooper Nguyen stated it's anytime someone requests service, it is minor and not a criminal incident. It could be a neighbor dispute, civil issues, or child custody, and there are a lot of minor calls that they are required to investigate. These are all given an incident number. Ms. Campo followed up and stated there were a lot of calls and asked if some of these incidents could be diverted. As an example, she has an elderly father and perhaps some of these calls may be from the elderly and maybe some other entity could be addressed instead of the State Police.

Trooper Nguyen stated they physically go out to every call. Some of the calls are 911 hang-ups or alarms, landlord disputes, dog law violations, and such. Ms. Ciuca stated it seems because of manpower issues it is taking away from other categories and perhaps there could be educational benefit involved in their responses to incidents. Ms. Campo stated on behalf of Council she expressed her sympathy to all the State Troopers on the passing of PSP Cpl. Timothy O'Connor.

Mr. Lennart Jungbart, 206 S. Pennell Road, stated there is a lot of speeding on Pennell Road, and he noticed going to the Lenni Post Office there is a 25 MPH speed limit that he feels no one follows. He asked how the speed enforcement is done, through radar or do they just judge how fast people are going and do they use speed monitors. Trooper Nguyen stated they do enforcement several different ways including radar or traffic details that give out tickets to deter speeding. They cover five Townships and two Boroughs, twelve miles of I-95 and fifteen miles of I- 476 with 6-8 Troopers per shift.

2. Sue Mescanti -President, Middletown Township Historical Society.

Ms. Sue Mescanti, President, Middletown Township Historical Society, thanked Council for their support. She also thanked Chief Rigby as well, as he is an invaluable resource to the museum. She stated the Historical Society provides a monthly article to the Middletown Neighbor's magazine that is related to Township history. The articles have appeared on their webpage including all the articles since 2019.

They submitted to the Delaware County Heritage a nomination to the 1840 school Vow, and the awards will be announced in April. Since 2011, the Historical Society has been awarded twelve Heritage Awards and hopefully this will be their thirteenth. They have had additional discussion with Williamson College of the Trades regarding the 1833 schoolhouse located on their campus keeping to their goal of preservation. There were three lectures developed in conjunction with the America 250 Celebration. Two have taken place and the final will be April 9, 2026 at 6 p.m. at the Roosevelt Community Center. The lecture topic will be John Morton, the signer of the Declaration of Independence. John Morton lived in Ridley Township. In his early

years, he was a surveyor. He charted property in Middletown Township which included the Sharpless/Darlington tract and the Middletown Presbyterian Church property.

They are also working with the Township Parks and Recreation Department on an America 250 event later this year. They are again helping with the Rockdale Memorial Day Parade and Ceremony at the WWII Monument. Even though the monument is in Aston Township, it was originally sponsored by two Veterans one from each Township. It contains the names of Middletown Township and Aston Township men who died in the line of duty. They will also be present at the ceremony at the Township building. Ms. Mescanti extended an invitation to Council to visit their museum at the Community Center at Roosevelt. They are open on the second Saturday of the month, 10 a.m. to 2 p.m. She understands everyone has a crazy calendar on the weekends and this may not fit into their agenda. She would like to offer Council to call her, and she will bring them down to the museum. It is important Council see the history of their Township on display. They have many visitors that come through the museum, and she thinks Council will be very proud in how they represent the Township. Ms. Campo stated she attended the first two events for the America 250 lecture series, and they were wonderful and she also visited the museum.

Mr. McMullan congratulated Council, the Township, and the Environmental Advisory Committee who were recently awarded the Gold Certificate for the Bird Town Program the Township participates in. He read "Middletown Township is certified at the Gold level and recognized for their exemplary work to promote conservation and stewardship from community engagement to habitat enhancement and protection to create a healthier environment for birds, wildlife, and people." Mr. McMullan stated in a very short amount of time with cooperation between the EAC and Township staff, they were able to pass over several levels to go from beginner to Gold. The EAC will be at a future meeting, likely in April so Council can highlight them in terms of their accomplishments. There were several goals that needed to be obtained, several were already in place by the Township and with partnership with the EAC they were able to enhance them and put them in a position to be a gold standard for Bird Town. This is quite an accomplishment. Mr. Stump stated he recalled a sign for Bird Town and asked if it was installed. Mr. McMullan stated the signs were installed at two of the Township's parks.

D. Engineer:

1) Engineer's Monthly Report – February 2026.

Mr. Janetka thanked Council and congratulated the newest member. He reported for Lenni Park he is still working out the final items with the softball field natural turf specifications which they are working on with their consultant. They are close to finishing this and then they will be able to put it out for bid. He is confident this may be happening for the second Council meeting in April which would be better due to weather.

Mr. Janetka reported for a number of years, the Township has been working on a guide

rail project to replace some of the old and substandard guide rails and some of the cable barrier guide rails. They have carefully coordinated with the utility companies to relocate some of the utility poles. They are now working with the Township's Public Works and Township Manager to finalize the design plan for a section of guide rail that they would like to get installed as part of the overall replacement program on Valley Road between Rocky Run Trail and 126 Valley Road. This is on the east side of Valley Road where the embankment drops off towards the stream.

Mr. Janetka reported approximately eighteen months ago they reviewed the Mills at Glen Riddle a light industrial Land Development at Parkmount Road and Pennell Road. This has been going through the state permitting review process. They have submitted revised plans to the Township.

Mr. Janetka stated yesterday they received a phone call from Popeye's to try to set up a pre-construction meeting at the Promenade at Granite Run. It looks like this will be starting up in the very near future as well. This is located at the northeast quadrant of the Promenade at Granite Run closest to the Acme and the PADot driver center.

6. PUBLIC HEARING: N/A

7. OLD BUSINESS: N/A

8. COUNCIL WORKSHOP ITEMS:

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

- 1) Application No. 2026-06: Kelli and Christian Yacono, 107 W. Forge Road, seeking a special exception to construct an in-ground swimming pool within a portion of the 50 ft. required rear yard setback, whereas the pool is proposed to project within 25 ft. of the rear property line. Zoned R-1A.

Mr. McMullan reminded Council there is no action needed just a decision on whether to send representation to the Zoning Hearing Board. Application 2026-06, Kelli and Christian Yacono, 107 W. Forge Road, applied for a special exception pursuant to Section 275.127 of the Zoning Code. The applicants desire to locate an in-ground swimming pool within a portion of the 50 ft. required rear yard setback in an R-1A Zoning District. The pool is proposed to project to within 25 ft. of the rear property line. This is not a very unusual request in terms of placement of an in-ground pool on a property. The abutting residence that received notification, has not responded or commented. The applicant's neighbor is her father.

Council did not feel the need to send representation to the Zoning Hearing Board meeting.

9. ITEMS FOR APPROVAL:

A. Consideration for Approval: Appointment of a Township Solicitor to provide Professional Legal Services for the years ending 2026 and 2027.

Mr. Stump reported at the Township's Re-Organization meeting on January 5, 2026, Council approved the firm of Petrikin, Wellman,, Damico, Brown, and Petrosa through March 31, 2026. He thanked them for their years of service to the township. Mr. Stump asked if the appointment of a new Solicitor has to be on a date certain. Mr. McMullan stated Council can have a certain date and certainly handle it that way. Mr. Stump stated Damico and Associates were originally appointed in 1990 to be the solicitor for Middletown Township. Joe Damico served as the Township solicitor for 32 years until his passing in September of 2023. Mark Damico and Denis Dunn have shared solicitor duties for the Township since 2023.

Mr. Stump asked for a motion to discuss a new solicitor and a follow-up motion to retain Mark and Denis as the Township's solicitors for various litigation matters facing the Township namely the Outrigger project, the Sleighton project, and two properties that are actively engaged in condemnation. This is on the recommendation of all parties concerned. Council sent out applications for the vacancy. Four were requested and they received two complete applications that went through the full interview process with the AD Hoc Committee and Township staff. The Committee is recommending Kilkenny Associates led by John Walko, and his team as the Township Solicitor.

Mr. Stump asked for a motion to approve Kilkenny Associates to be the Township Solicitor effective April 1, 2026 through December 31, 2027. Mr. D'Agostino made a motion to approve the appointment of Kilkenny Associates to be the Township Solicitor effective April 1, 2026 through December 31, 2027. Mr. Falls seconded the motion. The motion carried with a vote of 6-0.

Mr. Stump asked for a motion to retain Petrin, Wellman, Damico, Brown, and Petrosa for various litigation facing the Township effective through the end of those cases. Mr. D'Agostino made a motion to retain the services of Petrikin, Wellman, Damico, Brown, and Petrosa for various litigation cases facing the Township. Ms. Campo seconded the motion. The motion carried with a vote of 6-0.

B. Consideration for Approval - Citizen Committee Appointments:

1) Parks and Recreation Board: Jackie Mitchell, Susan Sharp, and Ed D'Armiento, term expirations January 3, 2027.

Mr. Stump asked for a motion to approve the appointment of Jackie Mitchell, Susan Sharp, and Ed D'Armiento to the Parks and Recreation Board for a term ending January 3, 2027.

Ms. Campo made a motion to approve the appointments. Ms. Ciuca seconded the motion.

Mr. McMullan stated the appointments were the result of the newly adopted Citizen Committee policy that Council incorporated in October 2025 which had applicants for interested in serving or being retained for a board go through an interview process as opposed to being automatically reappointed. There were vacancies after the Re-Organization meeting and Council exercised the policy that was adopted in October

2025 which resulted in these three being recommended to Council for approval. Council created an AD Hoc Sub-Committee and that committee met to interview various applicants for vacancies on Boards and Committees.

A vote was taken and the motion carried with a vote of 6-0.

- 2) Environmental Advisory Committee: Jason Zerweck, term expiration January 1, 2029. Mr. Stump asked for a motion to appoint Jason Zerweck to the Environmental Advisory Committee for a term ending January1, 2029.

Mr. D’Agostino made motion to approve the appointment. Ms. Ciuca seconded the motion. The motion carried with a vote of 6-0.

- 3) Zoning Hearing Board: Connor Gill, term expiration January 3, 2027.

Mr. Stump asked for a motion to approve the appointment of Connor Gill to the Zoning Hearing Board for a term ending January 2, 2027.

Ms. Ciuca made a motion to approve the appointment. Mr. D’Agostino seconded the motion. The motion carried with a vote of 6-0.

C. Consideration for Approval: February 2026 Bill List.

Mr. Stump read the Bill List aloud.

DEBT SERVICE FUND

THE BANK OF NEW YORK MELLON	LOAN# MIDTWN2019A (i)	<u>\$44,685.00</u>
Total DEBT SERVICE FUND:		<u>\$44,685.00</u>

GENERAL FUND

AQUA AUTOPAY	Township Hydrants JAN	\$9,068.01
GO2 TECH, INC. (ACH)	JAN 2026 IT	\$6,838.19
KEYSTONE MUNICIPAL SERVICES, INC.	Building Inspection 01/05-01/16	\$6,090.00
OPDENAKER, INC.	JAN RECYCLING AC #14321600	\$55,399.72
PA MUNICIPAL HEALTH INS. COOPERATIVE	FEB Health Insurance	\$48,283.27
PECO - AUTOPAY	464 S. Middle ELC 01-2026	\$7,375.83
THE COUNTRY PRESS, INC.	2026 Tax Bills	\$5,745.00
UNITED INSPECTION AGENCY INC. (ACH)	JAN-Electrical Inspections	<u>\$5,170.00</u>
Total GENERAL FUND:		<u>\$143,970.02</u>
Grand Totals:		<u>\$188,655.02</u>

Ms. Campo made a motion to approve the Bill List. Mr. D'Agostino seconded the motion.
The motion carried with a vote of 6-0.

Mr. Stump adjourned the meeting at 8:03 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive, flowing style.

Sharon Browne



Middletown Township **Engineer's Report**

March 4, 2026
(Presented at March 18) Council
Meeting

MINT PEDESTRIAN TRAIL (PHASE 1)

MT100-V1

- The recently constructed segment of the trail is open to the public. The required 12-month maintenance period will expire on March 17, 2026. A trail inspection will be conducted in the near future to make sure there are not defects that have to be repaired by the bonded contractor.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary grading and trail layout for the next phase of the project is complete (refer to “Lenni Road Pedestrian Trail (Phase 2)” in this report.

LENNI ROAD PEDESTRIAN TRAIL (PHASE 2)

MT100-U1

- A project coordination and kickoff meeting was held in December 2023, with project consultants, Township staff and Delaware County. Final engineering design of phase 2 of the Township trail projects may begin later in 2025 upon acquisition of property necessary for completion of the project.
- This trail project will connect the recently completed “Mint Trail” to the Chester Creek Trail, on the east side of Lenni Road and will extend under the SEPTA right-of-way through a previously constructed “underpass” and then will extend along the right-of-way to Lenni Road, where it will then cross the road and connect to the Chester Creek Trail. The project will include a pedestrian crossing on Lenni Road, a trailhead parking lot, pedestrian bridge, and sight distance improvements along Lenni Road between the bridge and the SEPTA grade crossing
- A portion of this trail crosses under an overhead PECO electric transmission line right-of-way. The Township is working with PECO to obtain their approval for the trail to pass under the right-of-way. Discussion have been on-going for about 2 years and most recently, additional survey information was obtained so that the Township can

demonstrate that the trail can be constructed without impacting the foundation pedestals of three of the towers.

ROOSEVELT COMMUNITY CENTER (PHASE 1)

MT100-O

- Phase 1 work is complete. Phase 1 Improvements included construction of a new tot lot, reconstruction of existing parking both in front of and behind the facility, construction of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Design for the next phase of the project is complete (refer to "Roosevelt Community Center (Phase 2)" in this report.

ROOSEVELT COMMUNITY CENTER (PHASE 2)

MT100-O

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

LENNI PARK

MT100-W

- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- The Delaware County Conservation District recently granted approval of the State NPDES permit application for the construction of the project, which will be completed in two phases. Phase 1 of the improvements includes reconfiguration/regrading of the softball field, stormwater management facilities (infiltration and detention basins), pedestrian trail from the parking lot to the softball field, grading for a future multi-court surface, buffer trees, baseball field fence, benches, and bleacher pads. This project will be let for bid (Phase 1) in mid to late February 2026.
- Phase 2 will include additional pedestrian trail, new parking, underground stormwater infiltration, multi-court surface and fence, and pavilion upgrades and will be completed upon securing funding to complete the construction. All engineering and permitting is complete for Phase 2.

TOWNSHIP GUIDERAIL PROGRAM

MT124-E

- The guiderail program is for the installation and/or replacement of guiderail along several segments of Township roadway including Howarth Road (completed), E. Knowlton Road – North (partially completed), E. Knowlton Road – South (partially completed), Darlington Road – East (completed), Darlington Road - West and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Significant utility pole relocation and tree removal are required for the project remaining to be completed.
- The Township recently coordinated relocation of several utility poles with PECO, along Darlington Road and Valley Road, some of which were necessary to complete some of the remaining projects.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but none was awarded. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

TOWNSHIP CODE AMENDMENTS

MT110 SERIES

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).
- Chapter 198 (Stormwater Management Ordinance) – Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in 2025 or 2026.
- Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being

reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.

- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204 and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in 2025 or 2026.
- "Township Standards and Specifications" has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document will be updated periodically to include additional construction details, guidance documents, forms, etc. as they become necessary.

LONGVIEW PARK

MT100-A.2

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

- The NPDES Permit for the Park has been extended to December 20, 2027 (since it is an individual permit) to allow the project to be completed in 2026 or 2027 depending on budgetary needs. PennDOT Highway Occupancy Permit work is complete, and permits are closed.

MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN

MT300-18

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

SEPTA R3-3

MT120-Bwa

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

MARINER 2 PIPELINE

MT100-Ea

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. This restoration

work, which is being done due to water erosion along the shoulders, will also include milling and asphalt wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.

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

SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

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

understanding that the property owner intends to begin construction in 2026.

- 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located approximately 500 feet southwest of Mary Anne Drive, on the west side of Dutton Mill Road which is a Pennsylvania State Highway. New homes are to be served by public water (a main extension from Mary Anne Drive) and public sewer. There is a sewer interceptor traversing the rear of the property, which is also traversed by an unnamed tributary to Chester Creek. There is an existing home and parcel that will be impacted by this development. The existing driveway to this home is to be relocated to the proposed shared driveway for the 3 new homes, and the old driveway is to be removed. Further, a portion of the subdivision parcel is to be conveyed to 412 Dutton Mill Road. The parcel is heavily encumbered by wetlands, floodplain, steep slopes, and regulated waters of the US. There is a variable width riparian corridor proposed; however, Township Codes requires a riparian corridor of 50 feet. Some of the proposed improvements are within this riparian corridor. The development will also disturb steep slopes but will not disturb wetland, waters of the US, or floodplain area. A large underground infiltration basin is proposed to control stormwater runoff from the new impervious surfaces. A shared driveway, 20 feet wide, is to serve lots 1 and 2 and 412 Dutton Mill Road. Driver sight distance appears to comply with applicable regulations, but this will be reviewed by PennDOT as part of the Highway Occupancy Permit application.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is no intent on their part to build on the lot. Certificate of Total Completion has been filed, and it is anticipated that the project will be closed in 2025.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. All Lot 3 work is complete.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded, and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 (aka 347) Valley Road Subdivision – The overall project is complete, and Certificate of Total Completion has been submitted by the builder

and conditions for approval of the CTC have been forwarded to the applicant for completion/resolution.

- Glenwood Elementary School Parking Lot – The plan has been recorded, and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities. Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. The applicant is in the process of preparing land development agreements and recording the approved plan.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction is approximately 90% complete. One new home has been completed and is approved for occupancy. The other two dwellings are under construction. Private road installation was recently completed to base paving.
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been completed and request for occupancy is currently being reviewed by Township Staff. The applicant has recently filed for approval of Certificate of Total Completion of the project and release of all remaining financial security funds. A list of project defects/repairs (i.e. punchlist) have been sent to the developer for resolution.

- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has received zoning variances to permit the proposed expansion. The plan has been recorded and a Grading and Excavating permit has been approved by the Township to complete construction.
- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded, and work is complete. Certificate of Total Completion has been filed by the applicant and the Township is awaiting resolution of issue identified during CTC review.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been granted preliminary/final approval by Council. Grading and Excavating permit has been issued and construction is complete. It is our understanding that the applicant will be requesting approval of Certificate of Total Completion this land development in 2026.
- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.
- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024. The applicant intends to begin construction in February of 2026 and is in the process of completing land development agreements and plan recordation.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. The plan has been recorded and construction has commenced.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the

existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded.

- Pinnacle Car Wash – A land development application was received to construction a car wash on the Biordi property, just west and south of the intersection of Pennell Road and W. Baltimore Pike. This application was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.

Kelly Engineers and Surveyors
Township Engineer

A handwritten signature in blue ink, appearing to read 'Eric J. Janetka', with a stylized flourish at the end.

Eric J. Janetka, P.E.