

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
APRIL 3, 2024

Minutes of the Regular Meeting of Township Council held on April 3, 2024 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

---

Present: David Bialek, PharmD, R.Ph., Jackie Donnelly, Susan Powell, Christopher Stump, John McMullan, Mark Damico, Esq., Eric Janetka, Vince Visoskas.

Excused: Carissa Ciuca, Bibianna Dussling, Walter "Bok" Read.

---

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Ms. Powell called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES

Draft Township Council Minutes: October 23, 2023.

Mr. Bialek made a motion to approve the October 23, 2023 minutes. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

3. PUBLIC COMMENTS

Ms. Wendy Hunsicker, 208 S. Pennell Road, stated it has been discussed at meetings the closure of the Glen Riddle Road Bridge which has made a significant impact on Pennell Road traffic in just three days. She has rallied numerous times for speed control and traffic control on Pennell Road. Her concern is for Riddlewood; traffic is cutting through and speeding. Ms. Hunsicker asked if there was any way they could get help from the State Police. She stated she was guilty of cutting through, but she had a long line of traffic trying to go around her because she does the speed limit.

Ms. Hunsicker stated she volunteers at Truewood Senior Living on Glen Riddle Road. This is Samuel Riddle's former estate. Middletown Township is very fortunate to be a beneficiary of Samuel Riddle. She stated the Kentucky Derby is coming up and Mr. Riddle had four Triple Crown winners dating back to 1930. She read, "The Truewood Senior Living cordially invites you to attend the 2nd Annual celebration of the Kentucky Derby Run For The Roses. Truewood Senior Living is located at 263 Glen Riddle Road and is the former estate of businessman and renowned horseman Samuel D. Riddle, our community benefactor. This will be an afternoon of food, fun, and family. Upon entering through the lobby, guests will sign in and answer our trivia question for a chance to win our beautiful door prize donated by Kenny's Flower Shop. In the living room we will begin with games for all ages. As we move through to the game area there will be a racetrack for kids with stick pony races; post times are 1:30, 2:30 and 3:30. For safety the stick ponies are inflatable. Continuing down the main corridor will be like a stroll through the stables where Samuel Riddle kept his Derby winning horses. The activity room will be the jockey room for the day. Of course, it would not be a Kentucky Derby without fancy hats. There will be plenty of hats to choose from and decorate as well as more games and

tickets for the winner circle baskets. In the country kitchen you will feel like you are enjoying the view from the stands. Enjoy food representative of the Kentucky Derby as prepared by our in-house chef and kitchen staff. The famed Mint Julep is reserved for Kentucky but be sure to “trot” by and taste our “Taste of Truewood Minty” stand for our own take on this popular refreshment.”

This is the 150th running of the Kentucky Derby and we have a very special tribute. We are happy to announce the unveiling of the Samuel D. Riddle Library at Truewood, Glen Riddle. We are proud to continue the legacy of Mr. Riddle. Please don’t miss this special event. Ms. Hunsicker knows this is the same date as Middletown Township Community Day at the Roosevelt Community Center, but she would love for as many people as possible to stop by and enjoy the special day. Ms. Powell asked for the times, and Ms. Hunsicker stated 1 - 4 pm on Saturday, May 4, 2024.

Mr. Tyler Spindel, 4 Stoneridge Lane, stated he is located off of Springhouse Lane and has seen a lot of traffic cutting through Springhouse Lane from Glen Riddle Road to Mt. Alverno Road. He appreciates the signs but feels it may prevent some people from cutting through but not all. His biggest concern is that he has young children and there are a lot of young children and dog walkers in his neighborhood, and he is concerned about the speeding through his neighborhood. He stated his neighbors don’t speed, but it is all of the outside traffic that is now cutting through. He asked for a temporary stop sign to be placed on the corner of Latches Lane and Springhouse Lane while the bridge is closed. He stated this is a big straight-a-way which will hopefully cut back on the speeding on the neighborhood streets.

#### 4. REPORTS

##### A. CHAIR:

Proclamation Recognizing Resident Ms. Mary Heit on her 103rd Birthday.

Ms. Powell read a proclamation in honor of Ms. Mary Heit’s 103rd birthday who is unable to attend this evening.

##### **“A Proclamation Recognizing the 103rd birthday of Mary Heit.**

Whereas, Mary Heit will be honored by friends and relatives on the occasion of her 103 birthday on April 3, 2024, and

Whereas, Mary Heit was born in Philadelphia on April 3, 1921 and has been a resident of this community since 2019 and

Whereas, she became the wife of Herbert Heit in 1946 and this marriage was blessed with three children; David, Robert, and Jackie Heit Browning and three grandchildren and

Whereas, in addition to being a wife and mother, Mary Heit was a valued employee of the Greenhill Diner in Newtown Square, Pennsylvania, from its opening in 1953 until its closure in 1985. After 32 years with the diner Mary Heit became a caretaker

for the residents of Dunwoody Village in Newtown Square and an active volunteer with the Salvation Army.

Whereas, during a long and productive life, Mary has demonstrated in countless ways her dedication to the welfare of others and has earned the respect and affection of people from all walks of life and all ages, and

Whereas, Mary Heit has lived during the most eventful century of this world's history and in her quiet way has been a force for good and a stabilizing influence on those around her.

Therefore, be it resolved that the Middletown Township's Council and residents do hereby deem it an honor and pleasure to extend this Certificate of Recognition to Mary Heit on the occasion of her 103rd birthday with sincere congratulations for her long life, prosperity, and the contributions she has made to our community.

Mr. McMullan stated staff will personally deliver the proclamation to Ms. Heit.

**B. COMMITTEE:**

1) Finance and Administration

Mr. Bialek, on behalf of the Committee, stated they met this evening prior to the Council meeting to discuss a fee request waiver for the use of free space at the Roosevelt Community Center as well as two items related to fire service equipment within the Township.

**C. MANAGER**

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

Mr. McMullan reported the Township is still unfortunately in a holding pattern with Jacobs Engineering in terms of the feasibility study. They reached out through an e-mail this week letting him know they have drafted a proposal that needs to be "run up the flagpole" before he can share with the municipalities. Hopefully, there will be more productive news to share at the April 17, 2024, meeting.

2) Update: President of the Middletown Historical Society - Susan Mescanti

Ms. Susan Mescanti, President of the Middletown Township Historical Society, thanked Council for giving her the opportunity to meet the new Council members and also to thank the Township for their continued support of the Historical Society. Our mission is preservation of Township history. She included for Council her list of accomplishments for 2023. There were two very significant successes; the first was their involvement with the construction of the 1832 log cabin at the corner of Barren Road and Van Leer Avenue. The cabin will be reassembled at a site in Montgomery County and hopefully this summer it will be finished and there will be opportunities

to visit. The lumber from the 19th century barn was repurposed.

Also, the Historical Society funded the repair and painting of the exterior of the 1702 Middletown Preparative Meeting located on N. Middletown Road across from Penn State University. You may not even know it is there as you have to access off of Old Forge Road. The Friends' Meeting is one of the very few significant historical buildings that remain in Middletown Township, and the society is going to continue to work with their Board of Trustees in an effort to preserve this site. Also, at Preparative Meeting, the Board members spent several days with the clean-up of the cemetery. The cemetery was completely overgrown where you could not even see the headstones. This is an ongoing project, and the Society will stay committed to this project.

All three of these projects have been nominated for a 2023 Delaware County Heritage Award, and they are hoping to bring home three winners. With the support and encouragement of Susan Powell, in 2017 the Historical Society established a museum at the Roosevelt Community Center. They continue to improve and expand on the exhibits and are open the second Saturday of each month for visitors. Fifteen years ago, Chris Quinn put out a call to interested Township residents to establish the Historical Society in preparation for the 350th anniversary celebration. Since that time, the Society has continued to grow, they have been awarded three Delaware County Historical Society Lee Brown Volunteer awards and 9 Delaware County Heritage awards. The Society will continue to celebrate as they will be having a 15th anniversary celebration at the museum on May 11, 2024, and invite everyone to come for cookies and punch and to see the Township's history on display at the museum.

3) Monthly Update - Chief Bill Rigby.

Chief Rigby reported there were 281 calls for service in the month of March 2024 which includes fire and EMS compared to 264 in the month of February, 2024. He stated the new response districts and mapping are in place and are working well. Rocky Run EMS is providing primary care for BLS in the Township which started at the beginning of the month. Mr. Stump asked if the issue with Middletown Fire Company internet has been resolved, and Chief Rigby stated they were able to rectify the problem which will result in saving approximately \$700 per month.

Mr. John Kolicius, President of the Environment Advisory Committee, asked how the fire companies are set up to deal with the Glen Riddle Bridge closure. Chief Rigby stated the bridge closure is different from the normal traffic flow. The information on best routes to use was shared with the mutual aid partners. They may have to do some cut-throughs to get to some of the areas because it is challenging to get to the lower end of the Township from the one firehouse which is actually closer to get to the upper side of the Township. There are mutual aid partners such as Aston or Chester Heights Fire Company that are prepared to assist.

D. ENGINEER:

See attached Engineer's Report - March 2024

Mr. Janetka reported a month ago he reported some activity on the Mint Trail. A couple of weeks ago he had an impromptu report that some additional work had taken place. As of tonight, there has been a little more progress with the trail installation, but they are running up against poor weather. Due to the weather, it is difficult to do grading or build a steep driveway on a steep hill. Starting next week, the weather will be nice so he will be able to report back with more progress.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

- A. Review: Final Minor Subdivision Plan for 94 Autumn Woods Lane is proposing to consolidate (add) a small portion of an adjoining piece of property owned by 122 Forge Road.

---

Mr. McMullan stated before Council for introduction is a minor subdivision plan that will come back before Council after the Planning Commission review as well as the review from the Delaware County Planning Commission. The applicant, Mary Haag, 94 Autumn Woods Lane is proposing to consolidate (add) a small portion of an adjoining piece of property owned by 122 Forge Road to her property increasing the lot area by 3,859 square feet. This lot line change will not impact any bulk zoning requirements. There is no known improvements intended for this piece of property at this time. The lot line change is being reviewed as a final plan. Council has before it a graphic showing the land that is to be exchanged. Mr. Janetka stated this is about as simple as it gets for subdivision and land developments. Mr. Bialek stated it really is not a subdivision or land development and Mr. Janetka stated it is just consolidating land from one lot to the next.

- B. Review: Resolution 2024-07 recognizing April 2024 as PA 811 Safe Digging month.

---

Mr. McMullan stated before Council for introduction and then approval at the April 17, 2024, meeting is Resolution 2024-07 which recognizes April 2024 as PA 811 Safe Digging month. (Also known as PA One Call). The Township receives approximately 50 PA One Call tickets per week from commercial, residential, and utilities. This is another tool to promote the importance of anyone who is going to dig into the ground to contact the PA One Call system so that they are not interacting or interfering with any underground utilities before digging. This resolution is to show Middletown Township supports PA 811 Safe Digging. Ms. Powell asked if this is just for 2024, and Mr. McMullan stated they recognize April as the digging month and for the Township to show its support.

8. ITEMS FOR APPROVAL:

- A. Approval for Appointment, Citizen Board Appointments:

1) Environmental Advisory Committee: Joanne Rosenbaum and Linda Coulston - Terms

Present to January 4, 2027.

Ms. Powell reported this was introduced at the last meeting. There were three applicants for two open seats. She stated an Ad-Hoc committee including herself, Bok Read, Jamie Jilozian, and Stacy Teagen, Representative of the EAC discussed the applicants. The committee recommends Joanne Rosenbaum and Linda Coulston to fill the vacant seats. Ms. Powell stated the two applicants attended every meeting and have already volunteered their services.

Mr. Stump made a motion to appoint Joanne Rosenbaum and Linda Coulston to the Environmental Advisory Committee for a term expiring January 4, 2027. Ms. Donnelly seconded the motion. The motion carried with a vote of 4-0.

B. Approval of April 3, 2024, Bill List.

Ms. Powell read the Bill List aloud.

GENERAL FUND		
Aqua Pennsylvania, Inc.	Fire Hydrants	\$ 9,162.98
Barbacane Thornton & Co.	2023 Financial Statement Audit	\$ 6,000.00
Arthur J. Gallagher Risk Mgmt.	Workers Comp. Insurance	\$ 8,180.00
Go2 Tech	Monthly Network Services	\$ 6,817.74
Kelly Engineers & Surveyors	Monthly Engineering Services	\$ 27,577.00
	Road Program Prof. Services	\$ 3,492.00
Keystone Municipal Services	Monthly Building Inspections	\$ 10,312.50
Linn Architecture	Professional. Services GR Promenade	\$ 41,777.72
	Library Conversion	\$ 3,700.00
McCormack Taylor, Inc.	Eng. PA 452 & SR1 Improvements	\$ 14,887.74
Middletown Free Library	1 Q Allocation	\$ 68,750.00
Opdenaker, Inc.	Monthly Recycling	\$ 40,831.00
Pa Municipal Health Ins Cooperative	Employee Health Insurance	\$ 31,968.42
Petrikin Wellman Damico Brown	Legal Services	\$ 14,140.00
United Inspections Agency	Electrical Inspections	\$ 5,955.00
General Fund Total		\$ 293,552.10

Mr. Bialek made a motion to approve the bill list. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

Ms. Donnelly made a motion to adjourn the meeting. Mr. Bialek seconded the motion. Ms. Powell adjourned the meeting at 7:35 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive style with a horizontal line underneath the name.

Sharon Browne



## Middletown Township Engineer's Report

April 3, 2024  
Council Meeting

### **MARINER 2 PIPELINE**

**MT100-Ea**

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. The Township is waiting on review of this permit application by PennDOT. This restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. This work is anticipated to be completed in 2024. All other ETP restoration work in the Township is complete.
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP is in the process of finalizing geologic and geophysical testing at Valley Road/W. Forge Road, pursuant to the "monitoring" plan agreed upon by the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all previous testing completed as part of the monitoring plan and will review testing reports as they are completed and submitted to the Township.

### **SEPTA R3-3**

**MT120-Bwa**

- SEPTA has completed the R3-3 rail line extension including the parking deck, driveway, station building, and stormwater management facilities. Final Certificate of Occupancy has been approved for the station building and the crew quarters. The Township 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. It is anticipated that this land development project will be on a Council Agenda in the near future for consideration of approval.



---

**MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- The first segment of this trail has been completed at the SEPTA Wawa Station.
- The project was let for bid and awarded on November 27, 2023 to Richard E. Pierson Construction Co. The Notice to Proceed has been issued and the contract term (of 180 days) for this work expires on August 28, 2024. Construction commenced approximately 1 week ago.

---

**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. Engineering design of phase 2 of the Township trail projects will begin in 2024.

---

**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, 2021, and 2022, but was not awarded the grant but received feedback that the application was considered worthy of award but other projects were more highly prioritized. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

**TOWNSHIP CODE AMENDMENTS**

**MT110 SERIES**

---

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details and specifications).
- Chapter 198 (Stormwater Management Ordinance) –Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in the near future.
- Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.
- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204, and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in spring 2023.
- "Township Standards and Specifications" has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document can (and should) be updated periodically to include additional construction details, guidance documents, forms, etc. if they become necessary.

**ROOSEVELT COMMUNITY CENTER AND LIBRARY**

**MT100-O**

- Construction and permitting plans for site improvements at Roosevelt School have been submitted to DCCD for NPDES Permit approval, and “administrative” approval has been obtained. The Township has received “technical” review comments and is in the process of making plan revisions to address those comments and resubmit the plan to the DCCD. In the interim, engineering work is continuing on preparation of contract documents, bidding documents, and construction specifications for letting of public bid. Site improvement work will be completed in two phases. Overall improvements will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements. It is anticipated that construction of improvements will begin over the early spring 2024 (April/May), upon receipt of permits from the County and State and letting and award of bid.

**SUNNY BRAE STORMWATER BASIN REVITALIZATION**

**MT100-K**

- Minor punchlist/repair work is nearly complete. This project is anticipated to be closed in the near future.
- The completed project will be submitted to PADEP as a means to reduce sediment (PRP – Pollutant Reduction Plan) in conjunction with the NPDES Permit for the Township’s MS4 (permit term from 2018 to 2023). The basin revitalization work will address approximately 90% of the Township sediment reduction requirement within the Chrome Run watershed, for the term of the PRP approval ending in 2025.

**LONGVIEW PARK**

**MT100-A.2**

- Construction of Stage 2 and Stage 3 of the project has been completed and it is anticipated some of the field areas may be open to public use in the fall (in order to allow grass to grow properly).
- The final construction phase is anticipated for the spring of 2025 and will include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basins, installation of approximately 800 feet of pedestrian trail (that was not be completed with the previous stages of construction), asphalt paving of approximately 400 feet of paved trail (that was only completed to stone subbase to permit future construction access for basin conversion), installation of softball and baseball infield areas, and removal of all erosion and sedimentation

controls. The Township applied for a grant (in the amount of \$250,000.00) to partially fund completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The cost estimated in 2021 to complete the final phase of work was approximately \$500,000.00; however, it is likely this cost will increase due to the current economic environment.

- The NPDES Permit for the Park has been extended to December 20, 2027 to allow the project to be completed in 2023. PennDOT Highway Occupancy Permit work is complete and permits are closed.

---

### **LENNI PARK**

**MT100-W**

- A kickoff meeting was recently held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- It is anticipated that the park site will be surveyed in 2024 and design of the first phase of park improvements may begin in late 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**

- 129 N. Middletown Road (aka ARTIS Senior Living) Land Development – The final plan, conditional use and zoning map/text amendments have

been approved by Council. The land development plan has not yet been recorded, but approvals remains valid as of the date of this report. It is our understanding the current owner of the property is proceeding with advancing the project forward and completing the remaining requirements of the land development approval.

- Guss Subdivision (Howarth Road) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction activity at the site is on-going.
- Promenade at Granite Run Land Development - Construction pursuant to the approved final plan is on-going and is approximately 90% complete. The following amendments to the approved final plan were received in late 2022 and early 2023:
  - ✓ Reconfiguration of Apartment Building 2 and surrounding improvements. This work is approximately 60% complete.
  - ✓ Reconfiguration of Building G (Popeye's). Land Development for this amendment has been recommended for approval by the Planning Commission in April 2023 and granted conditional final approval by Township Council. The plan is in the process of being recorded.
- 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located approximately 500 feet southwest of Mary Anne Drive, on the west side of Dutton Mill Road which is a Pennsylvania State Highway. New homes are to be served by public water (a main extension from Mary Anne Drive) and public sewer. There is a sewer interceptor traversing the rear of the property, which is also traversed by an unnamed tributary to Chester Creek. There is an existing home and parcel that will be impacted by this development. The existing driveway to this home is to be relocated to the proposed shared driveway for the 3 new homes, and the old driveway is to be removed. Further, a portion of the subdivision parcel is to be conveyed to 412 Dutton Mill Road. The parcel is heavily encumbered by wetlands, floodplain, steep slopes, and regulated waters of the US. There is a variable width riparian corridor proposed; however, Township Codes requires a riparian corridor of 50 feet. Some of the proposed improvements are within this riparian corridor. The development will also disturb steep slopes but will not disturb wetland, waters of the US, or floodplain area. A large underground infiltration basin is proposed to control stormwater runoff from the new impervious surfaces. A shared driveway, 16 feet wide is to serve lots 1 and 2 and 412 Dutton Mill Road. A shared driveway width of 20 feet, at the entrance will be recommended to the applicant as part of the engineering review. Driver sight distance appears to comply with applicable regulations, but this will be reviewed


by PennDOT as part of the Highway Occupancy Permit application. There are Township Code waivers that will be needed by the applicant (in addition to any currently being requested) for this application to be approved. Those waivers include but are not limited to reduction of riparian corridor and reduction of the separation requirement of an underground stormwater basin to a structure (dwelling).

- 643 Darlington Road Minor Subdivision – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots. This application will be scheduled for review by the Planning Commission in the near future after plan revisions are made pursuant to a meeting between Township Staff and the design engineer.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4 which has been purchased to the owner of 420 Matrissa Ridge and it is our understanding there is not intent on their part to build on the lot. Certificate of Total Completion has been filed and it is anticipated that project will be closed in 2024.
- 312 Lenni Road Subdivision - Conditional final approval granted by Council. Plan has been recorded and construction has commenced by Cornerstone Quality Builders. Five homes are presently under roof and the project is approximately 95% complete.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. A grading and excavating permit for Lot 3 has been recommended for approval and the first dwelling is under construction.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 Valley Road Subdivision – The overall project is complete and Certificate of Total Completion has been submitted by the builder 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. 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 has submitted a land development application which was recommended for approval by the Planning Commission in June. The applicant has revised the plan pursuant to staff and consultant reviews and will request review by Council in the near future.
- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. Plan has been recorded and construction is underway.
- 252 W. Forge Road Minor Subdivision - The Plan has been recorded and a grading and excavating permit has been approved for construction of the new home, which is now complete. Temporary Certificate of Occupancy for the new home has been approved by Township Staff and consultants. The project has not yet been closed out through approval of the Certificate of Total Completion.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded and some construction has started at the site.
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has not yet been recorded.
- William N. Weirich, Jr. Minor Subdivision (Highpoint Drive) – Work is nearly complete for the one newly created lot of this subdivision and temporary certificate of occupancy has been issued for the new dwelling. Work is nearly 100% complete, with the exception of shared driveway restoration.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has been recommended for conditional use approval and preliminary land development approval by the Planning Commission and has received zoning variances to permit the proposed expansion. Township Council recently granted preliminary approval of this plan.

- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded and a grading and excavating permit for the site work has been approved. Work is approximately 75% complete.
- 47 N. Middletown Road Land Development – An application for land development for construction of a meeting room building (religious use) and parking lot has been reviewed by Township. This site is located to the southwest and contiguous to Longview Park. Staff and Consultants have reviewed the submission and the preliminary and final plan have been recommended for approval by the Township Planning Commission and conditionally approved by Council as well. The plan has not yet been recorded.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been recommended for approval by the Planning Commission and conditionally granted preliminary/final approval by Council. The plan has not yet been recorded.
- 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 received conditional final approval by Council.
- Haag Lot Line Change Subdivision – An application has been received by the Township for a lot line change between 94 Autumn Woods Lane and 122 Forge Road. A small area of 122 Forge Road is proposed to be combined with 94 Autumn Woods Lane. The application is proposed to be reviewed by the Planning Commission on April 2024.

  
\_\_\_\_\_  
TOWNSHIP ENGINEER