

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
APRIL 10, 2023

Minutes of the Regular Meeting of Township Council held on April 10, 2023 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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

Excused: David Bialek, PharmD, R.Ph

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 impacting the Township.

2. APPROVAL OF MINUTES

Draft Township Council Minutes: February 27, 2023.

Mr. Read made a motion to approve the February 27, 2023 minutes. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

Draft Township Council Minutes: March 13, 2023.

Mr. Read made a motion to approve the March 13, 2023 minutes. Ms. Dussling seconded the motion. The motion carried with a vote of 6-0.

3. PUBLIC COMMENTS

Ms. Stacy Olkowski, 680 Berry Lane, Upper Providence Township, stated she is the founder of the Delco Skate Park Association and thanked Council for allowing the association to have the pop-up skate park in November at the Roosevelt Community Center. She thanked Mr. McMullan and Jennifer Maull. She stated it was a fantastic turn-out with over 100 skaters plus parents, food trucks, and vendors. She stated as Council is developing the parks and recreation and open space plan there is a skate park slated for Sleighton Park. Mr. Kirchgasser explained this is being considered not slated. She stated one of the goals as a 501c3 is to advocate and support and help fund raise for these sorts of recreation activities. She stated another goal of the charity is to make sure that skate parks are completely inclusive for adaptive riders, people with disabilities both seen and unseen. As the Township moves forward with their plans, her association is willing to help and to feel free to reach out to them. Mr. Kirchgasser asked if she had discussed her ideas with Jennifer Maull and she replied yes. Ms. Olkowski stated the number of attendees at the pop-up skate park showcased the need for this activity in the community.

Wendy Hunsicker, 208 S. Pennell Road, thanked Mr. McMullan and Council for sticking with the safety issues. The school zone sign on Lenni Road has been installed. She stated another sign has been replaced on Pennell Road. She also thanked Council for the radar signs on Oriole Avenue which seem to be helping. Mr. Kirchgasser reported a Trooper had pulled over

a vehicle on Pennell Road for speeding and he thanked Mr. McMullan and staff for getting this done quickly. Mr. McMullan stated he will pass this on to staff.

4. REPORTS

A. CHAIRMAN

Mr. Kirchgasser commented on things that were discussed on social media regarding the deemed approval being made against the Sleighton School property by Elwyn and its partners. The Township has met with Council to discuss the matter, as well as a discussion tonight. A group of neighbors have come together to potentially appeal this as part of another legal option. This group will be meeting tomorrow evening so if anyone is interested in participating in the meeting, please contact Mr. McMullan at the Township and he would be happy to direct the right people and resources. The Township remains firmly in belief that our position will be vigorously defended.

B. COMMITTEE - NONE

C. MANAGER

1. Update: SEPTA/Wawa Station

Mr. McMullan reported he is working with the Township Solicitor drafting an intermunicipal agreement between the Township, Aston Township, and Chester Heights Borough. If the three elective bodies agree, we will move forward with the agreement that will cover hiring a consultant to perform a feasibility study regarding establishing a quiet zone at the SEPTA grade crossing at Lenni Road that terminates at the Wawa Station and deploys into the city. This will hopefully be in front of Council at the next meeting in April.

C. ENGINEER

See attached Engineer's Report - March 2023.

Ms. Dussling asked if there is a change in status regarding the Sunnybrea basin, and Mr. Janetka stated he is waiting to set up a meeting with the contractor again since progress has been delayed over the winter. There is a detailed report submitted to the contractor regarding the status of the remaining work to be done. They will be sitting down to go over the details of the project. Some of the work to be done will not be using the same methods as previously used due to unforeseen circumstances. Mr. Janetka stated the goal is for it to be completed by the end of May so good weather can facilitate the grass and vegetation to be permanently stabilized. Mr. McMullan added another reason for the delay is due to the foreman resigning and taking another position. Mr. Janetka is reeducating the owners of the company regarding what remains to be completed.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. NEW BUSINESS

A. Consideration to Adopt: 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. McMullan stated before Council for consideration to adopt is Ordinance 851 which was introduced at a meeting in March and has been properly advertised. The two no parking spots will be in front of the Roosevelt Community Center to the immediate right of exiting the center. The sole purpose for this request is to improve the site line when people are exiting the center. They will be marking 45 feet as no parking. This will become effective 31 days after the adoption of the Ordinance. Ms. Powell asked if the length is approximately two car lengths, and Mr. McMullan stated approximately 22 feet is considered the length per car for parallel parking.

Ms. O'Connell- Bell made a motion to adopt Ordinance 851. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

B. Consideration to Introduce: Ordinance 852, authorization to acquire by purchase or condemnation (+/-) 1.165 acres of land at 457 Lenni Road, Folio No. 27-00-01179-00.

Mr. McMullan stated before Council for authorization to introduce the ordinance which will be advertised. This is to acquire land which is a component to the Chester Creek Trail which will link to the Township's Mint Trail. He stated this land will become a trail head with up to 40 parking spaces, which is greatly needed, as across the street Mr. Westlake is not allowing cars to park on his property. Mr. McMullan stated at this time of year the trail is getting a lot of use. He stated the Township has been in discussion with the owner of 457 Lenni Road, hopefully friendly discussions that will not lead to condemnation of the property. This ordinance will authorize the Township to negotiate the transaction with 457 Lenni Road. Mr. Kirchgasser asked if the discussions have occurred over the past three years and Mr. McMullan affirmed his statement.

Mr. Kirchgasser asked if the discussions were for a portion of the property to establish an easement. Mr. McMullan stated they discussed with the owner of the property to co-exist with the Township, but this unfortunately is not a viable option due to the nature of the owners' business. He stated at times the owner was in violation of zoning. He has two businesses, one business that rents as a tenant an auto repair shop business, and the owner has a tree removal service business which violated zoning as he was storing tree logs in a flood zone. A zoning violation was issued and because of this, he feels based on the current makeup of the auto repair shop, they will not be able to co-exist due to the parking that is needed for the trail.

Mr. Kirchgasser asked if the owner continues to violate zoning, and Mr. McMullan stated at this time he does not. Ms. Dussling asked if there is still a chance for negotiation versus condemnation. Mr. McMullan stated he is discouraged because the owners' attorney is not returning phone calls to the Township's solicitor. The friendly negotiations have been underway for three years so passing this ordinance will strengthen the Townships' ability to condemn the property. Ms. Dussling asked if the property is condemned will the owner be compensated for the fair market value, and Mr. McMullan stated this is correct. Mr. Kirchgasser stated he believes the Township should engage in every effort possible to

have amicable discussions about acquisition, and Mr. McMullan has attempted this in the past three years. Mr. McMullan added it has been more than ten years as it was in discussion before he was Manager.

Mr. Read made a motion to Introduce Ordinance 852. Ms. Dussling seconded the motion. The motion carried with a vote of 6-0.

C. Consideration to Introduce: Ordinance 853, authorization to acquire by purchase or condemnation (+/-) .633 acres of land at 447 Lenni Road, Folio No. 27-00-01231-00.

Mr. McMullan stated before Council for consideration to introduce Ordinance 852 to authorize to acquire the property which is north of 457 Lenni Road. In order for the trail to get the site line distance that is required by PADOT for traffic traveling south, because of the curve traveling north, in order to get approval from PADOT according to the Townships' Engineers' design, the Township needs to get the crossing through the 447 Lenni Road property. After initial friendly discussions with the owner, who he will again reach out to. Mr. McMullan stated it is possible the Township will only need an easement from the owner. This ordinance will allow for both acquisition or condemnation of the property to be covered by this ordinance. Mr. McMullan stated the owner stores contracting equipment on the property. It is not a buildable property.

Mr. Read made a motion to Introduce Ordinance 853. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

Mr. Kirchgasser stated the Township has already installed a culvert which allows safe traverse from the south side to the north side of the SEPTA tracks where it will pick up one of two potential trail legs, one being the Mint trail which will provide access to the Wawa Station. He stated these two parcels are the remaining links that are needed to begin construction of the trail to provide access to the Wawa station and planning and construction of the northbound trail which will take from behind the mint property to the side cartway behind the State Police Barracks which will then proceed to Rt. 452 and Rt. 1. He stated this is a big part of the effort to consolidate the trails.

D. Consideration for Approval: Resolution 2023-09, amendment of the Township Fee schedule.

Mr. McMullan stated before Council for consideration is Resolution 2023-09 an amendment of the Township Fee schedule. This will increase the 2 1/2% charge to Riddle Hospital to a 5% charge for building permits. In understanding the workload and although the addition is almost complete, there are other building projects that will occur in the future. In order to make sure the Township is covered in regard to building inspections. the Township proposes an increase of 2 1/2%. Mr. Kirchgasser asked if this is revenue generating or just to keep the Township whole, and Mr. McMullan stated this is not revenue generating. Ms. Powell asked if this is specific to Riddle Hospital and Ms. Dussling asked if the hospital is aware of the increase. Mr. McMullan stated the increase is specific to Riddle Hospital and they are aware of the increase.

Ms. Powell made a motion to approve Resolution 2023-09. Mr. Read seconded the motion. The motion carried with a vote of 6-0.

E. Consideration for Approval: Resolution 2023-10, Authorizing the filing of the formal Application and Business Plan of Redevelopment Assistance Capital Program.

Mr. McMullan stated before Council for consideration is Resolution 2023-10 which authorizes the filing of the formal application and business plan for the Redevelopment Assistance Capital Program (RACP) which the Township was awarded in 2022 for the 2021 RACP program. This resolution is required when the Township submits the business and administrative application process. Mr. McMullan stated an update on the project shows the design is approximately 95% complete. Mr. Janetka stated the improvements at the Roosevelt Community Center are approximately 80% complete. Mr. McMullan stated before the funds are released, and the Township is approved to go to bid; a resolution has to accompany an application. The application will be submitted later this week upon approval of the resolution. He stated he will be meeting with the technical assistant advisor from the RACP program and moving forward once the design is complete moving out to bid and hopefully starting construction later this summer.

Ms. Dussling asked if the grant requires matching funds, and Mr. McMullan stated it does require a \$500,000 match which is in the Parks and Recreation Capital Program. It will also include the match from the Mark Dombrowski Foundation for the purchase of the tot lot equipment which is \$250,000.

Ms. O'Connell-Bell made a motion to approve Resolution 2023-10. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

F. Council Review of Zoning Hearing Board Applications:

- 1) Application 2023-04: An application of S. E. Luongo Family, LLC, 357-359 Parkmount Road, seeks several variances for a reverse subdivision of the adjacent lot and converting the overall use from residential to a conditional use as a motor vehicle storage yard/impound lot in the rear and an office in the existing building associated with the towing operation, Zoned M-Manufacturing.

Mr. McMullan stated before Council are five applications for the Zoning Hearing Board. This does not require any formal action but whether Council wants to send representation to the Zoning Hearing Board. Application 2-23-04, Luongo Family, LLC, 357-359 Parkmount Road, zoned M-Manufacturing is seeking variances for a reverse subdivision of the adjacent lot in converting the overall use from Residential to a Conditional Use for a motor vehicle storage yard/impound lot in the rear and an office in the existing building associated with the towing operation. The variances include; planted landscape buffers, minimum driveway width to 22 feet and the building as a principal use on the property. Council granted a conditional use on April 28, 2021 to permit an existing twin home to remain which will now be removed since the person is no longer occupying the home. Council felt no representation is needed to attend the Zoning Hearing Board meeting.

- 2) Application 2023-05: An application of Philadelphia Meeting Room, 47 N. Middletown Road, is seeking a variance for minimum width of side yards for Conditional Uses. Applicant proposes revisions to the development plan for a church building on the property to place the building to within 25 ft. of the side yard setback where 50 ft. is required, Zoned R-1.

Mr. McMullan stated before Council is application 2023-05, Philadelphia Meeting Room, 47 N. Middletown Road, Zoned R-1. There is an existing structure on the property next to the Smedley Tract which abuts field "A." They are requesting a variance for a minimum width of a side yard setback for Conditional Use. The applicant proposes revisions to the development plan for a church building placed to within 25 feet of the side yard setback where 50 feet is required in order to accommodate a future PADOT road expansion. The Township has met with the applicant and engineer and are in agreement to move the building closer to the Smedley Tract to accommodate what will be the PADOT extension road of Penn Charter to Rt. 352. This makes sense now so in the future years when the PADOT project actually comes into fruition the church is not in a position to rearrange their parking lot. The church is agreeable to moving closer to the park so they will not have to come before Council in future years to readjust the parking lot.

Mr. Kirchgasser asked if the Township had been involved with this application, and Mr. McMullan stated yes. Mr. Janetka added this gets the building further from the future PADOT road and makes it easier in the future and less disruptive to the facility. This de-complicates things as compared to what was planned with the building being too close to the future road.

Mr. Read asked if this is the land where a large church was planned to be built and Ms. Powell stated at one point it was proposed to leave the home and build a church in the back of the property. Mr. McMullan stated they will be demolishing the existing structure and building new. Mr. Read added he thought the property extended further and sloped down, and Mr. McMullan answered yes, the property extends, and it is a wooded area with a significant slope. The church will be able to extend their parking lot in the area and PADOT will be able to put their road extensions with a buffer between the church in this location. Council felt no representation is needed to attend the Zoning Hearing Board.

- 3) Application 2023-06: An application of Rocky Run YMCA, 1299 W. Baltimore Pike, seeking variances for signage to allow a ground sign exceeding 6 ft. in height and proposes a free- standing sign totaling 77.8 s.f. and 15 ft. in height on the property, Zoned OR-3.

Mr. McMullan stated before Council is application 2023-06, Rocky Run YMCA, 1299 W. Baltimore Pike, Zoned OR-3 which is seeking variance for signage to allow a ground sign exceeding 6 feet in height. The applicant proposes a free-standing sign totaling 77.8 s.f. and 15 feet in height on the property. Mr. Kirchgasser asked if this opens up

a “can of worms” for signage along Baltimore Pike. It was agreed to send representation to the Zoning Hearing Board.

- 4) Application 2023-07: An application of Dan Lomas, 21 Cook Road, requests a special exception to place a 10’x14’ Class A Accessory structure shed to within 2.5 ft. of the rear property line, where 10 ft. is required, Zoned R-3.

Mr. McMullan stated before Council is application 2023-07, Dan Lomas, 21 Cook Road, requests a special exception from Section 275-199.J.(3) to place a shed to within 2.5 feet of the rear property line where 10 feet is required. It is where the shed fits best in the rear yard. Ms. Dussling asked if the property behind is another residential property, and Mr. McMullan stated yes. Ms. Donnelly asked if the neighbor’s shed is 2.5 feet from the property line as well and Mr. McMullan answered yes. Council felt no representation is needed to attend the Zoning Hearing Board for this application.

- 5) Application 2023-08: An application for the Riddle Hospital, 1068 W. Baltimore Pike, seeking a variance for proposed ground signs exceeding 6’ height. Two entrance signs are proposed at 21 ft. and 13.7 ft. high; 13 ground signs are proposed at 10 ft. high, and 8 signs are proposed at 8 ft. high, Zones I-1.

Mr. McMullan stated before Council is application 2023-08, Riddle Hospital, 1068 W. Baltimore Pike, Zoned I-1 is seeking a variance from Section 275-192.E.(1) for proposed ground signs exceeding 6 feet in height. Two entrance signs are proposed at 21 feet and 13.7 feet high, thirteen ground signs are proposed at 10 feet high, and eight signs are proposed at 8 feet high.

Ms. Powell commented on the number of signs proposed. Ms. Dussling asked if the only signs located on Baltimore Pike are the two entrance signs, and Mr. McMullan stated yes, and the other signs will be throughout the campus. Council felt representation should attend the Zoning Hearing Board meeting for this application.

G. Approval of April 10, 2023 Bill List.

Mr. Kirchgasser read the Bill List aloud.

| GENERAL FUND | | | |
|--------------------------|---------------------------------|----|-----------|
| AJM Electric, Inc. | Roosevelt Comm. Center Phase II | \$ | 26,550.00 |
| Aqua Pennsylvania, Inc. | February Hydrant Bills | \$ | 9,510.71 |
| Barbacane Thornton & Co. | Audit 2022 | \$ | 5,459.00 |
| | Non-Uniformed 2022 | \$ | 165.00 |
| | | \$ | 5,624.00 |

| | | | |
|---|---|----|------------|
| Domas, Inc. | Roosevelt East Wing - Inv. #1 & 3 | \$ | 27,251.00 |
| Arthur J. Gallagher | Workers Comp. - Installment 4 of 4 | \$ | 8,068.00 |
| Hirschberg Mechanical, LLC | Roosevelt Phase II | \$ | 148,500.00 |
| KBX Golden | Roosevelt - Closed Circuit Tele. Crew | \$ | 10,600.17 |
| Keystone Municipal Services | Bldg. Inspections 2/6/23 - 3/1/23 | \$ | 13,125.00 |
| Linn Architects | Promenade at Granite Run & Code Ser. | \$ | 15,455.05 |
| PA Municipal Health Ins. Cooperative | April Health Insurance | \$ | 39,476.11 |
| Petrikin Wellman Damico Brown and Petrosa | Professional Services Retainer March 2023 | \$ | 4,935.00 |
| | | \$ | 1,000.00 |
| | | \$ | 5,935.00 |
| | General Fund Total | \$ | 310,095.04 |

RECREATION

| | | | |
|----------------------------|--|----|-----------|
| PLGIT Credit Card - To G/F | Recreation Supplies | \$ | 999.01 |
| | Junior Summer Rec. Supplies | \$ | 234.94 |
| | Contracted Ser./Summer Rec. Tickets/Bus Tour/Prog. Fee | \$ | 405.00 |
| | | \$ | 10,610.34 |
| | | \$ | 12,249.29 |
| PLGIT Credit Card - To G/F | Recreation Supplies | \$ | 872.72 |
| | Junior Summer Rec. Supplies | \$ | 574.63 |
| | Tickets/Bus Tour/Prog Fee | \$ | 3,837.35 |
| | | \$ | 5,284.70 |
| | Recreation Fund Total | \$ | 17,533.99 |

Ms. Donnelly made a motion to approve the bill list. Ms. Dussling seconded the motion. The motion carried with a vote of 6-0.

Mr. Kirchgasser adjourned the meeting at 7:40 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive style with a light blue underline beneath the name.

Sharon Browne



Middletown Township Engineer's Report

April 10, 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 90% 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. Amended permit plans will be submitted to the Delaware County Conservation District on Monday, April 10, 2023.
- Easements for the trail are presently being coordinated with SEPTA, McKee Group, Toll Brothers and MTSA.
- It is anticipated this project will be let for bid in the spring of 2023 with construction to be completed by September/October 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. Concrete beams have now been set in place. The 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, 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

- 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 fall of 2023, upon receipt of permits from the County and State.

SUNNY BRAE STORMWATER BASIN REVITALIZATION MT100-K

- Work is approximately 90% complete for basin revitalization project, which will significantly improve localized flooding in the vicinity (and downstream of) 34, 36 and 38 Gallant Fox Drive. Remaining work, which includes 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, will recommence in April.
- 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

- 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 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 20% complete.
 - ✓ Reconfiguration of Building G (Popeye’s). Land Development for this amendment is presently under review by Township staff and consultants.
- 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 has been recorded and a grading and excavating permit for the site work has been approved.
- 47 N. Middletown Road Land Development – An application for land development for construction of a church building and parking lot has been received. This site is located contiguous to Smedley Park, to the southwest. Plan will be presented to the Planning Commission for review in May.

