

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
APRIL 16, 2025

Minutes of the Regular Meeting of Township Council held on April 16, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: Jackie Donnelly, Bibianna Dussling, Susan Powell, Walter "Bok" Read, John McMullan, Mark Damico, Esq., Eric Janetka, Kelly Engineers, Vince Visoskas.

Excused: David Bialek, PharmD, R.Ph, Carissa Ciuca, Christopher Stump.

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Ms. Dussling called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag. Ms. Dussling announced Council met in Executive Session prior to tonight's meeting to discuss a legal matter. Ms. Dussling asked for a vote to amend the agenda to move forward Items for Approval; items 8A, 8B and 8C. for a vote so there will be a quorum necessary for the vote. After the vote, Councilman Read will be excused from the rest of the meeting for medical reasons.

Ms. Donnelly made a motion to amend the agenda. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

8. ITEMS FOR APPROVAL:

A. Acceptance of Municibid Bid: Public Works 2020 Exmark 72" mower in the amount of \$7,200.

Mr. McMullan stated for Council's consideration for approval is acceptance of a Municibid bid for a Public Works 2020 Exmark 72" mower in the amount of \$7,200. The Public Works department utilizes Municibid from time to time throughout the year for the sale of equipment. Anything that exceeds \$5,000 requires approval from Council. Through the Municibid procedure the Township received over 12 bids for this particular mower. This is the highest bid received. The Township has contacted the bidder, and they are prepared to pick up the mower within the next week which is required by Municibid.

Ms. Powell made a motion to accept the bid. Mr. Read seconded the motion. The motion carried with a vote of 4-0.

B. Acceptance of Municibid Bid: Public Works 2020 Exmark 48" mower in the amount of \$5,500.

Mr. McMullan stated for Council's acceptance is a Municibid bid for a 2020 Exmark 48" mower in the amount of \$5,500. The Public Works department followed the same process involved in bidding this mower. Thirteen bids were received with the highest bid at \$5,500.

Ms. Donnelly made a motion to accept the bid. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

C. Approval of April 16, 2025 Bill List.

Ms. Dussling read the Bill List aloud.

GENERAL FUND		
Aqua Autopay	Hydrants 1/31 - 2/28/25	\$ 9,078.00
GO2 Tech, Inc. (ACH)	February 2025 IT	\$ 6,441.48
Middletown Free Library	2025 1Q Distribution	\$ 70,125.00
Opdenaker, Inc.	February Recycling	\$ 52,705.20
PA Municipal Health Ins. Cooperative	Health Insurance - April	\$ 35,715.06
UCOMP	2025 1Q Unemployment Contribution	\$ 8,451.83
General Fund Total		\$ 182,516.57

Ms. Powell made a motion to approve the bill list. Ms. Donnelly seconded the motion. The motion carried with a vote of 4-0.

2. APPROVAL OF MINUTES:

A) Draft Township Council Minutes: September 18, 2024.

Ms. Donnelly made a motion to approve the September 18, 2024, minutes. Ms. Powell seconded the motion. The motion carried with a vote of 4-0.

B) Draft Township Council Minutes: October 2, 2024.

Ms. Powell made a motion to approve the October 2, 2024, minutes. Ms. Donnelly seconded the motion. The motion carried with a vote of 4-0.

3. PUBLIC COMMENTS

Ms. Susan Mescanti, President, Middletown Township Historical Society, stated she is proud and honored the Historical Society will be receiving a Preservation Award for special projects from the Delaware County Heritage Commission. They will be receiving the award on May 5, 2025.

This is in recognition of their rescue and restoration of the two 18th century mantels of the Joseph Pennell house. The mantels are on display at the Roosevelt Community Center. This is the 12th award they have received from the Heritage Commission. The society was very fortunate for the generous donation from the Brown family of the school bell from the Middletown School No. 2 which was located at the corner of Glen Riddle Road and Mt. Alverno Road. The bell dates 1845. The society is presently consulting with preservation companies on how to clean the bell. Ms. Mescanti thanked the Public Works Department for their help in clearing the debris of what was left from dismantling the bell from the property.

The society is involved and is supporting the Rockdale Aston Memorial Day Parade on May 26, 2025. People will begin to assemble at 10am with the ceremony beginning at 11am. There will be a parade to the monument located at New and Mount Road. The monument

contains the names of 1st and 2nd World War Middletown and Aston soldiers who were killed during those conflicts. The Historical Society will march with their banner to represent the Township. She hopes the Township will support the Society and hopes Council will join them if possible. Also, she would like to invite Council to attend the ceremony at the Township Building at 8am on the 26th of May. She asked for everyone to look in the Middletown Neighbors magazine where there will be an article on Memorial Day, the Rockdale parade history and the names and short bios of the Middletown men who died in battle. The museum is open Saturday, May 12, 2025, from 10am to 2pm where there will be a special exhibit on World War I and II. She stated if Council can't make it on the 12th she would be happy to make arrangements to meet anytime at the museum to show the exhibits. The Society will be present at Community Day. Ms. Dussling thanked Ms. Mescanti for her work in preserving the unique history of the Township and its various locations.

Ms. Patsey Haggerty, 16 Soldier Song Lane, stated she is representing the Riddlewood/Sunnybrea Community. The board found a document that states there was an agreement between the Township and the RSCA regarding paper roads. One road on War Admiral going in the direction of Granite Drive and the second is at the end of Rampart East going toward Williamson College of the Trades. The agreement expired in the late twenty teens. She is making Council aware so it may be addressed at some time. Ms. Dussling asked if the document had the expiration date, and Ms. Haggerty answered yes.

Ms. Haggerty asked about the PADOT work on Baltimore Pike and the loop road and its impact on response time due to the new traffic patterns, in particular, the PADOT plans show widening the lanes and cutting off the front of the fire house. Is there a plan to move the fire house, and if so has a location been identified?

Mr. McMullan stated there has been discussion over the past four years since the PADOT project has gotten more traction. They have been assured that the work will not cut into the fire house apron. They will still have exit and entrance ability as currently exists. He stated a couple of potential locations have been identified but they are not entering into any agreements at this point. Ms. Haggerty just wants open communication on this issue. Chief Rigby added the fire company is challenged with response times currently and they are trying to locate a new site for the fire house. Ms. Dussling added locating a new site was in progress before the PADOT project.

Ms. Haggerty stated her third issue is in regard to a proposed easement agreement per Resolution 2023-40 which she thanked Councilwoman Dussling for providing. She stated they do not have attachments A,B, and C. For that and various other reasons they are not able to sign this document. She requests setting up a meeting between the Board and the Township to discuss this matter. Mr. McMullan stated a meeting can be accommodated and he will get the attachments to her. She stated the Board feels they will need a community-wide meeting on this issue as the board feels they do not have the power to act.

Mr. John Kolicious, EAC representative, stated they are hosting a pollinators workshop next Thursday at the Roosevelt Community Center which will be followed by a tour of a pollinator garden. The information is on the website and in the newsletter.

Mr. Richard Shaw, 754 Switchman Road, stated he has a few comments regarding the Outrigger proposal. He stated it is really amazing to have the engineering team engaged in this project. In looking at the plans there are six engineering firms the Township retained, and he counted over 250 comments on the proposal since February. Kelly Engineers posted over 125 comments. He stated the response that came back from Outrigger does not come close in addressing the 250 comments. Outrigger continues to sit on its primary assumptions of using the most basic PADOT's strike letter for traffic volumes. The McCormack Taylor study repeatedly brings this up that they are using the wrong strike letter. This results in their traffic volumes being significantly lower than they are supposed to be. This is not a new thing, but it has come up several times. Outrigger has not acknowledged why they continue to use the wrong data. He stated the traffic volumes are about 50% lower than they should be. Those numbers promulgate through the entire Outrigger response. An example is what is going to happen with the State Police Barracks traffic light with cues backing up as all the trucks will be required to use this exit/entrance. Outrigger claims there will be no delay at this location.

Regarding the six variances they are seeking, they have added "justification" which was required originally. Those justifications don't line up with the waiver requested. There is one critical waiver regarding the 50-foot riparian buffer and working around that with stormwater and piping. The Thomas Comitta letter, section 4.1 does a thorough job; at saying what would have to be done to meet that riparian buffer. Outrigger's response does not comport with Mr. Comitta's letter. He believes those waivers and their justification should be looked at closely. He stated they are using strategies such as; this was approved for the Amazon proposal. They make this point through the entire response. This is not a precedent that has to be maintained.

As far as the noise study, part of their proposal is to add sound barriers in the back that won't be visible from Rte. 1 but will be visible further in the site. There are 8 proposed on the roof, the ones on the ground are 15 feet high, like the ones on highways. This will be a jarring visual change if accepted. He stated there is still a lot that has not been addressed. The previous two Outrigger responses when there is construction during the day, pollution level will be raised slightly after that they will return to normal and when construction was done there would be no increase in the pollution levels. Outrigger does acknowledge at one point that after construction there could be some changes in air and noise pollution levels. They make an argument that the pollution levels are driven by the Federal and State guidelines and Townships are not allowed to impose additional requirements beyond that. He stated Outrigger has left a lot on the table at this point. Ms. Dussling added the process is ongoing.

Ms. Laura Shaw, 754 Switchman Road, stated there was a meeting with the project manager of Outrigger and some of the residents of Franklin Station and wants Council to know, if he comes before Council and states he addressed all concerns that is incorrect. She stated he did not address any of their concerns and treated them like they were idiots.

Mr. Richard Smith, 73 War Admiral, stated the first week in March there were two unmarked cable trucks that pulled up across the street from him. Four or five individuals got out of the truck. He stated something did not look right so he went over to find out who they were and

for whom they worked but they did not speak English. They had a translator to translate from Portuguese to English. They said they were from Comcast and were supposed to replace cable on the even numbered side of the street. Mr. Smith stated he then called the Township and was told it is not a concern of the Township. He stated he was raised by “if you see something, say something.” He was not happy with the Township’s response. He called the State Police by dialing “911”. The operator responded by saying this is not an emergency. He went to the State Police Barracks and spoke to a Trooper. The Trooper responded that this is their job to keep the community safe. The next day two trucks showed up with a logo on the side of the truck. One of the individuals, a manager, stated he understood there was a ruckus yesterday because people were questioning who they were. He explained to the manager the problem. The manager explained they are subcontracted by Comcast to do cable work. Mr. Smith suggested they knock on doors to let homeowners know what they are doing. The utilities should let the municipalities know what they are doing. He would like the response from the Township to be thanks; we will look into it and get back to you.

Ms. Dussling asked if the contractors had any form of identification, and Mr. Smith stated they had nothing. Ms. Powell stated the last instruction from the State Police is to call 911 for everything not just emergencies. Mr. McMullan explained that with aerial work, the Township typically does not receive notification. If it involves relocating a pole, the Township gets involved. Mr. McMullan stated he told Mr. Smith he would look into it and made a call to Comcast the next day which resulted in getting workers with identification out the next day. He also encouraged Mr. Smith to call the PUC because utilities are governed by the PUC. Mr. Smith stated safeguards should be in place from the Township - even a call to say you followed up. Mr. McMullan stated he did follow-up on Wednesday night, March 5, at the Township building with Mr. Smith. He always recommends any resident in any situation they are concerned about to call 911. Mr. Smith asked about the couple who were involved in an accident earlier, and Ms. Dussling stated they were transported to the hospital to be checked out.

4. REPORTS

A. CHAIR: None

B. COMMITTEES:

Ms. Dussling announced there was a Roads, Highways, and Public Safety Committee meeting prior to tonight’s meeting to discuss new criteria and process to install speed humps in the Township. They discussed how residents should contact the Township with their concerns. Nothing has been finalized to date.

C. MANAGER:

Mr. McMullan stated Saturday, May 3, is the Townships Community Day, from 10 a.m. to 2 p.m. held at the Roosevelt Community Center, 464 S. Old Middletown Road. There will be participation from the EAC, live entertainment, over 40 vendors, activities for kids, a DJ and food trucks. This is always a fun event. This will be the first year that Community Day will include the Mark Drombroski Foundation’s - Mark’s Park Playground. The playground will be available to those attending Community Day. Parking will be at the PADOT site, the access road, and there will be a shuttle bus from Indian Lane School.

Mr. McMullan stated the Township received the draft feasibility study for the quiet zone.

The three municipalities have not had time to review the study with the consultant, but in the interim a grant has been identified by a Council member at Chester Heights Borough. They are looking to see if they can submit an application without having approval from the Federal Railroad Administration. It appears an application can be submitted but the due date is Monday. Ms. Dussling asked if the grant covers the feasibility study, and Mr. McMullan stated it would cover the construction of the recommendations in the feasibility study.

1) Middletown Township Fire Chief - Bill Rigby.

Chief Rigby stated there were 206 EMS calls for March with YTD around 800. There were 60 fire calls, YTD 240. He is working on Records Management as the incident reporting system for the State is changing. They are in the process of nailing down a vendor for records management as well as handling incident reports. They are also looking into a community outreach program.

There were 14 accidents in March, and 2 building fires including a fire at Penncrest High School involving the bus garage. The fire went undetected for several hours. He reported yesterday there was a fire call for a vehicle fire in the Highmeadows section of the Township. The vehicle had exposure to a house. An engine was at the scene in 3 minutes. Ms. Dussling asked about the impact of Crozier Hospital closing, and Chief Rigby stated there has been an uptick in volume, but our EMS now has 2 units in service. Ms. Dussling stated the Township is very lucky with the assets they have.

Mr. Dave Irving, Pembroke Drive, asked about the control of traffic on Community Day, will there be signs and a police force to handle this traffic? Mr. McMullan stated the public will be alerted prior to Community Day through the various notification platforms, they will also have Public Works staff on site directing traffic.

D. ENGINEER:

1) Engineer's Monthly Report - March 2025.

Mr. Janetka reported the two construction projects last year will have some activity over the next 2-3 weeks with final grading and touchup work. The next project going to construction will be Lenni Park. They had a kickoff meeting and came up with a general scope of work for the overall project and made advancements for the overall plan. This should be ready for permitting and construction this year. Ms. Dussling asked if this will be completed by the fall, and Mr. McMullan stated late fall. Mr. McMullan explained this would be Phase 1 of the overall plan. Most of this will be stormwater management as well as relocating the field, a walking connection, and increased parking. Phase 2 would be the tot-lot area and a multi-use surface for a variety of activities.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:



Middletown Township Engineer's Report

April 2, 2025 Presented 4.16.2025
Council Meeting

MINT PEDESTRIAN TRAIL (PHASE 1)

MT100-V1

- The project was awarded on November 27, 2023, to Richard E. Pierson Construction Co. Construction is now complete with the exception of permanent vegetative stabilization and minor repairs to be made in the Spring 2025. The recently constructed segment of the trail is now open to the public. Punchlist/repair work will be completed in April or May 2025 related to permanent ground stabilization, erosion controls and other minor items.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary design 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.

ROOSEVELT COMMUNITY CENTER (PHASE 1)

MT100-O

- Construction was completed by Joseph J. Danielle, LLC and began on July 17, 2024. Heavy work at the site began around August 5, 2024. Overall improvements (Phase 1 and Phase 2) 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. Work is now complete with the exception of permanent vegetative stabilization and minor repairs to be made in the Spring. The Tot Lot was formally opened to the public in late November. A meeting will be held the week of March 31st to coordinate completion of all remaining site work, specifically permanent vegetative stabilization, erosion repairs and seeding, which will take place in April or early May 2025.
- 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.

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. Significant utility pole relocation and tree removal is required for these projects. The Township recently coordinated relocation of several utility poles impacted by these projects, with PECO.

- The Township is presently working with PECO to relocate utility poles in advance of guiderail projects being finalized and constructed in the future.
- 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

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- 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.
 - 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.

- “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

- 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 or 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 cost estimated in 2021 to complete the final phase of work was approximately \$500,000.00; however, it is likely this cost has increased due to the current economic environment.
- 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 2025 or 2026 depending on budgetary needs. PennDOT Highway Occupancy Permit work is complete, and permits are closed.

LENNI PARK

MT100-W

- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- Field survey of the park has commenced and should be complete in the near future. Upon completion of existing features plan, engineering

design of the project will begin and will be submitted for permits in 2025. It is anticipated that work will begin in the summer of 2025 and completed by late fall. The project will be completed in multiple phases. The 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.

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.

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 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

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- 129 N. Middletown Road (aka ARTIS Senior Living) Land Development – 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 the new owner has received zoning variances for impervious coverage at this location and is in the process of obtaining all other required State approvals to construct a congregation meeting hall. The land development at 47 N. Middletown Road has been withdrawn. 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 and the pedestrian crossing at the entrance to the Promenade at Granite Run, 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.
 - 47 N. Middletown Road Land Development – An application for land development for construction of a meeting room building (religious use) and parking lot was conditionally approved by Township Council. This site is located to the southwest and contiguous to Longview Park. This land development application has been withdrawn.
 - 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 and the work is approximately 80% complete. A temporary Certificate of Occupancy has been approved for the first constructed home.

- 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 95% complete. The applicant intends to open the leasing office in February of 2025 with occupancy of the apartment units possibly beginning in the spring of 2025.
 - ✓ 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 the Township Council. This land development application has been withdrawn.
- 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. The application is scheduled to be reviewed by the Planning Commission in October 2024.
- 643 Darlington Road Minor Subdivision – A minor subdivision and land development application has been received by the Township for the creation of 3 new residential building lots. This application was granted conditional final approval by Council in September 2024. The applicant

recently submitted an amended final plan to reduce the total number of lots from 3 to 2.

- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All 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 the project will be closed in 2025.
- 312 Lenni Road Subdivision - Conditional final approval granted by Council. The plan has been recorded and construction has commenced by Cornerstone Quality Builders. All five homes are complete and occupied and the project is approximately complete. The applicant has requested approval of the Certificate of Total Completion.
- 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 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 has 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.

- 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. 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 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 been recorded and construction of the first home is now complete and is occupied. Permits for the two additional homes have been approved and construction has commenced.
- 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. The township Council granted final approval of this plan, but it has not yet been recorded. The applicant has received approval of a grading and excavating permit application for construction of site improvements, specifically limited to the new driveway (from Whirlaway) and the required stormwater management system for the overall project. This work began in January 2025.
- 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 recommended for approval by the Planning Commission and conditionally granted preliminary/final approval by Council. Grading and Excavating permit has been issued to begin construction of the building and related site work, which is now underway.

- 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 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.
- Outrigger Industrial Acquisition, LLC – A land development application was received on November 21, 2024, for the construction of a 334,000 square foot warehouse facility between Pond's Edge residential development and Franklin Station residential development along Baltimore Pike, just west/south of Pennell Road. This application will be reviewed by the Planning Commission in May of 2025. Staff and consultant plan reviews have been completed and submitted to the applicant.
- 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 razed. This application is scheduled to be reviewed by the Planning Commission in April 2025. Staff and consultant plan review have been completed and submitted to the applicant.
- Outrigger Industrial Acquisition, LLC – A land development application was received on November 21, 2024, for the construction of a 334,000 square foot warehouse facility between Pond's Edge residential development and Franklin Station residential development along Baltimore Pike, just west/south of Pennell Road. This application will be reviewed by the Planning Commission in March of 2025. Staff and consultant plan review have been completed and submitted to the applicant.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square foot light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application will be reviewed by the Planning Commission in April of 2025. Staff and consultant plan review have been completed and submitted to the applicant.



A. Review: Summary of a Preliminary/Final Land Development application submitted by Elwyn Schools for a new school building, located at 111 Elwyn Road.

Mr. McMullan stated for Council's review is a Preliminary/Final Land Development application submitted by Elwyn Schools for a new school building located at 111 Elwyn Road. This application was previously reviewed by the Land Planning Committee. Elwyn proposes to demolish an existing administration building and replace with a new school building. The applicant is proposing to construct a two-story 78,336 square foot school, parking lot, bus parking area, driveways, and related stormwater management facilities, at 111 Elwyn Road. The property consists of approximately 259 acres located in the I-2 Institutional Zoning District. The new building and related facilities are to be constructed at the location of the existing administration building which is to be razed as part of the project. The proposed development will be served by public water and sewer. No new driveway to Elwyn Road, E. Old Baltimore Pike, or Rte. 352 is proposed. Stormwater runoff will be controlled by way of a new surface infiltration basin located next to an existing parking area, east of the building. Total quantity of impervious surface area will be reduced as part of this application from 118,049 square feet within the development area to 112,803 square feet. Stormwater management controls will be greatly improved from the existing conditions with the addition of the new surface detention facility. This application was before the Planning Commission last Tuesday and they have recommended approval of the application. Ms. Dussling asked if the application has gone to the County Planning Commission, and Mr. McMullan stated it has, and they recommend approval.

Ms. Dussling stated the existing building is very historical. Mr. McMullan stated Ms. Mescanti is well engaged with the builder and Ms. Powell brought this up as well at the Land Planning Committee. The builder is cataloging hundreds of thousands of documents as well as artifacts and they will have Ms. Mescanti tour the building. Ms. Powell stated it is a beautiful building, and she hates to see it torn down but understands why these things happen.

B. Review: Summary of a Preliminary Land Development application submitted by Mills at Glen Riddle, to construct a new light manufacturing building, located at 300 S. Pennell Road.

Mr. McMullan stated this concept plan was introduced for an information session at a Land Planning Committee meeting. The committee reviewed and had a great many questions but agreed it was a good plan in terms of the space being utilized by D. J. Cross. They are looking to expand their business and start manufacturing their own steel liners for chimneys. Coming out of Covid, chimney liners have been more difficult to obtain. The applicant proposes constructing a 45,000 square foot light manufacturing building, parking lot, driveways, and related stormwater management facilities at 300 S. Pennell Road. The property consists of approximately 28.39 acres located in the M-Manufacturing Zoning District at the southwest corner of Parkmount Road and S. Pennell Road. The new building and related facilities are to be constructed on land just west of the existing warehouse and office building. The proposed development is to be served by public water and sewer.

A new access driveway to Parkmount Road is proposed directly opposite Burnt Church Court. The access will require a PADOT highway occupancy permit. Stormwater runoff will be controlled by way of three new underground basins which are presently proposed to be discharged to an existing storm sewer system directly in Parkmount Road just east of Burnt Church Court. This portion of the site consists of woodlands, gravel, and paved surfaces. This application has received Zoning Variance for reduction of the required buffer from Parkmount Road for parking and turnaround area adjacent to the building and also for signage. This application was before the Middletown Planning Commission last Tuesday which resulted in over two hours of discussion. There are 4 or 5 items that need to be resolved by the applicant. This application may or may not be before Council until June or later depending on if the items get resolved. Ms. Dussling asked if some of the concerns from residents were addressed, and Mr. McMullan stated some of the concerns were the buffering and sight lines that exist today. A member of the audience, Mr. Bush, was at the Planning Commission meeting and offered some very good points. He has been in contact with the applicant and some of his questions have been resolved. There are still some open questions that will hopefully be resolved. The Planning Commission took action with a 4-3 vote to approve contingent upon the items in question being resolved.

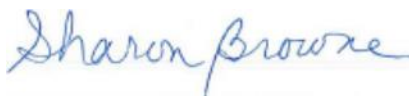
C. Review: Council Review of Zoning Hearing Board Application:

- 1) Application 2025-07: Applicants Christopher Welde and Erica Rummel, 116 Riper Road, seek a variance for a maximum 8-foot deck/patio projection into the 15-foot required rear yard to construct a 12 x 22-foot deck and lower patio which will extend an additional 4 feet into the required rear yard beyond the maximum 8-foot allowance, Zoned R-4.

Mr. McMullan stated before Council for review is Zoning Hearing Board Application 2025-07. Applicant Christopher Welde and Erica Rummel of 116 Riper Road seek a variance from section 235.38 which is the area and bulk regulations of the zoning code as it pertains to this particular zoning district, R-4. They seek a variance for a maximum 8-foot deck/patio projection into a 15-foot required rear yard. Applicants propose constructing a 12 x 22-foot deck and lower patio which will extend an additional 4 feet into the required rear yard beyond the maximum 8-foot allowance. The Township Zoning Officer has been in touch with the HOA. The HOA will send their own representation to the Zoning Hearing Board. Council did not feel the need to send representation to the Zoning Hearing Board.

Ms. Dussling adjourned the meeting at 8:05 pm.

Respectfully Submitted,



Sharon Browne