

COUNCIL COMMITTEE MEETING
WEDNESDAY, MAY 21, 2025

Present: David Bialek, Carissa Ciuca, Susan Powell
John McMullan, Township Manager

LAND PLANNING COMMITTEE

1. Discussion of a concept plan for a new temporary Urgent Care/Clinic on the grounds of Riddle Hospital.

Ms. Powell called the meeting to order at 6:15 pm.

Mr. Jim Bryne, representing Riddle Hospital, stated because of the closing of area hospitals there has been an overflow of patients being treated at the Riddle Hospital Emergency Room. Because of this, there are very long waits for service. He stated they are proposing four trailers or modular units to be placed on site to be used as an Urgent Care facility. This would lessen the ER wait time. He stated, Main Line Health/Riddle Hospital is proposing meets all zoning requirements. He is asking for the Township to waive the Land Development process. He said they will get all required permits and added the plan meets all of the requirements of Ordinances.

Mr. Scott Fenton showed the proposed plan to the committee. Mr. Fenton stated the location is the ground level parking lot just east of the West Garage. He stated there will be very little disruption to the site. He added when the Pavillion was built in 2029-2020, there was impervious surface still available on the site. Ms. Powell asked what the buildings would sit on, and Mr. Fenton stated they would sit on piers and a crushed stone surface. Ms. Powell asked if the structures would be permanent, and Mr. Byrne stated they would be temporary. Ms. Powell was concerned about the possibility of trees being removed, and Mr. Byrne stated they can replace trees that may have to be removed from the site.

Mr. Bialek asked to clarify if they want to waive the Land Development process or expedite. Mr. Byrne stated they would like to avoid the formal process. Mr. Bialek asked when they expected the doors to be open, and Mr. Byrne replied before the end of the year.

Mr. Bialek questioned the temporary structures and asked how long before they become permanent. He stated he is comfortable granting waivers to address the current urgent need but would like Riddle Hospital to move forward with the Land Development process. He wondered what the cleanest way to move forward could be.

Ms. Powell questioned how long the crisis will last and added the addition of an Urgent Care will not fix the County wide problem. Mr. Bialek suggested they revisit in 18 months in regard to the permanency of the units.

Ms. Ciuca asked how many people are served per day, and Mr. Byrne stated between 36 to 40 patients. He added they are required to treat any patient that comes to the ER. He stated they will have signs with symptoms to direct people to use the ER or the Urgent Care facility.

Mr. Bialek asked about access, and Mr. Fenton stated they will use existing walkways. He stated there is a direct pathway from the ER to Urgent Care. Mr. McMullan stated there will not be any impact on the helicopter landing pad. He added there are two flight paths approved by the Bureau of Aviation. Mr. Bialek stated he would be more comfortable if Riddle followed the formal process for Land Development at the same time as the building permits are expedited. Mr. McMullan stated the next step is to go before the Council with a resolution to expedite the land development/permit process once Main Line Health/Riddle Hospital is ready to proceed with the project.

There being no further business, the meeting was adjourned at 6:47 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 highlight underneath the text.

Sharon Browne