

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
JUNE 4, 2025

Minutes of the Regular Meeting of Township Council held on June 4, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: David Bialek, PharmD, R.Ph, Carissa Ciuca, Bibianna Dussling, Susan Powell, Christopher Stump, John McMullan, Denis Dunn, Esq., Eric Janetka, Kelly Engineers, Andy Parker, Traffic Engineer, Vince Visoskas, Meredith Merino. Chief Bill Rigby.

Excused: Jackie Donnelly, Walter "Bok" Read.

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ms. Dussling called the meeting to order at 7 p.m. and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

Draft Township Council Minutes: October 16, 2024.

Mr. Stump made a motion to approve the minutes of October 16, 2024. Ms. Ciuca seconded the motion. The motion carried with a vote of 5-0.

3. PUBLIC COMMENTS:

Ms. Dana Ricker Jackson, 22 Cabot Court, stated she has four questions; how does one find out things that are happening next to them before they actually happen? As an example, she asked who is the owner of the Pilot Air Freight Building? Mr. McMullan stated it has been the same owner since 2020. The owner had some interest from different occupants, but for one reason or another it didn't pan out. Most recently, the owner decided to renovate a portion of the building for office space. Mr. McMullan added the building will be owner occupied. The owner is part of an engineering firm and will be locating his firm to Pilot Air Freight.

Ms. Jackson asked how she can stay on top of what is happening with the land where the camper sales used to be. It was proposed for the Digger Company, and she vehemently opposed this use. Mr. McMullan stated unfortunately, the owner passed away unexpectedly so his family and investment partners are in the process of going through the estate process. It is in a holding pattern until these matters are settled. Mr. Bialek added from a permit perspective; the only permits pulled for this property were to clean up the property. Ms. Jackson stated, unfortunately, this has created an increase in noise. She now can hear everything on Rt. 1. She asked how she could find out if there was any movement on this property. Mr. McMullan stated there are several different processes when someone becomes interested in either leasing land, building on land, or entering into some type of agreement with land. Typically, the applicant would come before a Council Land Planning Committee, which would be advertised on the Township's website. Then subsequent meetings which are also posted on the website include the Planning Commission and then the application does make it to Council, where there are two meetings in which it is reviewed. Ms. Dussling added Ms. Jackson can sign up for the e-newsletter which has a calendar of the meetings with links to the agenda which is posted on the Township website. Ms. Ciuca added Council meets the first and third Wednesday of the month, so Ms. Jackson can check the agenda to see what will be before Council. Mr. Bialek stated as a member of the Land Planning

Committee, they encourage any potential applicant to send a notice to any impacted property owners. He added this particular incident happened prior to any Township knowledge. The cleanup of the land happened prior to any Township knowledge. When the Township became aware, the cleanup was halted. At this point they acquired the necessary permits and were in accordance.

Ms. Jackson stated there is also deer hunting going on with shotguns. Mr. McMullan stated she should call the State Police because the Township does not know if the owner gave permission for hunting. Ms. Dussling stated another resource is calling the Township directly. Mr. McMullan stated they receive calls daily about a variety of things. Ms. Dussling stated the HOA at Pennell Place would be notified about anything that would directly impact them. Ms. Jackson stated her next questions are about the proposed warehouse and asked again how one finds out about a proposed development before it gets too far along in the process in order to stop the development. She stated her quality of life would be impacted dramatically by the noise and the pollution by the trucks. She stated if she as a resident purchased a quarter of a million-dollar townhome she would not be very happy having a warehouse in her purview, especially one the size proposed. Ms. Dussling explained this application is currently going through the Land Planning process. They had a meeting, and the manager will address the upcoming meeting tonight. She stated there have been residents who have attended Council meetings to voice their concerns. Mr. Bialek added there are typically a number of residents in attendance every Wednesday at the Council meetings. Ms. Jackson stated what she is hearing is this is not a done deal, and residents still have a voice in opposing the proposal. Ms. Jackson asked if there was any way to get an idea of how Council would vote for this proposal and Ms. Dussling stated Council must remain impartial.

Mr. Bialek added any applicant or proposed development goes through a review process from the Township's experts who provide feedback to the applicant. This proposal is currently going through this process. He added the proposal will also go before the Middletown Township Planning Commission for review; they have had one meeting and have scheduled another meeting. Once their recommendation and feedback have been addressed and assessed, Council will be able to make a formal decision.

Mr. Stump stated it is the Township's Planning Commission, and the County has already completed their review. Ms. Ciuca added there are documents posted on the website as well as a flow chart. Ms. Jackson stated the location is not a good place for a warehouse. The roads the trucks would have to navigate are not ideal plus the toll it would take on the infrastructure. Ms. Jackson stated she would like to have a sense of whether the government officials are in alignment with the residents. Ms. Dussling stressed the applicant has not been before Council yet as it must go through the process. She stated it is a very dynamic process, and it has already gone through many changes. She stated Council will see what comes before them and do their due diligence. Ms. Jackson asked that Council think about what is in the overall best interest of everyone because sometimes the short-term gain in money has long term consequences that could deplete the financial resources other than sustain or grow them.

4. REPORTS

A. Chair: NONE

B. Committees: N/A

C. Manager: June 10 Planning Commission - Change of Location to Springton Lake Middle School, located at 1900 N. Providence Road, Media, PA.

Mr. McMullan announced the Outrigger application was reviewed by the Planning Commission on May 13, 2025, and as a result of the large attendance, the Planning Commission thinks it is a good idea to have a follow-up meeting where only the public may have comments. The applicant will not be re-presenting the application. The entire Planning Commission meeting on June 10, 2025, will be for the public to provide comments. He noted the change of location to Springton Lake Middle School is in an effort to accommodate the larger attendance. Ms. Ciuca asked who from the applicant's side would be at the meeting. Mr. McMullan stated it will not be the entire team and from what he understands it will be the attorney and the project manager. Ms. Powell asked what time the meeting will be, and Mr. McMullan answered 7:00 p Ms. Ciuca asked if the attorney and the project manager from Outrigger would answer any questions from the public. Mr. McMullan said they will only be hearing comments.

Mr. McMullan announced the Mint Trail will be closed on Friday, June 6, from 8:00 a.m. - 3:00 p.m. for work on the follow-up punch list items to close out these items and to address some wash out issues from the heavy rains this weekend. If the work cannot be completed in one day it will be extended to the following Monday, June 9, 2025. 8:00 a.m. - 3:00 p.m. Separately, on June 16 and 17, the trail will be closed from 8:00 a.m. to 3:00 p.m. because the Sewer Authority will be doing maintenance on their interceptor lines. The Township will follow-up with communications to the public.

Chief Rigby reported he has identified a software vendor to support the incident reporting and management. This will have to be in place by the end of the year in order to stay compliant. The state Fire Commissioners office has yet to release the identity of the program they will sponsor. The volunteer incentive program is moving along. He stated in April the staffing went to seven days a week. There is a staffed fire apparatus in one of the two stations Monday through Sunday from 0600 hours until 1400 hours. (6 a.m. to 2 p.m.). The Township took delivery of a new ambulance which is the first new ambulance in 25 years. He added it should take three weeks before the ambulance is equipped. He invited Council to come and check out the new ambulance. They will be reducing the ambulances down to three. Two ambulances are currently staffed; one 24 x 7 the other is staffed 12 hours a day seven days a week. Acquiring the third ambulance is a big help. One of the ambulances is being sent out for a re-chassis. Chief Rigby hopes the work can be completed by the end of the year, but he believes it may run into 2026.

He stated they are looking for more help with the ambulance. He reported the total incidents in the month of May was 283 calls of those 215 were EMS and 68 fire calls. Year to date calls; 360 fire calls, 30 mutual aid, 28 fire alarms, 15 MVA, EMS 1033 calls, 153 calls in the Township in May. Ms. Dussling asked how long the chase vehicle will be in place and Chief Rigby stated until August 1st. The County funded units are in place for 90 days and he has not heard if they will be extended or not.

Ms. Dussling asked if at the Planning Commission meeting will the Outrigger experts be available to answer questions. Mr. McMullan stated the meeting is more for the Planning Commission to hear the public comments. There will be another meeting in July that will follow the usual format. Ms. Ciuca asked if there would be comments allowed at the July meeting, and will the meeting be held at Springton Lake? Mr. McMullan stated there will be comments and based on his feedback the meeting will be held at Springton Lake. Mr. John Kolicious, 212 S. Old Middletown Road, asked about the clock date, and Mr. McMullan stated it was extended until July 18, 2025.

D. Engineer:

1) Engineer's Monthly Report - May 2025.

Mr. Janetka reported on two projects from 2024; the Roosevelt Community Center and the Mint Trail. He stated the contractor on the Mint Trail recently completed the work on the punch list and then there were the two heavy rain events that caused a little bit of damage. Fortunately, the damage was limited, and he is in the process of having this repaired starting Friday, June 6. It is possible the work can continue until Monday, June 9 depending if the contractor works on the weekend and how long the work takes so the trail will be closed for this work. He stated things are in better shape for the trail. The trail is starting to stabilize except for the few locations where there was excessive water runoff. The Roosevelt Community Center's final grading and seeding is complete and in the process of being permanently stabilized. There may be a few minor items left to complete. Mr. Jenetka thanked Chief Rigby for quarterbacking the work. Mr. McMullan stated the reason the punch list items were not completed in the fall was due to the stretch of 47 days of no rain through August.

5. PUBLIC HEARING: NONE

6. OLD BUSINESS:

A. Ordinance 871, continuing Comcast Franchise Renewal Agreement to the July 16 Council Meeting.

Mr. McMullan stated at the last Council meeting, Ordinance 871 was tabled until this evening's meeting. As a reminder, the Township has engaged the Cohen Law Group to negotiate the renewal agreement with Comcast. Unfortunately, this is not completed, but in speaking with the attorney, it will be completed in time for the July 16 meeting. Mr. Stump asked if there is a risk in delaying this agreement. Mr. McMullan stated there is no risk, the agreement has expired, and they are operating under the prior terms. The request to table is so the Township does not have to re-advertise. Ms. Powell make a motion to table Ordinance 871 until the July 16, 2025, meeting. Mr. Stump seconded the motion. The motion carried with a vote of 5-0.

7. COUNCIL WORKSHOP ITEMS:

A. Review: Resolution 2025-XX, Preliminary/Final Land Development Plan for Mills at Glen Riddle LP., for the construction of a 45,000 sq. ft. light manufacturing building located at 300 S. Pennell Road.

Mr. McMullan stated for Council's review is Preliminary/Final Land Development Plan for the Mills at Glen Riddle, L.P. A summary of the plan was provided at a prior Council

meeting. The application has been submitted to the Delaware County Planning Commission. The Delaware County Planning Commission is recommending approval. The application was reviewed by the Middletown Township Planning Commission, who also recommended approval with conditions. Mr. McMullan read out to Council the waivers the applicant is requesting. In paragraph six of the draft resolution Council approves the following requested modifications of the Subdivision and Land Development Ordinance and Stormwater Management Ordinance; relief for during construction peak rate reduction requirements for use of HDPE pipe material which is a different type of pipe outside of the ordinance which is not an unusual request, the use of 15 inch pipe size in smaller drainage areas, a relief on dewatering of infiltration facilities within 72 hours, to allow the plan to be considered a Preliminary/Final subdivision plan, an offer of dedication of future right-of-way easement along the frontage of the site, and steep slope disturbance.

Mr. Louis Kodumal, attorney representing the applicant, introduced the members of the team; Ben Cross, Jonathan Cross, Rosemary Conners, Joseph Russella of Howell Engineering, Jeff Ivin of Clemente Ivin Architecture and Eric Ostimchuk, TPD, Traffic Engineer. Mr. Kodumal stated the applicant submitted to the Township an application for Land Development for a new 45,000 square foot light manufacturing, storage, and administrative office support building with 114 parking spaces located on the southern side of Parkmount Road opposite Burnt Church Court.

Mr. Kodumal presented a site layout to Council. The applicant proposes to develop this 28-acre site, which is bounded by Chester Creek to the south and west, S. Pennell Road to the east, and Parkmount Road to the north. The site is located in the M-Manufacturing Zoning District. This is permitted by right under the Township's Zoning Ordinance. The current site uses and tenants at the site include; D. J. Cross Chimney, Dream Team Plumbing Electrical HVAC, GreenWeaver Landscapes, and the CrossFit Gym. Mr. Kodumal clarified this request is not a proposed logistics hub, trucking distribution center, not a refrigerated warehouse with cold storage and chillers like the proposal at or near Philadelphia airport. He can have Mr. Cross explain in detail why this is needed to support a local family run and owned business. The D. J. Cross chimney and repair business has expanded and taking more matters in house rather than going to a distributor. For business reasons they need room to expand. They also need a sufficient amount of parking to accommodate the vehicles they have overnight as well as company employee vehicles and vehicles that would be going in and out at times during the business day. Some of the traffic related improvements the applicant will be undertaking would be installing reflective backplates on signal heads at the Pennell Road approach at Parkmount Road, extending the existing turning lane on southbound Pennell Road, providing a deceleration taper on eastbound Parkmount Road, providing a "Don't Block" box signage and pavement markings similar to what is near the Township Building. The applicant has also cooperated with PennDOT, and its contractor for Americans with Disabilities Act" with curb and crosswalk improvements at the Pennell and Parkmount Road intersection. The applicant was before the Zoning Hearing Board requesting variances for a reduced buffer area along Parkmount Road that was less than 100 feet from the adjacent zoning district boundary while still maintaining the buffer area.

Mr. Russella of Howell Engineering will discuss in detail the buffer area. The applicant also obtained various variances from article 25, "Sign Regulations" to improve and expand the type of signage that is necessary given the characteristic of the site, the number of tenants, and other concerns related to the typography and elevations of the site.

Mr. Joseph Russella, Howell Engineering, stated they presented the initial presentation to the Land Planning Committee before they started the project. Since that time, not much has changed, it is the same building, the same layout. They have been working diligently with the Township staff and engineers to work through the development of the Land Development Plans part of which was attending the Zoning Hearing Board to obtain relief from the 100-foot buffer, which is measured from the center line of Parkmount Road between the residential district and the manufacturing district while maintaining the 30-foot required buffer. The existing site contains manufacturing buildings. The section that the applicant is proposing to develop is primarily utilized for landscape area. It is a combination of existing slopes and manmade steep slopes. There is combination of overgrown and mature material. As they analyze the site, this area is the most suitable to accomplish the layout of the building that represents the least amount of destruction to the sensitive areas which are wetlands to the south and to the far south there are significant steep slopes before the site comes to the trail and Chester Creek.

Mr. Russella stated they also designed to align the driveway location immediately across from the Burnt Church Ct. driveway. This allows for better alignment, and it is also an existing driveway that is used to enter the site. In terms of stormwater management, they are providing a subsurface combination MRC (managed release concept) where infiltration is not able to perc because of the underlying material. (Inaudible from 41.19 - 42.42), Since it is over an acre of land being disturbed, it is under review by the Delaware County Conservation District following the NPDES requirements. He stated internally they are able to manage the stormwater and discharge into the storm sewer system in Parkmount Road. The lighting proposed is three LED fixtures with house side shields, so the sight won't spill over onto Parkmount Road. He stated there was a lot of concern about the buffer along Parkmount Road since it separates the property from residents. The buffer along Parkmount Road is a 30-foot-wide buffer. They are elevating the buffer and providing a significant amount of material and as it matures it will provide a continuous amount of screening for the residents from the parking area. They have complied with all of the landscape requirements by providing a combination of evergreens, shade trees and plantings that have been reviewed by Mr. Comitta's office. Mr. Russella showed and explained the color rendering of the site. He explained because of the need to provide emergency services access, especially between the building along the area between Parkmount Road and the building frontage. They have provided a triangular shaped driveway. This allows emergency vehicles to circulate, come into the site and be able to fully turn along the front of the building. He added emergency vehicles will be able to circulate around the back of the building. Mr. Bialek stated he has received a number of calls from residents and the feedback from a number of the residents is

that the applicant was proactive and reached out to them. He added it seems like a number of feedback have been incorporated in the plans.

Mr. Ben Cross, D. J. Cross, The Mills of Glen Riddle, stated his parents started the business in 1981 and it is approaching its 45th anniversary. His brother, Jonathan, and he have been involved in the business for 20 years and are now second-generation owners. The business has grown over the years. They were originally located on Pennell Road prior to 2014. Their growth necessitated the purchase of the current property. They started looking into expanding the existing facility two years ago. The current plan is the most practical use of property to allow the business to expand. They are continually hiring bringing their staff to 51 employees. This reflects a growth of 40%. They now have a manufacturing business to support the core business. They work with 60-70 chimney businesses ranging from Princeton, NJ, to Maryland. They also have two scaffolding businesses. He added the necessity of this building is to help the business stay in Middletown Township. They want to stay in Middletown Township; they are residents and half of their employees are Middletown residents. They are trying to be good stewards of the property. When they bought the property in 2014 it was in deplorable condition. They have done 30,000 sq. feet of gut renovation to date. This development will trigger the next phase of exterior improvements to the site. They have received feedback from the community, and they want to continue to be good neighbors and good stewards of the property. Mr. Cross explained that typically most of their deliveries are short-term such as UPS, FedEx, and service vehicle traffic. The majority of their trucks are under 17 feet in length. They have 35 trucks. One truck is a 6-foot stake bed. Most of their traffic is employees entering and leaving, and tenant traffic. The CrossFit Gym has classes throughout the day with one at 5:30 a.m. Rosemary Conners stated there is a history of the business on the website. The video was played for Council.

Mr. Eric Ostimchuk, TPD, Traffic Engineer, stated Parkmount Road and Rt. 452 are both PennDOT roads and they have started the process for HOP permits (Highway Occupancy Permits). They have submitted traffic studies to PennDOT as well as to Middletown Township. The study was reviewed by Mr. Andy Parker, Township Traffic Engineer and based on feedback from PennDOT and Mr. Parker, they have identified some improvements that can be made at Rt. 452 and along Parkmount Road. Starting at Rt. 452, they will be extending the left turn lane on the southbound approach to increase the stacking, incorporating up to date equipment enhancements for the signal for visibility purposes at that location.

Mr. Stump asked if there is a left-hand turn prior to the one they will be improving. Mr. Ostimchuk stated a left turn exists but there is wasted space between the intersection and Parkmount Road where they can extend the stacking by at least 50 feet. This will be coordinated with PennDOT and Mr. Parker. He stated they will have to update the traffic signal permit plan which has not been updated since 2018, pre pandemic. This gives them the opportunity to evaluate those operations and optimize to the best operations. The access opposite Burnt Church Court will be providing a deceleration area approach from the west. They will also provide the "Do Not Block" box striping. Ms. Dussling asked if the traffic leaving the site in the most part was

going towards Pennell Road. Mr. Ostimchuk stated depending on where the employee lives, but for the most part they will be traveling towards Pennell Road. Ms. Ciuca asked if the employees' hours are staggered, and Mr. Cross stated the times were staggered. The office staff generally start at 8:00 a.m. and finish around 4:00 p.m. The employees that start at 5:00 a.m. are generally done by 3:00 p.m. Mr. Ostimchuk stated the peak time on Rt. 452 is 5:00 p.m. He added as anticipated it is a fairly low volume. In the morning, they noted four vehicles exiting Burnt Church Court in an hour's time and in the afternoon the number was nine. Mr. Stump asked what the anticipated volume of trucks is. Mr. Ostimchuk stated the estimates they do for traffic generation is based on nationally recognized data, on actual counts at a manufacturing facility. They anticipate a larger rig at once a month. (Inaudible from 1.04.6 -1.05.45). Mr. Bialek asked if their 40% increase in business equates to the company's purchase of vehicles. Mr. Cross answered they did purchase more vehicles last year, but they have been fairly strategic in the trucks they bought such as buying extended cabs so more people can fit in the truck.

Mr. Jeff Ivins, Clemente Ivins Architecture, presented Council with architectural color renderings of the building showing the administrative area of the building. The scaffolding and chimney business is in the rear along with the loading docks. This is a 45,000 square foot pre-engineered metal building. They are aiming to be below 35 feet in height depending on their shelving requirements. They have done some work on the exterior to break up some of the massing of the building and add some functional aspects as well such as the split face base which breaks up the facade but also helps protect the walls from forklifts moving around on the inside. There will be equipment screening on the roof as part of addressing some comments from the neighbors. The loading area is not visible from Parkmount Road, Rt. 452 or Burnt Church Court. This is also per the zoning ordinance requirements. Mr. Cross stated this may not be the final sign as it is still being worked on. Mr. Cross added the building will be energy efficient. Mr. Ostimchuk stated the office area is typical, work area, conference room, bathroom, break area. There is also a locker room. (Inaudible from 1.14.47 - 1.15.37).

Mr. Bialek noted this is a Preliminary/Final plan but at what point does the applicant have to fully finalize the plan? Mr. McMullan stated the plans need to be finalized by the June 18th Council meeting. Mr. Cross stated they are primarily talking about interior changes and not the footprint or exterior plan. Ms. Ciuca asked about the tenants, and Mr. Cross stated CrossFit would be staying. Dream Team will be moving out in July, but they will be taking that space over in August. The landscape business will still be staying.

Ms. Dussling asked if they could touch on any other adjustments made to the plan based on feedback from the community. Mr. Ostimchuk stated they added more material to the buffer; they also broke up the base of the building. Mr. Bialek asked about the number of responses to the engineering reviews to be provided, has that information been received and if not can it be locked down when it will be received. Mr. Janetka stated a majority of his review items have been addressed. A lot left is administrative and only a few technical items to be addressed. Mr. Bialek asked if as

Council gets to their final review if the outstanding items are documented and put a timeline on when they will be completed so as to make it a part of a conditional approval.

Mr. Parker added the applicant needs to do some updates to the traffic study which was from his review as well as PennDOT's review. This is also part of the HOP for PennDOT. Mr. Bialek stated Council has the opportunity to approve with conditions, but his preference is to not leave those conditions undated and if there can be a timeline for when the outstanding items need to be completed. Ms. Dussling asked if there were any concerns from residents that were not addressed. Mr. Cross stated at the last meeting there were some traffic concerns, esthetic concerns, noise concerns, and hours of operation. He stated he walked one neighbor through the shop to address his concerns.

Mr. Bialek stated one of the comments he received concerned lighting especially in the winter months when the foliage is down. He asked how this concern would be mitigated (Inaudible 1.23.33 - 1.25.30). Ms. Conner stated at the last meeting one of the concerns voiced was regarding the number of parking spaces. She also stated there was confusion with the different businesses; D.J. Cross is the chimney portion, Crossbrace is the scaffolding portion of the business. She stated they will not use all the parking spaces in a given day, but if there is a meeting they may need the additional spaces just like here at the Township Building. Mr. Cross added near the 4th of July they hold a family picnic and in the past it has been a crunch to park all the cars. Ms. Conner hoped this has been made clear to the community. Mr. Parker added there are more parking spaces than required. They have a good understanding of how many employees there are, the staggered shifts, and some of the spaces will be used for vehicle storage. There are not going to be hundreds of trips in and out during a day. Mr. Parker said there is still a response to the question whether spaces could be for future tenants. Mr. Cross said the plan has potential for providing additional tenant space within the original plan. This would be more practical and cost-effective than having to go through this process again. Mr. Parker stated the requirement is to have 45 spaces and they have 115. They have explained why they need the additional spaces. Mr. Cross used as an example the Roosevelt Community Center. Not all of the spaces will be used on a given day. Ms. Dussling added if there was a new tenant added, they would have to come before Council again.

Mr. Christian Busch, 330 Burnt Church Court, thanked Council, and the professionals especially Mr. Parker, who has been very generous with his time in helping the residents of Willowbank understand the process. He also thanked the Cross family and everyone he has spoken to over the last several months. He stated initially most of the residents had no idea what was going on and were playing catchup. He stated he is a preservation architect. He has known John Cross for 20 years and John helps his clients with their fireplaces and chimneys. He recommends the company to his clients. He stated as far as traffic engineering goes, the Township has their professionals, there is PennDOT, the Cross family has their professional, and he hopes they can all work together for common good and they get a result that is better than what they have now. He stated the stormwater management falls under the same

category, lots of experts involved and they hope it is better than what they have and at the end of the day, if that is the case, we all win. As far as the manufacturing noise, this was a great concern. He stated Mr. Cross has talked that through with him and the manufacturing business will remain in their existing building. He stated they never heard manufacturing noise during regular business hours or otherwise. The landscape design has also been addressed, and Mr. Comitta is to follow up on this further. The last concern was the mechanical screening which the Cross family will provide. Mr. Busch stated parking was not an issue for him personally, but he knows that some of the residents in Willowbank brought this concern up. He understands the reasons the Cross family wants the additional parking. He stated most of the residents were concerned about what will happen in the future. He believes at this point they have no concerns.

Final issues of concern; one being the lighting and glare control he believes in principle this has been agreed to as the applicant will agree to glare control. Hopefully, this concern will be put to rest as well. The last concern is wildlife. He grew up at the end of Barren Road between the Tyler Arboretum and Ridley Creek State Park. He stated this is very important to him, he listed the wildlife in the area, 50 species of birds, flying squirrels, foxes, coyote and more. He stated there is this little strip of land where they can observe all of this wildlife. This movement of wildlife is important. He stated he asked Mr. Cross if he would be willing to designate a section of the steep slopes that can't be built on any way as a wildlife refuge corridor. Mr. Busch passed out to Council two suggestions for additional conditions for approval, one addressing the lighting just to make sure it gets done and one to address the wildlife corridor. Finally, he stated the frustration that all the residents of Willowbank felt when they realized a Zoning Hearing happened where variances were granted without their knowledge. He stated the notification only happened to the six-unit owners along Parkmount Road. To think that notification was adequate was shortsighted. It created a great deal of anger and angst towards the Township and the applicant which in the end was misplaced especially to the Cross family. If they as a community had the chance to sit down with Mr. Cross and his family and discuss this project, all the fears would have been alleviated. There may have been disagreements and concerns, but they would have been minimal. He stated more seems like the better approach. He stated we, as community members, are asking Council and the Township Manager to strive to make it better. We can't force that change but they can certainly lobby for it. He stated building codes are a minimum, municipality planning code is a minimum. His plans as an architect are not designed to building codes, they are designed to exceed it. He hopes this does not happen to them again or to anyone else in the Township. He asks that they come up with a system that augments, supplements, changes, and revises what is done today as a minimum, so this doesn't happen again.

Mr. Kodumal stated there is a lighting plan that meets the Township's ordinances. As far as the wildlife corridor, there is nothing in the Township ordinances or the Municipality Planning Code that requires this. Mr. Stump asked what the benefits of the corridor would be. Mr. Busch stated it would be a gesture that there would always be land at this location. Mr. Cross explained when they bought the property, there were hunters, and they placed "No Hunting" signs up and have no intention of

allowing it on their property. The “corridor” is very steep slopes and wetlands that lead to the trail. He stated he would be opposed to a deed restriction on the property. Ms. Dussling stated she understands Mr. Cross’ position and Council cannot impose this condition on him. She asked for clarification on the lighting design and whether suggestions from the public were included. Mr. Ostimchuk stated the design of the lighting meets the ordinance but, perhaps they could add a note suggesting what lights are needed to provide security.(Inaudible from 1.50.20 - 1.53.23)

Mr. Parker stated they did a light review of two versions of the plan and had comments that many have been addressed. There are still a couple of comments outstanding that the applicant said they will comply with. Typically, Council’s approval would be conditioned on satisfaction on outstanding consultant comments. Mr. Busch stated the difficulty being, as members of the public, we don’t have access to the review letters, so we don’t know what has changed. He stated Mr. Parker was kind enough to put him in touch with the lighting designer, so they had an idea of what was revised and suggested. He saw the revised lighting design but, it was illegible when downloaded. As there is a request for shielding of light fixtures he doesn’t know which fixtures, what materials used, what color, etc. but Council can ask for this information. Mr. Bialek stated the reports Council is seeing tonight will be available to the public. Mr. McMullan stated the reports as part of the agenda packet are available to the public. Mr. Bialek stated if there is any additional information the public needs this can be addressed by the “Freedom of Information Act.” Mr. McMullan stated he has shared this with Mr. Busch.

Ms. Patricia Haggerty, 16 Soldier Song Lane, asked if any consideration has been given to the inclusion of native plants into the landscaping which would enhance the wildlife on the property in the long term. Mr. Cross stated one of his tenants is GreenWeaver Landscaping and they are very sensitive to the idea of native plants, and it is part of their plan to keep the plants native. Mr. McMullan stated one of the requests for waivers when taking action on this resolution is paragraph 6, Section f, the offer of dedication of a future right-of-way easement along the frontage of the site. This was proposed to the applicant by the Township Engineer and discussed at the Township Planning Commission meeting. The ordinance states the applicant may convey land to the Township for future use. Past practice has been during a Land Development/Subdivision process an applicant will dedicate land. In this case, the applicant is requesting a waiver from this. (Inaudible from 1.58.15 - 2.00-28). They discussed the inclusion or not of sidewalks. Mr. Janetka stated this was not a specific request but an open-ended comment and question for reviewers and Planning Commissioners and Council members to consider and weigh in on. He stated the comment could be internal pedestrian activity or it could be viewed as whatever is needed that could be requested through the ordinance. The Township Subdivision Ordinance speaks about these additions. Ms. Conner added D. J. Cross has been viewed as one of the best places to work by Philadelphia Inquirer. (Inaudible from 2.02.20- 2.02.43). Mr. Bialek stated if internally employees are traveling from building to building, he suggests sidewalks to facilitate this travel. It doesn’t sound like he has tenants that are traveling to and from buildings. He believes the applicant does not have to facilitate this type of cross pollination, but he reserves the right to say they

may have to revisit this in the future if things change. Ms. Dussling thanked the applicant's team for coming out to present this plan before the Council Workshop meeting.

B. Review: Resolution 2024-XX, Certificate of Total Completion, Elms at Lenni, 312 Lenni Road.

Mr. McMullan stated for Council's review and consideration for approval is the Certificate of Total Completion of the Elms at Lenni, 312 Lenni Road, the former site of the Lenni Heights Fire Company. The Certificate of Completion is required by resolution. The development was purchased in 2021; the homes have been built. The engineer has reviewed the request and is recommending approval for the Certificate of Total Completion. This request will be on the agenda for the June 18, 2025, Council meeting. Mr. Janetka stated the development turned out well. Ms. Dussling stated they will revisit this at the next meeting.

8. ITEMS FOR APPROVAL:

A. Consideration to Authorize: 2025 Road Paving Program to Innovative Construction Services Inc., in the amount of \$370,026.50.

Mr. McMullan stated before Council for consideration to authorize is the 2025 Road Paving Program awarded to Innovative Construction Services, Inc., in the amount of \$370,026.50. The road paving program is funded by the State's Liquid Fuels program which is a pass through. It is a formula created by the state. The state awards funds based on the mileage of roads in the Township and this is passed on to the awarded contractor. This bid was properly advertised, went out to bid, and the Township received seven bids. The road list was created by the Public Works Foreman which was reviewed by a road inspector at Kelly Engineers. There is a master plan created by the Township and roads are paved on a rotating basis unless there is a specific need. Two roads were listed for alternate bids. This bid is in line with the budget. Last year Council approved a line-item amount of \$370,000. They are just \$26 higher than budgeted, which is remarkable. Mr. Stump stated last year there were complaints about the length of time between the milling and the paving, and this was considered. Mr. McMullan stated this was discussed but he doesn't know the outcome of that discussion.

The prior year the Township used Damon Paving. Mr. Janetka stated all they can do is encourage the follow-up of the milling with the paving. At this point, they can't force them to do it that way other than writing it in the spec but, if they did that it would increase the cost because there are companies that don't handle their paving operations in this manner. This is a balance against inconvenience and significant increase in cost because it is more inconvenient to their operation and schedules. Ms. Dussling asked if there is anything in the bid that specifies what their process is, and Mr. Janetka answered no, other than temporary pavement markings and cleaning up edges and bumps, joints left behind this stuff is handled through the specs. Mr. McMullan stated last year, the change was new to residents who were used to maybe a day between milling and paving as opposed to four or five days. An inspector is out daily with the milling process and if something is not safe it will be addressed. Mr. Bialek asked if this is a different vendor, and Mr. McMullan answered yes. Mr. Janetka stated there is a contract term to complete the work, and if it is not complete they try to apply pressure to the company to complete

the job. Mr. Bialek added last year they had transparency, but the timing was off. (Inaudible from 1.215.12 - 1.216.16). Mr. Bialek asked what kind of communication is used to inform the residents, and Mr. McMullan stated it is posted on the website and additionally the contractor notifies the residents.

Mr. Bialek made a motion to approve. Mr. Stump seconded the motion. The motion carried with a vote of 5-0.

B. Approval of June 4, 2025 Bill List.

Ms. Dussling read the Bill List aloud.

ESCROW FUND		
Kelly Engineer & Surveyors	Mar. Engineering - Escrow	\$ 10,601.25
FIRE APPARATUS FUND		
Global Emergency Vehicles, Inc.	Ford E450 Ambulance	\$ 198,950.00
GENERAL FUND		
Aqua Autopay	Township Hydrants	\$ 9,078.00
Barbacane Thornton & Co. LLP	2024 Financial Statements Audit	\$ 33,000.00
Kelly Engineers & Surveyors	March Engineering - GF	\$ 14,767.63
Kelly Engineers & Surveyors	March Engineering - GF Road Program	\$ 6,147.95
Linn Architects (ACH)	Inspections - Promenade @GR Apts.	\$ 26,097.20
Opdenaker, Inc.	April Recycling	\$ 52,705.20
Timeclock Plus, LLC	Shift Scheduling Software	\$ 6,381.20
GENERAL FUND TOTAL		\$ 148,177.18
GRAND TOTALS		\$ 357,728.43

Mr. Bialek made a motion to approve the bill list. Mr. Stump seconded the motion. The motion carried with a vote of 5-0.

Ms. Dussling adjourned the meeting at 9:18 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township **Engineer's Report**

June 4, 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 the next few weeks. There is some additional erosion that will be addressed with topsoil, seed, and heavy erosion control blanket.
- 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 being made the first week of June. The Tot Lot was formally opened to the public in late November.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Design for the next phase of the project is complete (refer to "Roosevelt Community Center (Phase 2)" in this report.

ROOSEVELT COMMUNITY CENTER (PHASE 2)

MT100-O

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

LENNI PARK

MT100-W

- A kickoff meeting was held with DCNR regarding the approved grant for redevelopment of Lenni Park.
- Field survey of the park is complete and design (layout, grading, stormwater management design, etc.) is approximately 80% complete and it is anticipated that the project will be submitted for permit from the State and County in June 2025. The Township is in the process of engaging a geologist for determination of bedrock depth, preliminary infiltration rates as well as top soil quality. Construction work is tentatively scheduled to begin in the late summer of 2025 and completed by late fall. The project will be completed in multiple phases. The first phase of improvements will include reconfiguration/regrading of the softball field, stormwater management facilities (infiltration and detention basins), pedestrian trail from the parking lot to the softball field, grading for a future multi-court surface, baseball field fence,

benches, and bleacher pads. The second phase is tentatively planned to include additional pedestrian trail, new parking, multi-court surface and fence, and pavilion upgrades.

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 work complete thus far include: 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 are 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

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).
- Chapter 198 (Stormwater Management Ordinance) –Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the

Township review committee. The document will be introduced for adoption in 2025 or 2026.

- Preparation of a new Township Code, Chapter 77 (Building Permit and Occupancy Procedures) has been completed and distributed to Township review committee. The document is in the process of being reviewed by Township Staff and consultants. Chapter 77 is intended to establish requirements and procedures for obtaining building permits and requirements for approval of Certificates of Occupancy for occupiable structures. The draft ordinance has been reviewed by the Township's Land Planning Committee.
- Preparation of a new Township Code, Chapter 204 (Street, Curbs and Sidewalk) has been completed and distributed to Township review committee. The document is in the final phase of being reviewed by Township Staff and consultants. Chapter 204 is to replace the existing Chapter 204 and is intended to establish requirements and procedures for working within the right-of-way of Township streets, including street restoration standards and maintenance and protection of traffic (work zone traffic controls). It is likely this draft ordinance will be presented for review by the Council in 2025 or 2026.
- "Township Standards and Specifications" has been reviewed by Township Staff and revisions to the document, as well as various Township application forms, is in process. This document is to formally update/upgrade and replace numerous construction details and policy documents utilized by the Township over the last many years. It is anticipated that upon review by Township staff, this document will be presented to Council for review. This document will be updated periodically to include additional construction details, guidance documents, forms, etc. as they become necessary.

LONGVIEW PARK

MT100-A.2

-
- Construction of Stage 2 and Stage 3 of the project has been completed, and it is anticipated that some of the field areas may be open to public use in the fall (to allow grass to grow properly).
 - The final construction phase is anticipated for the spring of 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 inflation.

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

MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN

MT300-18

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

SEPTA R3-3

MT120-Bwa

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

MARINER 2 PIPELINE

MT100-Ea

- Valley Road shoulder restoration/stabilization. ETP has agreed to fund the cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit plan has been prepared and has been submitted to PennDOT by the Township, for approval. This restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- 129 N. Middletown Road (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.
- 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 90%

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 95% 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 opened the leasing office in early 2025 with occupancy of the apartment units possibly beginning in the spring of 2025.
- 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.
- 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 the Council in September 2024. The applicant recently submitted an amended final plan to reduce the total number of lots from 3 to 2 and this has been approved by Council and is schedule to be recorded in the near future.


- 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 no intent on their part to build on the lot. Certificate of Total Completion has been filed, and it is anticipated that the project will be closed in 2025.
- 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 and the application appears to be ready for review by Council for CTC approval.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. All Lot 3 work is complete.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded, and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 (aka 347) Valley Road Subdivision – The overall project is complete, and Certificate of Total Completion has been submitted by the builder and conditions for approval of the CTC have been forwarded to the applicant for completion/resolution.
- Glenwood Elementary School Parking Lot – The plan has been recorded, and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities. Construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed by the applicant.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – The plan has been recorded, and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant submitted a land development application which was recommended for approval by the Planning Commission in June of 2023. The applicant has revised the

plan pursuant to staff and consultant reviews and was reviewed by Council in June 2024. A revised plan has not yet been received.

- Granite Farms Estates – Nursing Care Facility – Site improvements including building additions and reconfiguration of the parking area surrounding the nursing care facility, was granted final approval was granted by Council in March 2022. The plan has been recorded, and construction is nearly complete. The Certificate of Total Completion has not yet been submitted for approval.
- 552 Old Forge Road - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction has started at the site. One new home is under roof at this location and the private road in under construction.
- 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 on those homes.
- 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 and is nearing completion.
- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded, and work is complete. Certificate of Total Completion has been filed by the applicant and the Township is awaiting resolution of issue identified during CTC review.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This plan has been granted preliminary/final

approval by Council. Grading and Excavating permit has been issued and construction is complete. It is our understanding that the applicant will be requesting approval of Certificate of Occupancy for the building in the near future.

- ACTS Lima Estates – Rehab and Therapy Garden Land Development – A land development application has been received to construct a small new building addition at this facility. The plan has been recommended for approval by the Planning Commission and has received conditional final approval by Council but has not yet been recorded.
- Wawa Land Development – A land development application has been received by Wawa for minor expansion of the dairy facility to allow the increase of capacity. The plan received conditional recommendation by the Planning Commission in October 2024 and was conditionally approved by Council in November of 2024.
- Outrigger Industrial Acquisition, LLC – A land development application was received on November 21, 2024, for the construction of a 334,000 square feet warehouse facility between Pond's Edge residential development and Franklin Station residential development along Baltimore Pike, just west/south of Pennell Road. This application has been reviewed by the Planning Commission in May of 2025 and a second Planning Commission meeting is scheduled for June, to continue review of the application.
- Elwyn of Pennsylvania and Delaware – School Building – A land development application has been received to construct a new two-story school building at the campus totaling 78,336 square feet. This building will be constructed at the location of the existing administration building, which is to be demolished. This application was conditionally recommended for approval by the Township Planning Commission in April 2025 and conditionally approved by Council in May.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and is schedule to be reviewed by Council in June.


Eric J. Janetka, P.E., Township Engineer
Kelly Engineers and Surveyors