

**MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
JULY 10, 2023**

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

Present: Jackie Donnelly, Bibianna Dussling, Mark Kirchgasser, Susan Powell, Walter "Bok" Read, Charles Miller, Esq., John McMullan, Eric Janetka, Vince Visoskas.

Excused: David Bialek, PharmD, R.Ph, Kathleen O'Connell-Bell.

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Kirchgasser called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES

A. Draft Township Council Minutes: April 24, 2023.

Ms. Donnelly made a motion to approve the April 24, 2023, Council Meeting minutes. Ms. Powell seconded the motion. The motion carried with a vote of 5-0.

3. PUBLIC COMMENTS - NONE

4. REPORTS

A. CHAIRMAN:

Mr. Kirchgasser thanked the two Fire Departments for their preparedness for yesterday's storm, fortunately, the heavy weather bypassed Middletown Township. Most of the storm clobbered the Schuylkill Valley area. Both departments were prepared with staffing and ready to handle any issues.

B. COMMITTEE: Land Planning Committee met on 7/10/23 to discuss two proposals:

- 1) A distribution center warehouse at the Mint Property.
- 2) A child daycare at 129 N. Middletown Road

Ms. Powell reported the Land Planning Committee met this evening and heard from someone interested in developing the old Franklin Mint site with a warehouse opportunity. She stated another project was presented for 129 N. Middletown Road which previously was approved for a memory care facility which has backed out.

C. MANAGER:

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

Mr. McMullan reported he met with administrative staff of Aston Township and Chester Heights Borough and reviewed a feasibility proposal from Urban Engineers to establish a quiet zone. The cost of the study is \$35,000. In speaking with the administrative staff of the two municipalities, it was declared an unplanned cost for their 2023 budgets as well as Middletown Township's budget. They are collectively reaching out to the state representatives to see if there are any funding opportunities at the state level. Mr. McMullan stated hopefully he will have more information at

the next Council meeting in terms of the likelihood of getting state funds. Additionally, from SEPTA, they will be doing aerial tree trimming on July 18th and 19th that will impact Middletown Township along the Chester Creek Trail near Iris Lane and crossing Mt. Alverno Road. A segment of the Chester Creek Trail will be closed for aerial trimming. He stated the trimming process consists of a helicopter with an attachment. This project is coordinated by Asplund and the work in Middletown Township will take place on Wednesday, July 19, 2023.

Ms. Dussling asked if there is a timeline for the feasibility study, and Mr. McMullan stated it would be seven or eight months for the completion of the study. Ms. Dussling asked if the intergovernmental agreement has been established, and Mr. McMullan stated this has been paused until a potential funding source is indicated at which point they will revisit the agreement.

D. ENGINEER:

1) Engineer's Report – June 2023

See Attached Engineer's Report - June 2023.

Ms. Dussling asked if the plantings had been completed at the Sunnybrea basin project and Mr. Janetka stated all the plantings were installed. Mr. Kirchgasser asked when the Mint trail begins, and Mr. Janetka stated the technical review phase of the amended permit has just begun and once it is approved, they will be able to move forward with construction. He stated there are easements that are being worked on to acquire.

5. PUBLIC HEARING: - N/A

6. OLD BUSINESS: - N/A

7. NEW BUSINESS

A. Consideration for Introduction: Ordinance 854, amending Chapter 210, Article V, Standards, Section 41, Recreational Facilities and Open Space.

Mr. McMullan stated before Council for their consideration to introduce is Ordinance 854 which will amend Chapter 210, Article V, Section 41, Recreational Facilities and Open Space. The last time this was updated as part of the SALDO was 2001. This will be an overhaul by revising language and upgrading residential set aside and non-residential set aside. The recreation fees that are a part of this ordinance are set by resolution and updated from time to time is not part of this ordinance but will be done simultaneously if the ordinance is approved at the July 24, 2023 meeting. This ordinance allows the Township to be more consistent with surrounding municipalities and to revise language that is outdated from 2001. Mr. McMullan stated there will be a public hearing as part of the adoption process at the July 24, 2023 meeting. Mr. Kirchgasser stated the goal is to

cover the Township's costs.

Ms. Powell made a motion to introduce Ordinance 854. Ms. Donnelly seconded the motion. The motion carried with a vote of 5-0.

B Consideration for Approval: Resolution 2023-23, Disposition of Records.

Mr. McMullan stated before Council for consideration for approval is Resolution 2023-23 which is the disposition of records. Pursuant to the municipal records manual of July 16, 1993, several records no longer have useful public or archival purposes. Some of the records are Code Enforcement and a variety of records from the Manager's office including recycling contracts from 2002 through 2011. This is all compliant with state law.

Mr. Read made a motion to approve Resolution 2023-23. Ms. Dussling seconded the motion. The motion carried with a vote of 5-0.

C. Authorization to Approve: Purchase of a 2014 Pierce - Rear Mount Platform Ladder Truck, from Evesham Township Fire District, for an amount not to exceed \$600,000.

Mr. McMullan stated before Council is the authorization to approve the purchase of a 2014 Pierce Rear Mounted Platform Ladder Truck for an amount not to exceed \$600,000 from Evesham Township Fire District. Rocky Run Ladder 46 experienced a fire approximately four months ago. The Township along with Chairman Mark Kirchgasser has been working feverishly to replace the truck. The Township submitted a bid on a public site called PubBid which was ultimately rejected. The Evesham Fire District Board of Directors has the authority to do so.

The Evesham Fire District Board of Directors is meeting this Thursday to discuss the truck and the Township is prepared to make an offer at this meeting. Mr. Kirchgasser stated the bid that was submitted on-line was refused at \$421,000. The Township contacted Evesham Township and the Assistant Chief running the operation. Based on his direction, the Township made a second bid directly to the Fire District and off of the website for \$505,000. Mr. Kirchgasser will be attending the meeting on Thursday. He explained the ceiling of \$600,000 gives him flexibility. He stated there is another department in Kansas who is interested in purchasing the truck.

Ms. Powell stated normally the Township buys new trucks and asked how this purchase will affect the replacement schedule going forward. Mr. Kirchgasser stated manufacturers are stating a four-year wait period and prices for something like this would be in the neighborhood of \$2 million dollars for a new unit. This allows the Township to put 10 years back to the replacement schedule which gives a chance to put money into the amortization schedules that feed this replacement program.

Ms. Dussling asked if this purchase would line up with any of the other trucks, and Mr. Kirchgasser stated it would actually stagger better. Mr. Kirchgasser stated the Township

hired a mechanic from Glick in coordination with Chief Cairns to do a full assessment of the truck. He identified minor issues but gave overall a very good rating. Ms. Dussling asked about the appraised value of the truck, and Mr. Kirchgasser said it is about 20% above what was originally offered. Ms. Powell asked how soon they could receive the truck, and Mr. Kirchgasser stated it is available for immediate possession. Ms. Dussling asked if this includes the minor issues, and Mr. McMullan stated it needs a radiator which can be taken care of easily. Chief Cairns thanked Middletown Township Council and Chairman Mark Kirchgasser for all their support through this process.

Ms. Dussling made a motion to approve the purchase. Ms. Powell seconded the motion. The motion carried with a vote of 5-0.

D. Approval for Appointment: Township Representative to the Library Board - Term Present to January 2, 2024: Perry Kotsiopoulos.

Mr. McMullan stated for Council's consideration is the appointment of Mr. Perry Kotsiopoulos who will be replacing Mr. Tim Sander who is retiring and relocating to Florida. Based on Councilwoman Powell's recommendation, as liaison to the Library and Library Board President Mr. Fyfe, he is asking for Council's approval for Mr. Kotsiopoulos to serve on the library board.

Ms. Powell stated she met Mr. Kotsiopoulos who is already involved with the board. Mr. Robert Fyfe, 580 S. Heilbron Drive, President of the Library Board, thanked Council for having appointed Tim Sander many years ago and has served as Treasurer the entire time he was on the board and did a fantastic job. Mr. Fyfe stated Mr. Kotsiopoulos is already involved and has taken on a couple of roles and integrated into the working board.

Ms. Powell made a motion to approve the appointment. Ms. Donnelly seconded the motion. The motion carried with a vote of 5-0. Approval of July 10, 2023 Bill List.

E. Approval of July 10, 2023 Bill List

Mr. Kirchgasser read the Bill List aloud.

GENERAL FUND

Middletown Free Library	Q2 2023 - Distribution	\$	62,500.00
Middletown Fire Company No. 1	2023 Fire Company Subsidy Distribution	\$	35,000.00
Rocky Run Fire Company	2023 Fire Company Subsidy Distribution	\$	35,000.00
Rocky Run Fire Company	Q2 2023 Supplemental Distribution	\$	25,000.00

General Fund Total \$ 157,500.00

Ms. Dussling made a motion to approve the bill list. Mr. Read seconded the motion. The motion carried with a vote of 5-0.

Mr. Kirchgasser adjourned the meeting at 7:25 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive style and is positioned above a horizontal line.

Sharon Browne



Middletown Township Engineer's Report

July 10, 2023
Council Meeting

MARINER 2 PIPELINE

MT100-Ea

- Sleighton Park Restoration – Final restoration at Sleighton Park, which includes extension of the athletic field, trail restoration and restoration of pre-construction drainage features is 99% complete. A small portion of the existing pedestrian trail is to be repaved as part of Energy Transfers road restoration obligations that are to be completed spring/summer 2023. This work has been added to the Township's Road Program, and cost will be paid by ETP.
- ETP started restoring roadways in the fall of 2022. Restoration scope of work is based on extensive road inspections conducted by the Township Engineer. It had been desired that this work would begin in late June of 2022 but was delayed due to various reasons, including cold weather conditions. Work completed in 2022 included replacement of damaged curb, curb depressions, driveway aprons and sidewalk on Riddlewood Drive, War Trophy Lane, Martins Lane and E. St. Andrews Drive. Remaining restoration work will be completed as part of the Township's 2023 Road program and all costs associated with that work (coordination, specifications, field measurements, inspections, contract administration, etc.) are to be paid by ETP and guaranteed through the Road Use and Excess Maintenance Agreement between the Township and ETP. Residents should be aware that in the spring/summer 2023, there will be additional restoration activity on the following roads to complete restoration (base paving repair, pavement overlay, line striping, milling, shoulder repairs for drainage): Valley Road, W. Forge Road, Martins Lane, St. Andrews Drive, E. St Andrews Drive, Riddlewood Drive and War Trophy Lane. There will also be a full mill and overlay of the access driveway (from Lenni Road) to Glenwood Elementary School including reinstallation of speed humps and pavement striping.
- Valley Road shoulder restoration/stabilization. ETP will be compensating the Township for all cost related to obtaining a PennDOT Highway Occupancy Permit and construction improvements to stabilize the road shoulders of Valley Road with rock lining from W. Forge Road to New Darlington Road. The Highway Occupancy Permit has been prepared and forwarded to ETP for resubmission to PennDOT. This

restoration work, which is being done due to water erosion along the shoulders, will also include milling and wearing course overlay of the entire cartway of Valley Road along the work area. Restoration scope of work is based on extensive road inspection conducted by the Township Engineer and PennDOT. Cost of this restoration work will be paid by ETP through an amended Road Use and Excess Maintenance Agreement between the Township and ETP.

- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP is in the process of finalizing geologic and geophysical testing at Valley Road/W. Forge Road, pursuant to the "monitoring" plan agreed upon by the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all previous testing completed as part of the monitoring plan and will review testing reports as they are completed and submitted to the Township. It is estimated that completion of this testing and Township review of testing results may be accomplished by the early 2023.

SEPTA R3-3

MT120-Bwa

- SEPTA has nearly completed the R3-3 Land Development phase of the rail line extension including the parking deck, driveway, station building, and stormwater management facilities. SEPTA began rail service on August 21, 2022. A temporary certificate of occupancy was approved for the station building and the crew quarter as some additional minor work remains to be completed. The Township is waiting on a survey as-built plan of the completed improvements.

MINT PEDESTRIAN TRAIL

MT100-V1

- The first segment of this trail has been completed at the SEPTA Wawa Station.
- Design, permit and construction plans have been submitted to Delaware County Conservation District for an amended NPDES Permit. The application will be receiving administrative approval in the near future, at which point the "technical" phase of the permit review will begin. The Township has requested an expedited review of the amended permit plan. The NPDES permit for the trail was amended to incorporate several value-engineering revisions including incorporation of the portion of the trail recently constructed by SEPTA at the Wawa Station. This segment of trail was originally to be constructed by the

Township as part of the NPDES permit for the Mint Trail but the Township was able to coordinate this segment being completed by SEPTA. Other value engineering revisions that should result in significant savings include: elimination of retaining walls, elimination of thousands of feet of edge drain, relocation of trail to avoid large rock outcroppings, elimination of numerous water quality structures, relocation of existing level spreaders (that cross the trail location from the Toll Project) to below the trail area, revision of trail profile to reduce potential conflict with bedrock, etc.

- Easements for the trail are presently being coordinated with SEPTA, McKee Group, Toll Brothers and MTSA.
- It is anticipated this project will be let for bid in the summer of 2023 with construction to be completed towards the end of the year or very early next year.

MT. ALVERNO ROAD BRIDGE REPLACEMENT

- Bridge installation is complete and it is open to traffic.

TOWNSHIP GUIDERAIL PROGRAM

MT124-E

- The guiderail program is for the installation and/or replacement of guiderail along the following 6 segments of Township roadway (including the segments associated with the recently completed 2019 contract): Howarth Road, E. Knowlton Road (North), E. Knowlton Road (South), Darlington Road (East), Darlington Road (West) and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Bid letting for this work has not yet been scheduled and is now projected for 2021. Significant utility pole relocation and tree removal is required for these projects.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but was not awarded the grant but received feedback that the application was considered worthy of award but other projects were more highly prioritized. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through

Automated Red Light Enforcement Systems. Grant applications are accepted annually during the month of June.

TOWNSHIP CODE AMENDMENTS

MT110 SERIES

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

additional construction details, guidance documents, forms, etc. if they become necessary.

ROOSEVELT COMMUNITY CENTER AND LIBRARY MT100-O

- Construction and permitting plans for site improvements at Roosevelt School are approximately 90% complete. Work will be completed in two phases. Overall improvements will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements. It is anticipated that construction of improvements will begin in the fall of 2023, upon receipt of permits from the County and State.

SUNNY BRAE STORMWATER BASIN REVITALIZATION MT100-K

- Aside from minor punchlist/repair work, the project is complete. The basin revitalization project will significantly improve localized flooding in the vicinity (and downstream of) 34, 36 and 38 Gallant Fox Drive. Remaining punchlist work includes erosion repairs, seeding touch up, removal of erosion controls (after the site is permanently stabilized), and finalizing the basin outlet structure configuration. A final construction punchlist has been submitted to the contractor.
- The project will be submitted to PADEP as a means to reduce sediment (PRP – Pollutant Reduction Plan) in conjunction with the NPDES Permit for the Township's MS4 (permit term from 2018 to 2023). The basin revitalization work will address approximately 90% of the Township sediment reduction requirement within the Chrome Run watershed, for the term of the PRP approval ending in 2025.

SMEDLEY PARK MT100-A.2

- Contract for construction of Stage 2 and Stage 3 of the project was completed by MECO Constructors in 2021. Field areas are not open to public use at this time, to allow grass to grow properly.
- The final construction phase is anticipated for the spring of 2024 and will include the following work: conversion of sediment trap nos. 1, 2, 3, 4 and 5 to permanent stormwater basins,

installation of approximately 800 feet of pedestrian trail (that was not be completed with the previous stages of construction), asphalt paving of approximately 400 feet of paved trail (that was only completed to stone subbase to permit future construction access for basin conversion), installation of softball and baseball infield areas, and removal of all erosion and sedimentation controls. The Township applied for a grant (in the amount of \$250,000.00) to partially fund completion of the project; however, only a small fraction of the requested funding was awarded to the Township. The cost estimated in 2021 to complete the final phase of work was approximately \$500,000.00; however, it is likely this cost will increase due to the current economic environment.

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

LENNI PARK

MT100-W

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- A kickoff meeting was recently held with DCNR regarding the approved grant for redevelopment of Lenni Park.
 - It is anticipated that the park site will be surveyed late in 2023 and design of the first phase of park improvements may begin in late 2023 or early 2024. First phase of improvements may include additional parking, pedestrian trail and stormwater management improvements. Additional site improvements are anticipated in later years.

MS4 NPDES PERMIT/POLLUTANT REDUCTION PLAN

MT300-18

Pollutant Reduction Plan (PRP) for the PADEP NPDES Permit term of 2018-2023 was submitted to PADEP on December 4, 2019 and final approval of the PRP was issued on February 7, 2020. Although the NPDES permit term is 2018 to 2023, the Township has 5 years (from the date of PRP approval) to complete design, permitting, and construction of all of the proposed stormwater facilities (BMPs) described in the PRP. The PRP includes an estimation of cost to complete all stormwater facilities required by the State as part of the approved PRP, prior to the end of the PRP approval term (February 2025). The Sunny Brae Basin revitalization will be the first stormwater BMP project from the PRP, to be completed (in 2022). The Township submitted a PA DCED Watershed Restoration and Protection Program Grant application in the amount of \$296,905.00

for construction of a second stormwater BMP in Township open space north of Highpoint Drive and south of the Franklin Mint, however, only a small portion of the requested funds were awarded.

SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- Aside from demolition of the old hospital building, site work is complete and a final use and occupancy permit has been approved. Certificate of Total Completion has not yet been approved.
- ARTIS Senior Living Land Development – The land development plan has not yet been recorded and it is unclear if this project will be constructed. The development site is listed as being for sale.
- Guss Subdivision (Howarth Road) – Conditional final approval granted by Council. Plan has been recorded. Construction of site improvements (not including the dwelling) has been approved by the Township (through issuance of a grading and excavating permit). Some construction activity at the site has commenced, but has been on hold from several weeks.
- Promenade at Granite Run Land Development - Construction pursuant to the approved final plan is on-going and is approximately 85% complete. Three new amendments to the approved final plan were received in late 2022 and early 2023:
 - ✓ Reconfiguration of Building Q (including the modification of constructed parking area, perimeter driveway (loop road), underground stormwater basin and porous pavement). Building Q work is complete (the “At Home” store is now open).
 - ✓ Reconfiguration of Apartment Building 2 and surrounding improvements. This work is approximately 30% complete.
 - ✓ Reconfiguration of Building G (Popeye’s). Land Development for this amendment has been recommended for approval by the Planning Commission in April 2023 and granted conditional final approval by Township Council. The plan has not yet been recorded.
- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4 which has been purchased to the owner of 420 Mattrissa Ridge and it is our understanding there is not intent on their part to build on the lot. Certificate of Total Completion has been filed and it is anticipated that project will be closed in 2023.

- 312 Lenni Road Subdivision - Conditional final approval granted by Council. Plan has been recorded and construction has commenced by Cornerstone Quality Builders. Three homes are presently under roof.
- 33 N. Middletown Road Subdivision (Convery) - Conditional final approval granted by Council. The plan has been recorded. Site work construction (excluding the houses) is largely complete. A grading and excavating permit for Lot 3 has been recommended for approval and the first dwelling is under construction.
- Penncrest High School Life Skills Center and Parking Lot Subdivision and Land Development – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been recorded and construction of the bus facility parking lot is complete. Project has not yet been closed through approval of Certificate of Total Completion.
- 345 Valley Road Subdivision – Conditional final approval has been granted by the Township Planning Commission and Council, and the plan has been recorded. Grading Permit for the new home has been approved and construction appears to be 90% complete.
- Glenwood Elementary School Parking Lot – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission on May 12, 2020 and granted conditional final approval by Township Council in June 2020. The plan is in the process of being recorded and a Grading and Excavating Permit has been approved for the construction of the new parking lot and related stormwater facilities. Construction commenced in June of 2023.
- 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 has not yet been recorded.
- 416 W. Forge Road Minor Subdivision - Final plan has been reviewed by Township consultants. A revised plan has not yet been received and it is unclear if the applicant will continue to pursue this subdivision.
- Williamson College of the Trades Student Activity Center Land Development Phase 5 – The plan has been recorded and construction is complete. Temporary Certificate of Occupancy of the building has been approved and the applicant has now filed for approval of the Certificate of Total Completion.
- Indian Lane Elementary School Parking Lot and Baseball Field Relocation – Conditional final approval has been granted by the Township Planning Commission and Council. The plan has been

recorded and construction is complete. Project has not yet been closed through approval of Certificate of Total Completion.

- Luongo Reverse Subdivision and Land Development – Zoning Variances and Conditional Use have been approved. The applicant has submitted a land development application which was recommended for approval by the Planning Commission in June. The applicant is revising the plan pursuant to staff and consultant review prior to it being reviewed by Township Council.
- Sleighton School Tract Subdivision (Middletown Township and Edgemont Township) – Tentative PRD Plan and related documentation has been submitted to the Township and review comments issued by Township Staff and consultants. Public hearings have been conducted on October 14 and October 28. A decision on tentative plan approval has not been made.
- A land development application from Granite Farms Estates for building additions to the nursing care facility and reconfiguration of the parking area surrounding the nursing care facility, was recommended for approval by the Planning Commission on March 8, 2022 and final approval was granted by Council in March 2022. Plan has been recorded.
- A minor subdivision application has been received for 252 W. Forge Road to create on additional residential lot. This application was reviewed by the Planning Commission in December 2021 and approved by Council in January 2022. Plan has been recorded and a grading and excavating permit has been approved for construction of the driveway entrance to the new lot.
- A minor subdivision application has been received for 51 W. Forge Road to create on additional residential lot. This application was approved by Council in January 2022. Plan has not yet been recorded.
- A minor subdivision application has been received for 552 Old Forge Road to create three residential lots. This application was recommended for approval by the Planning Commission in May 2022 and was granted conditional preliminary and final approval by Township Council.
- A minor subdivision application has been received for William N. Weirich, Jr. (Highpoint Drive) to create one interior residential building lot. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded and work is approximately 70% complete.
- A land development application has been received from Sunnybrae Farm, L.P. (Wolff's Applehouse) for approval of a

permanent pavilion structure (previously constructed under a waiver of land development), building expansion (for on-premises kitchen) and a separate garden center building. This application has been recommended for conditional use approval and preliminary land development approval by the Planning Commission and has received zoning variances to permit the proposed expansion. Township Council recently granted preliminary approval of this plan.

- Williamson College of the Trades 72-Bed Dormitory Land Development (Phase 6) – A land development application has been received to construct a 72-bed dormitory at the campus. This application was recommended for approval by the Planning Commission and approved by Council in August 2022. Plan has been recorded and a grading and excavating permit for the site work has been approved. Work started in May 2023.
- 47 N. Middletown Road Land Development – An application for land development for construction of a meeting room building (religious use) and parking lot has been reviewed by Township Staff and Consultants and was recommended for approval by the Township Planning Commission in May 2023. The plan has received conditional final approval from Township Council. This site is located contiguous to Smedley Park, to the southwest.

