

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
JULY 16, 2025

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

Present: David Bialek PharmD, R.Ph., Carissa Ciuca, Jackie Donnelly, Bibianna Dussling, Susan Powell, Christopher Stump, John McMullan, Mark Damico, Esq., Eric Janetka, Kelly Engineers, Vince Visoskas, Chief Bill Rigby.

Excused: Walter "Bok" Read.

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair, Ms. Dussling, called the meeting to order at 7:00 p.m. and led in the recitation of the Pledge of Allegiance to the Flag. Ms. Dussling announced Council met in Executive Session on July 2, 2025, and prior to tonight's meeting to discuss legal matters.

Mr. Damico announced that Outrigger, Inc. is not on tonight's agenda. They expect the Outrigger, Inc. application will be on the August 6, 2025, agenda of Middletown Township Council. The applicant asked to extend the time period under the Municipalities Planning Code for action so they could supply additional information to the Township. The meeting is likely to be at the Springton Lake Middle School, but there will be updates on the Township website and in the e-newsletter.

2. APPROVAL OF MINUTES:

1) Draft Township Council Minutes: December 18, 2024.

Ms. Donnelly made a motion to approve the December 18, 2024, Council minutes. Mr. Stump seconded the motion. The motion carried with a vote of 6-0.

3. PUBLIC COMMENTS:

Ms. Carol Conroy Johnson, 160 Kennedy Drive, stated because the Outrigger, Inc. application is not on tonight's agenda, and because she may be away when it is discussed, she wanted to offer a few words related to this topic. She thanked the Council members for serving as the elected officials to represent the best interests of Middletown Township residents. She believes the heart of Council's responsibility is to enhance the quality of life for the community and to protect the resident's well-being. In contrast, Outrigger, Inc.'s warehouse proposal poses serious health risks, reduces the quality of life in many dimensions, and violates the aesthetics of the community. For these reasons, she urges Council to stay true to their core responsibilities of their elected positions and deny Outrigger, Inc.'s application.

Ms. Kathryn Spano, 235 Siegal Drive, stated she and her husband have written several letters to Township Council explaining their objection to the warehouse. They have attended Middletown Township Planning Commission meetings and Council meetings and spoken out about why they think the warehouse is a poor choice for the Franklin Mint site. She stated by now Council has heard from several people and heard their objections, all valid. She stated the residents are still here and relying on Council's good judgement to deny this application and protect the residents of Middletown Township.

Dr. Trevor Penning, 614 Hoopes Lane, thanked Council and the Planning Commission members for giving the residents due time to raise their objections to the Outrigger, Inc. proposal. Council members are public servants, and their due diligence is very welcome. He stated Mr. Damico answered some of his questions about what was happening with Outrigger, Inc. He is assuming for clarity on August 6, 2025, when Outrigger, Inc. comes before Council, they will not have another meeting with the Planning Commission. Mr. Damico replied this is correct, the Planning Commission has made their recommendation to Council. Dr. Penning stated Council also knows from letters received, this has become personal for him in that Outrigger, Inc. has contacted his employer, The University of Pennsylvania, to try and prevent him making expert opinion. Outrigger, Inc. has also done the same for Dr. Marilyn Howarth, who is an expert hired by their non-profit organization.

Dr. Trevor would like to know if Council has any consideration to these concerns in terms of Outrigger, Inc. behavior and whether Outrigger, Inc. will be censured by Township Council. Dr. Penning asked what the process for this would be. Mr. Damico stated he is not prepared to comment at this time. His partner, Denis Dunn, has been handling day-to-day with Township staff. He added he would get an update for Dr. Penning.

Dr. Penning stated the last piece of clarification he would like is -- at this point Mr. Bialek interrupted and stated on Dr. Penning's previous point, he is not sure that Council has been provided with any documentation or evidence of what he was claiming. Dr. Penning replied that the letters were sent by their attorney, Johnathan Long, Esq. on June 30, 2025. Ms. Dussling stated Council will be given all information to review.

Dr. Penning stated the last item he wanted to raise is that in the Planning Commission testimony the point was raised that there was an Emergency Declaration made by the Township Council on April 24, 2025, concerning access to Emergency Management Services. He would like to know if the declaration is still in effect and what the plan is to rescind the declaration. Mr. McMullan stated the declaration is still in effect until the first meeting in August. The Township's position is to follow the County's emergency declaration for 90 days. This will be listed on the agenda for August 6, 2025. Dr. Penning asked if it could go either way, and Mr. McMullan stated if there is a need that can be articulated from a staff level as well as the Director of Public Safety can articulate, yes. Both himself and the Fire Chief are tracking the County's situation, and he will have an update for the August 6, 2025, Council meeting.

Ms. Dana Riker Jackson, 22 Cabot Court, also thanked the Planning Commission for their no warehouse vote to not recommend the warehouse. She believes, with all her heart and soul, that this is the best decision for the community to reject this application and proposal. She questioned what the Township could do differently as there is an awful amount of time and resources that are being spent on something that has been clearly opposed and not wanted from the very beginning. So, she is curious as to what to do differently to not waste resources.

Ms. Dussling stated it is not unusual to have a proposal like the Outrigger, Inc. proposal, spread over a significant amount of time. She stated the Outrigger, Inc.'s proposal has had a lot more visibility but has raised awareness as to how long a process it can be. Ms. Dussling

stated there are a lot of steps to go through such as the expert and technical reviews. The Township is legally obligated to operate in good faith with any application. Mr. McMullan concurred with Ms. Dussling's explanation, adding it is not an unusual process and this application has a high degree of visibility. There are smaller Land Development applications such as a 2-lot subdivision that can take up to 14 months to get to completion. The Township is bound by the Pennsylvania Act 247, the Municipal Planning Code. The Township adopts this planning code by the Subdivision/Land Development Ordinance. This bounds the Township to the Land Development review process. As the solicitor has shared, an explanation on the land development process has also been posted to the Township website, including citations to legal cases regarding good faith. He stated he understands her frustration with the process and what appears to be longevity in reviewing the application but, this application is not unique.

Ms. Riker Jackson asked if there is any way to reject proposals, early on that clearly do not fit with the vision of the Township. Ms. Ciuca stated this year, the zoning was changed for that parcel. This is a way for a future proposal like this to be rejected early in the process. Outrigger, Inc. submitted their application before the zoning change.

Ms. Riker Jackson asked Council to please reject this proposal. She stated for anyone who attended the Planning Commission, she was so proud of her community because of the way people came forth with their opposition to this plan in a very professional, respectful, and eloquent way. It was amazing to watch the process. She has the upmost admiration for the community members because it never got nasty or ugly. The residents made solid points. She hopes Council will continue to represent the residents with the same quality. She asked if Council has ever considered a project like the Ellis Preserve. She recently visited there and was impressed by the space in the middle of the development that was created for families to gather. She stated this would be a much more appropriate use of the space rather than a warehouse. Ms. Dussling stated this is privately owned property and the owner would have to take this on themselves. Ms. Riker Jackson asked who owns the property and Mr. McMullan answered that the McKee Group owns the property. Ms. Dussling stated she has heard similar comments about the conduct of the residents during the Planning Commission Meetings.

Mr. Richard Shaw, 754 Switchman Road, stated the Middletown Township Planning Commission did a great job, they were professional and thorough. He stated with the Planning Commission vote of 6-0 to deny Outrigger, Inc., he has not seen anything on the basis for the rejection. Delaware County Planning Commission produced a five-page letter as to why they rejected this project. Mr. McMullan stated the Middletown Township Planning Commission is not required to share their reasons for denial. He has been in discussion with the solicitor of the Planning Commission to see if something will be made available in terms of the reasons for denial. Ms. Ciuca asked if they do provide something will it be made public and how. Mr. McMullan stated it may not be made public in terms of attorney client privilege, but it will be made available to Council for the meeting on August 6, 2025. Mr. Shaw asked what the procedure for the upcoming meetings is. Mr. McMullan stated Outrigger, Inc. will present their project to Council on August 6, 2025. The Council format is a workshop meeting on the first Wednesday of the month and the third Wednesday of the month is the legislative

meeting where Council typically takes action on items, specifically review items. As of right now, there may be a change of schedule, there may not be an opportunity for a quorum on August 20, 2025. There may be a special meeting on August 27, 2025. At this time, the applicant who granted the extension of time, now expires on August 20, 2025. Ms. Dussling stated it is incumbent upon the applicant to grant another extension.

Ms. Wendy Huntsinger, 51 Oriole Avenue, stated the radar sign at 156 S. Pennell Road is completely overgrown with vegetation and she would like to see this addressed. On August 6, 2025, there is an open house at Truewood Senior Living featuring the refreshed memory care section. They have implemented their inspired connections to Montessori program, which is a hands-on approach to memory care. There will be entertainment and refreshments. The date is Wednesday, August 6, 2025, from 4:30 - 6:30 p.m.

Mr. Paul Lopriatto, 123 Kyle Square, summarized the Middletown Township Planning Commission meeting, with approximately 30 people speaking against the warehouse. Three speakers were particularly interesting. There were many emotional stories with people becoming choked up while speaking particularly while speaking about emergency responses being held up by traffic due to the increase in truck traffic from the warehouse. A boy of about 10 years old spoke and said, "there will be more kids, and lots of kids with asthma who can't go outside so they will just be bored." There was a man from the Soviet Union who cited the Gettysburg Address in his opposition, "our forefathers built this country, he read these words, by the people for the people. The question being in this situation where does by the people for the people come in." Ms. Dussling announced Council members have received many communications in regard to the Outrigger, Inc. project.

Mr. Glen Mallon, 136 Kennedy Drive, stated he is very frustrated that the next meeting is August 6, 2025, because many people will be on vacation. He stated it is interesting to him when tough decisions are to be made, they are scheduled in July and August when people are away. He stated he has attended multiple meetings and not one person has come up to the podium in support of the Outrigger, Inc. project. He asked if any Council member has had one person come up to them or write them in support of the warehouse. He moved from Glen Mills, downsized and put all their life savings into their home. Mr. Mallon stated a warehouse does not fit within his community. Now that Crozer Hospital has closed, it has created a mess as far as emergency services. He asked what the Township Fire Chief thinks of this project, and Mr. McMullan stated he has not reviewed the plans yet. He discussed the traffic when three or four trucks are cued up at the traffic light on Rt. 1. He stated Outrigger, Inc. has made three different presentations in regard to the truck traffic produced by the warehouse. He stated the plans show 375 parking spaces. He also remarked on the recreation contribution which is to put a sidewalk in the back with a guardrail to protect pedestrians from the trucks. Mr. Mallon implored Council to deny the Outrigger, Inc. proposal.

Mr. Andrew McClarin, 704 Hoopes Lane, stated the last time he spoke before Council was last year and he discussed the power outages at Franklin Station. He said they do not experience power outages any longer. Since this time, he has had two daughters who attend Ducklings Day Care. He stated as close as Ducklings is, it still takes about ten minutes to reach due to

the traffic. He stated with the warehouse and the addition of added truck traffic, this would be a nightmare situation. Mr. McClarin asked if there is any other proposal for this lot. Mr. Bialek stated there may have been proposals presented to the owner of the parcel, but they have not come before Council. Mr. McClarin stated when future proposals come before Council could they take into consideration the amount of traffic, noise, and pollution that takes place. He reminded Council that the children at Ducklings play outside. Mr. McClarin asked what commercial shops are being built underneath the new apartment complex. Mr. McMullan stated the Township received building permit applications for two of the units, one for a restaurant called Wonder and the other being some type of fitness center. Mr. McClarin stated he is happy with how development is looking and hopes it continues in this direction with walkable communities.

Mr. John Kolicious, 212 S. Old Middletown Road, stated the Outrigger, Inc. proposal had several requests for waivers and would Council be required to do a yay or nay without deciding where these waivers are going or would they be contingent on whether the waivers are granted by the Zoning Hearing Board. Mr. Damico stated the application has been submitted with waiver requests and these waivers are part of the decision that Council would have to make. They would have to vote on each waiver as well as the application in total. Mr. Kolicious stated the Environmental Advisory Committee would give their opinion and thoughts on some of the waiver requests prior to the Council meeting. He stated if appropriate, the committee will submit in writing their opinions to Council.

Mr. Shaw stated the Outrigger, Inc. representatives were saying the discharge down the very steep slopes was not going to be needed because of better perc results and some of the waivers will not be relevant. Mr. Bialek stated the question to him is does Council have to weigh in on the waivers in advance of or at the coordination of reviewing the proposal itself and the answer is yes. Ms. Dussling thanked the public attending and stated when the schedule is finalized, the Township will communicate via website and social media .

4. REPORTS

A. Chair: NONE

B. Committees: NONE

C. Manager:

1) Middletown Free Library - Derek Lloyd

Mr. Derek Lloyd, Director, handed out a flyer with some of the library's offerings such as museum passes, tools and equipment loans, camping equipment, and musical instruments. In addition, the library has over 250 board games that can be checked out. In September, the library will have their third annual board game auction which is a fund raiser for the library. Mr. Lloyd added that Ridley Township library offers cake pans, he prefers not to offer this because it involves his staff having to wash dishes when the pans are returned. The library offers jigsaw puzzles that can be kept. The first half of the year has gone very well for the library. All of the numbers that are used to measure the success of the library are up from last year. Circulation is up 3%,

he could report on digital items, but they don't affect the outcome. Room reservations are up 10%. There are two people who podcast in the audio-visual rooms. In May the library broke their record in the new building for number of program attendees in one month. There were 2,600 people attending programs at the library in the month. This does not include programs where they don't measure attendance, for example the scavenger hunt.

The library saw a lot of use when the temperatures were high. He announced the Williamson College of the Trades helped the library during their service week in May by building a new picnic bench that will go in the courtyard. They built larger shelves to store the musical instruments and camping equipment. They also built a patio around the book drop. There is a new Board member, Margie Stern, who many years ago worked at the library, then worked in the Delaware County Library system, then was the Director of a library in another county. The adult services librarian, Laura, was interviewed by Ms. Stern for the library. The library hosted a program in conjunction with WHYI and NPR which is touring libraries in the Philadelphia area. The podcast Middletown Library hosted was about the use of space to provide affordable housing in Delaware County.

The library continues to try and partner with the school district. Rose Tree Media School District supports the library financially. There are only three school districts in Delaware County that support their library. Mr. Lloyd thanked Council and the community for supporting the library. The library has an arrangement with the Township that if the library raises enough money the Township will reward them. He is happy to report that the library will achieve their goal for the year as well as their targeted goal beyond that goal to which the Township will give them a bonus. This is a unique setup. One of the things they will do with the bonus is extend the library's hours.

Mr. Lloyd stated the library always accepts board games. He said there is a member of the community who has donated over \$10,000 worth of board games to the library. Mr. Lloyd announced the next fund raiser is the beer festival on October 9, 2025. Mr. Bialek stated as chair of the Finance Committee, and for context, Middletown Township makes a significant contribution to the library on an annual basis, the context is before COVID and through COVID the contribution was steadily increasing. The agreement and arrangement in place now put more skin in the game from the library's perspective and starts to slow the increase in contributions to the library. This is now a partnership more than anything else and he thanked Mr. Lloyd for his leadership for the past five years to get the library where it is today. Without that leadership and the staff, the update provided tonight around fund raising would not be possible and there would still be an incremental drain on the Township to support the library. There is now exponential growth within the library not only in volume of people but in growth from opportunities listed on the handout. Commendations to Mr. Lloyd with his leadership to not only expand the library and finding ways to do it where they are funding more incremental programs within the library itself and not looking for additional funding from the Township. He is more than willing to continue

to support the incremental bonus as the library continues to raise incremental funds. This is a true partnership between the library, Council, and the Township.

- 2) National Night Out: Tuesday, August 5, 2025, 6 p.m. at Middletown Fire Company, located at 425 S. New Middletown Road.

Mr. McMullan announced the Township will be hosting their first National Night Out on Tuesday, August 5, 2025, from 6 – 8 p.m. at Middletown Fire Company. This is a cooperative effort between the Township’s Department of Recreation, the Department of Public Safety, and both fire companies. This is a national event that has been in place since the 1950’s where it is an opportunity for the public to recognize first responders. It has evolved into first responders putting on activities for the community. There will be demonstrations from both fire companies, and the state police for folks to observe and for families to participate.

D. Engineer:

- 1) Engineer’s Monthly Report - June 2025.

Mr. Janetka reported the Lenni Park project is planning to submit the permit application next week and hopes for a quick review from the County. This will be out for construction later this year.

See Attached Engineer’s Report - June 2025

5. PUBLIC HEARING: N/A

6. OLD BUSINESS:

- A. Ordinance 871, continuing Comcast Franchise Renewal Agreement to the August 6, 2025, Council Meeting.

Mr. McMullan stated at a prior Council meeting he requested for Council to continue Ordinance 871 until tonight. In preparing for the agenda, he had communication with Cohen Law firm who handles the Township’s renewal agreements with cable franchises. The response he received was due to vacation season causing a delay, the representative from Cohen Law felt confident the ordinance will be ready for the August 6, 2025, Council meeting.

Ms. Donnelly made a motion to continue until the August 6, 2025, Council meeting. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

7. COUNCIL WORKSHOP ITEMS: N/A

8. ITEMS FOR APPROVAL:

- A. Consideration for Approval: Payment No. 10, for the Mint Trail Segment No. 1 in the amount of \$207,574.18, to Richard E. Pierson Construction Company.

Mr. McMullan stated for Council’s consideration for approval is payment No. 10, which is the final payment for the Mint Trail Segment No. 1 in the amount of \$207,574.18 to Richard E. Pierson Construction Company. In Council’s packet is the review from the

Township’s Engineer.

Mr. McMullan stated he reviewed the request as well as the Township Engineer and each concur they are in a position to ask Council to release payment No. 10. The maintenance bonds are in place. The contractor recently addressed some punch list items to the satisfaction of the Township Engineer. Mr. Bialek added that while this is the last payment, the construction company will still be held to complete projects and once they are completed the bond will be released. Mr. Andrew McClarin asked if the trail as it would it stay this way permanently. Mr. McMullan stated the recent heavy rains created some erosion. The contractor was on site two weeks ago to stabilize that area. In addition to the stone there will also be topsoil and fabric to contain the soil. Seeding has taken place so eventually there will be grass in the area as well. Mr. McClarin asked if it would be paved and Mr. McMullan stated the first 30 yards are paved and it will transition to crushed stone which will be Phase II of the project, the Lenni Trail piece. Mr. McClarin asked where the trail would go, and Mr. McMullan answered there would be a switchback to get below the pedestrian culvert underneath the SEPTA rail bed that will then bring the trail closer to 457 Lenni Road which the Township is in litigation to acquire.

Mr. Stump made a motion to approve the release of the final payment. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

B. Approval of July 16, 2025, Bill List.

Ms. Dussling read the Bill List aloud.

CAPITAL RESERVE FUND		
JOSEPH J. DANIELLE LLC (ACH)	Roosevelt Site Work-Water Line	8,974.20
Serafino Plumbing Services	Air Compressor installation	6,025.00
Total CAPITAL RESERVE FUND:		14,999.20
ESCROW FUND		
KELLY ENGINEERS AND SURVEYORS	APR Engineering - ESCROW	10,093.75
Total ESCROW FUND:		10,093.75
GENERAL FUND		
AQUA AUTOPAY	Township Hydrants	9,078.00
DWD MECHANICAL CONTRACTOR, INC.	HVAC Leak check 6/11,6/12	6,105.56
KELLY ENGINEERS AND SURVEYORS	APR Engineering - GF	26,595.25
MIDDLETOWN FIRE COMPANY #50	2025 1Q VIP	10,551.78
OPDENAKER INC.	MAY RECYCLING AC #14321600	52,705.20

PA MUNICIPAL HEALTH INS. COOPERATIV	Health Insurance-JUL	36,509.04
ROCKY RUN FIRE COMPANY #46	2025 1Q VIP	7,429.77
ROSE TREE MEDIA SCHOOL DISTRICT	0 LINVILLE RD SCHOOL TAX	7,721.45
Total GENERAL FUND:		156,696.05
Grand Totals:		181,789.00

Ms. Powell made a motion to approve the bill list. Mr. Bialek seconded the motion. The motion carried with a vote of 6-0.

Ms. Dussling adjourned the meeting at 8: 07 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township **Engineer's Report**

July 6, 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 is now complete. Final payment has been requested and the 12-month maintenance period will begin upon receipt of maintenance bond. The contractor will remain responsible for resolving defects or other issues that may occur during the maintenance period.
- 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. The 12-month maintenance period will expire on December 18, 2025. The contractor will remain responsible for resolving defects or other issues that may occur during the maintenance period.
- 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.
- Design of the park (layout, grading, stormwater management design, etc.) is approximately 90% complete and it is anticipated that the project will be submitted for permit from the State and County in early July 2025. The Township will be completing soil testing at the site to determine the depth of bedrock depth, soil infiltration rates as well as top soil quality to determine if it must be supplemented during construction of the project. 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

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- 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, but the plan has not yet been recorded. 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 has now been recorded.


- Darlington Pointe II Subdivision - Construction is complete with all homes occupied, except for Lot 4All which has been purchased to the owner of 420 Mattrissa 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 Certificate of Total Completion for the project has been approved by Council.
- 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 installation was recently completed.
- 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 and appears to be nearing completion.
- 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. New driveway connection to Whirlaway Road is complete.
- 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 and June of 2025 and a is scheduled to be discussed again at the July 2025 Planning Commission Meeting.
- 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 conditionally approved by Council in June.
- Pinnacle Car Wash – A land development application was received to construction a car wash on the Biordi property, just west and south of the intersection of Pennell Road and W. Baltimore Pike. This application is tentatively scheduled to be reviewed by the Planning Commission in August of 2025.


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