

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
AUGUST 20, 2025

Minutes of the Regular Meeting of Township Council held on August 20, 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, Christopher Stump, John McMullan, Denis Dunn, Esq., Chief Bill Rigby.

Excused: Bibianna Dussling, Susan Powell, Walter "Bok" Read, Vince Visoskas, Eric Janetka

1) OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Co-Chairman Mr. Bialek 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:

1) Draft Township Council Minutes: April 16, 2025.

Ms. Donnelly made a motion to approve the April 16, 2025, Council minutes. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

2) Draft Township Council Minutes: May 21, 2025.

Ms. Ciuca made a motion to approve the May 21, 2025, Council minutes. Ms. Donnelly seconded the motion. The motion carried with a vote of 4-0.

3) PUBLIC COMMENTS:

Ms. Wendy Huntsinger, 51 Oriole Avenue, stated she is representing Truewood Senior Living on Glen Riddle Road. They are getting ready for their CAR-NIVAL, a car show featuring the Delco Cruisers on September 13, 2025, from 1 - 3pm. It was a big hit last year and this year they plan to have more midway events through fun and games. She would love to see everyone come out and see Truewood.

Mr. Matt Adams, 534 Williamson Circle, stated he is coming before Council for help for the homeless people behind Ollies. It is getting out of hand. He is worried about the kids' safety who walk up and down the hill during the day and night. If the Township doesn't get help, he is going to go to Harrisburg to get help from them. The homeless people are yelling and screaming, coming after people. He has called the State Police who have kicked them out, but they don't stop. He has talked to John McMullan and Chris Stump. He doesn't know what to do. It looks like garbage back there with trash and feces. This needs to be addressed.

Mr. Bialek asked who owns the land, and Mr. McMullan stated it is owned by Main Line Health. Chief Rigby is engaged with the Director of Security for Riddle Hospital. Unfortunately, they experienced this about two or three years ago and in partnership with the State Police and Riddle Security they disassembled the encampment. The State Police offered mental wellbeing to those who were occupying the encampment. Some took advantage of those services, some decided not. They disbanded and moved on. Mr. McMullan thanked Mr. Adams for bringing it to his and Mr. Stump's attention. They are collectively working through this.

Chief Rigby reported Main Line Health's director of Security, and the State Police had all

intentions of addressing this but due to the weather did not. They will go out and clean the area as late as this Friday, August 22. Mr. Adams stated he walks the hill and it has no lights, and it is becoming a safety hazard, not just for him but for kids who walk up and down the hill. He doesn't want anyone to get hurt. He would like Riddle Hospital to place "No Trespassing" signs around that area. Mr. McMullan stated the Township can make that request.

Ms. Patricia Haggerty, 16 Soldier Song Lane, stated she read in a newspaper today about the 85% rule regarding speed limits. They are talking about how they set speed limits based on how fast people are actually going on a road, you look at the 85th percentile for that road and that is how they set the speed limit. Apparently, this is a rule that has been around for a very long time. It was set back in the 1920's. What the article says is that the rule is not actually a rule. It was first updated in 2009 to a manual that establishes national guidelines. The agency clarified that communities should also consider such things as how the road is used, the risk to pedestrians, and the frequency of crashes. This is not something that needs to be addressed now, but she brought it to Council's attention for their consideration. Council frequently talks about various things they need to do to make our streets safer in some of the smaller neighborhoods.

Mr. Bialek asked if the rule was specific to State roads, County roads, or local roads. Mr. McMullan stated he read the same article and agreed it is just guidance. Different states are in the process of revisiting the 85% rule which has been a part of traffic engineers' technical guide for many years. States are looking into the validity of the 85% rule and how applicable it is to local roads.

4) REPORTS

A. Chair: NONE

B. Committees: NONE

C. Manager:

1) Update: Township Director of Public Safety/Fire Chief - Bill Rigby.

Chief Rigby stated the new ambulance is close to being put into service. He invited Council to the firehouse to see it. He stated they will bring the ambulance to the Township so residents can see it as well. It is back from the up fitter. They are now going through the last steps with the County. He thanked Council and stated when he reports his statistics Council will see how important the new ambulance will be.

Mr. Bialek asked when is he targeting completion so the public can view the new ambulance, and Chief Rigby stated they believe right after Labor Day, either the 3rd or the 17th of September. Mr. Bialek asked Mr. McMullan to put this information on the Facebook page to alert the residents if they wanted to come out and see the ambulance.

Chief Rigby reported on the duty engine, which has been a huge success. There is a volunteer program where staffing is in place for Monday through Friday. They have adjusted this schedule; they used to staff from 0600 hours to 2pm. They have adjusted this to 7 am to 3 pm. They found the volume they were missing in the 2 pm - 3pm hour was quite significant, compared to what they were capturing. There may be

another adjustment in 2026 to get to 4 pm. This will cover the school dismissal hours, from 3 pm - 4 pm. He stated this is a busy hour as they averaged 60 calls in the year during that hour. They are still looking for new volunteers, but the program they have in place is working great. They are looking for members from other companies who would like to run with Middletown fire departments.

Rocky Run last year received an assistance to firefighters' grant for the diesel exhaust removal system for the firehouse which is being installed this week. This was approximately \$100,000 from FEMA. Middletown Fire Company is also in the pipeline for an award this year. The fire inspection letter is going to go out to businesses. They worked really hard in the last year to create a list. Council approved the 2018 Fire Code which allows for fire safety inspections. They are not out to harass the businesses but to keep everyone safe. This gives the Township a great opportunity to pre-plan buildings. Pre-planning will be done on all schools, facilities, and businesses to update contact information. The inspectors are in place, and they are ready to go. The Township has also partnered with a business called Analine which provides preplanning information to the fire departments. They gather all the information from businesses; they compile all that information and put it into the database for the engines and stations. He looks forward to giving a presentation to Council. Our partners in Media Fire Company have already input information on Media Elementary School.

Concordville and Aston fire companies are up and running. They will also be able to see each other's information so if we are called to a fire in Aston Township, they have all the pertinent information. The fire department activity for the month of July was 76 to date, 66 were fire responses. They are up 126 calls from last year at this time. They assisted Concord Township to a response in Chadds Ford for what started as a water rescue which became a water recovery. Middletown Fire Company's Water Rescue Technicians responded and made the recovery. They hope to have some of the volunteers who have done a great job in the past year be recognized by Council. EMS calls were 357 responses for the month of July vs. 125 in 2024. Ms. Ciuca asked if those numbers were for Rocky Run Fire Company and the chief answered yes. Year to date the number is 1,610 which is more than they had in the entire year of 2024. Mr. Bialek asked if there was any background as to why there are so many EMS calls. Chief Rigby said the hospital closure contributed as well as Middletown enhanced service has taken a big role. They can get a unit on scene rapidly. They also respond to mutual aid.

- 2) 2025 Township Paving Program: Begins on 8/20 and completion is expected by 9/2/2025,

Mr. McMullan announced the 2025 Township Paving Program was scheduled to start today but because of the rain it will start tomorrow. The paving program should wrap up by September 2, 2025. A list of the Township owned roads is available on the Township's website, it was posted to the Township's Facebook page as well as the e-newsletter. Mr. Bialek stated he had some questions from some residents about the

program, and they live on a cul-de-sac. Is there any guidance for coming in and out of their driveways. They hadn't heard from the contractor.

Mr. McMullan stated the plan is for the contractor to distribute letters on the streets they will be paving. They will do the milling first then come back and pave. There will be a few days gap between the milling and paving. Residents will be given guidance in terms of what time the contractor will be there to start with either the milling or the paving and let residents know what side of the street they may park on, or look for another type of alternate parking.

D. Engineer: NONE

5) PUBLIC HEARING: N/A

6) OLD BUSINESS: N/A

7) COUNCIL WORKSHOP ITEMS: N/A

8) ITEMS FOR APPROVAL:

A. Consideration for Approval: Resolution 2025-16, Denial of the Preliminary Land Development Application submitted by Outrigger Industrial for the construction of a 330,000 square foot warehouse located at 1408 W. Baltimore Pike.

Mr. McMullan stated for Council's consideration for approval this evening is Resolution 2025-16 to formally deny the Preliminary Land Development application submitted by Outrigger Industrial for the construction of a 330,000 square foot warehouse located at 1408 W. Baltimore Pike. By a motion of approval at the August 6, 2025, Council meeting, Council made a motion to deny the application. At this meeting, Council is formally denying by a Resolution which will enumerate reasons for the denial. This is required by Act 247, the Pennsylvania Municipal Planning Code. The Township has 15 days to provide the applicant reasons for denial. Tomorrow is the fifteenth day. Once the applicant receives the resolution enumerating the reasons for denial, after that point the resolution will be made available on the Township's website for review by the public. Mr. Bialek stated they will not be opening the floor for comments from the public. Mr. McMullan stated this is correct, out of caution for future activity related to the application.

Ms. Ciuca made a motion to approve Resolution 2025-16. Mr. Stump seconded the motion. The motion was approved by a vote of 4-0.

B. Resolutions 2025-17, extending the Emergency Declaration Resolution for Middletown Township, due to the closure of Crozer Health System, to October 4, 2025.

Mr. McMullan stated for Council's consideration for approval is Resolution 2025-17 extending the emergency declaration for Middletown Township due to the closure of Crozer Health System to the date of October 4, 2024. On April 23, 2025, Council voted to approve the Township's Emergency Declaration to address the closure of Crozer Health System. This declaration has expired. On August 6, 2025, Council voted to extend it for

60 days. This resolution will formalize the extension until October 5, 2025. Ms. Ciuca asked Mr. McMullan to clarify the date. He stated the extension is to October 4, 2025. Mr. McMullan stated he will add this language to the resolution.

Ms. Donnelly made a motion to approve Resolution 2025-17. Mr. Stump seconded the motion. Resolution 2025-17 was approved with a vote of 4-0.

C. Consideration for Approval: Resolution 2025-18, Delaware County Consortium of Governments Joint Road Salt Bid Acceptance.

Mr. McMullan stated for Council's consideration for approval this evening is Resolution 2025-18 entering into an agreement with the Delaware County Consortium of Governments for the Joint Road Salt Bid acceptance. The Consortium publicly advertised the bid for this year's winter treatment program. The lowest most responsible bidder was Riverside Construction Materials at a cost of \$69.75 a ton. This is the same amount as last year that the Consortium awarded to Eastern Salt. Mr. Bialek added there is no increase in the budget. Mr. Stump asked how much salt was left over from the previous winter, and Mr. McMullan stated approximately 200 tons so the Township is proposing to order 500 tons which is the same amount ordered last year. He stated the Township used approximately 300 tons last year for the nuisance storms in 2024 and early 2025. Mr. Bialek asked if this is an all or none, so basically the Township will have a surplus of 700 tons. Mr. Stump asked if there was storage for this much salt. Mr. McMullan stated this could become a challenge because in the last few years they have had fewer snow events but they were able to store the salt.

Mr. Stump made a motion to approve Resolution 2025-18. Ms. Donnelly seconded the motion. The motion carried with a vote of 4-0.

D. Consideration to Authorize: Suburban Deer Management Team - Darlington Tract.

Mr. McMullan stated for Council's consideration tonight is entering into an agreement with Suburban Deer Management for deer herd management at the Township owned Darlington tract. The Township has entered into an agreement with Suburban Deer Management for approximately the last 8 years. The agreements have been on a two-year basis, and this agreement is expiring at the end of this month. Mr. Michael Childs, Suburban Deer Management, is here this evening to provide a review of the proposal as well as provide up to date data and what his team is doing in terms of herd management.

Mr. Childs stated they are entering for the 2025-2028 seasons. They have been managing the deer herd since 2017. Their objective is primarily safety first and discretion has been a main priority as well. With those two things combined it gives the area on the north side of the tract. This has been where the herd has been congregating for the last two years. They have focused on the lower area of the property. It is also a challenge to remove animals from that far a distance. It is approximately 500 yards. He is in contact with the residents there as far as ATV use. He is adding a line in the agreement for its usage in the event they would be needed for the back area. This would not be normal usage but if animals were harvested in that area and needed to be removed, they would use a singular ATV to bring the animal out via a cart and obviously respecting the trail

system and public, which is their number one priority.

Mr. Bialek asked how he has seen the population over the past few years, and Mr. Childs reported the population has exploded. Mr. Childs reported there is a serious tick issue in this area. He stated there is a new species of tick called the Asian Longhorn Tick. When he walked the area, he had approximately 50 - 100 ticks on his clothes. The ticks lay approximately 2,000 - 2,400 eggs. (Inaudible from 29.42 - 32.22). Mr. Stump asked since this is no cost to the Township, how are they recouping the costs. Mr. Childs stated this is a no cost service they provide to the Township. Typically, if they were to provide this service to a private property, they would charge a low cost just to cover their expenses. He explained they have members and they pay a membership fee. They don't have employees. Their members have 20-30 years of experience doing this service, some are previous members of law enforcement.

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

E. Approval of the August 20, 2025, Bill List.

Mr. Bialek read the bill list aloud.

	ESCROW FUND	
MCCORMICK TAYLOR, INC.	Engineering-Escrow	\$ 14,182.50
		<hr/>
Total ESCROW FUND:		\$ 14,182.50
		<hr/>
	GENERAL FUND	
GO2 TECH, INC.	June 2025 IT	\$ 5,230.24
JACOBS ENGINEERING GROUP, INC	Quiet Zone Feasibility Study-Lenni Road	\$ 31,000.00
LEO WEI	Payment Error 8/5/25	\$ 5,703.66
PA MUNICIPAL HEALTH INS. COOPERATIVE	AUG Health Insurance	\$ 37,586.25
		<hr/>
Total GENERAL FUND:		\$ 79,520.15
		<hr/>
Grand Totals:		\$ 93,702.65
		<hr/>

Mr. Bialek wanted clarification on a payment error. Mr. McMullan stated it was a payment error in a property tax payment. It was a miscalculation.

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

Mr. Kolicious, Environmental Advisory Committee, announced they have a member resigning and asked the Township to advertise the vacancy.

Mr. Bialek adjourned the meeting at 7:38 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive style with a light blue underline beneath the name.

Sharon Browne