

**MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
SEPTEMBER 11, 2023**

Minutes of the Regular Meeting of Township Council held on September 11, 2023 at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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Present: David Bialek, PharmD, R.Ph, Jackie Donnelly, Bibianna Dussling, Kathleen O'Connell-Bell, Susan Powell, Walter "Bok" Read, Mark Damico, Esq., Eric Janetka, John McMullan, Vince Visoskas.

Excused: Mark Kirchgasser

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Ms. O'Connell-Bell called the meeting to order and led in the recitation of the Pledge of Allegiance to the Flag. Ms. O'Connell-Bell announced Council met in Executive Session to discuss pressing legal matters.

Ms. O'Connell-Bell announced the Township lost an exquisite resident who also served as the solicitor of Middletown Township since 1990. Mr. Joseph Damico passed after many years of excellent and fine service to the Township as well as being a wonderful resident and an amazing attorney in the Delaware County area. Ms. O'Connell-Bell asked on this somber day, September 11th, to take a moment of silence in appreciation of Mr. Damico's many years of service.

2. APPROVAL OF MINUTES

A) Draft Township Council Minutes: July 10, 2023.

Ms. Donnelly made a motion to approve the July 10, 2023, Council Meeting minutes. Mr. Read seconded the motion. The motion carried with a vote of 6-0.

3. PUBLIC COMMENTS - NONE

4. REPORTS

A. CHAIRMAN: NONE

B. COMMITTEE:

Finance and Administration Committee met to review the current year's capital projects and to begin discussions on the 2024 budget on August 22, 2023. Ms. Dussling reported in August the Finance and Administration Committee met to discuss and review capital projects and to layout planning for the 2024 budget.

C. MANAGER:

1) Update: SEPTA - Middletown Township, Aston Township, and Chester Heights Borough. Mr. McMullan stated there are no significant updates other than the draft inter-municipal agreement is moving forward. The three municipalities are looking for funding opportunities for the engineering involved in establishing a quiet zone. They are hoping to do this prior to the 2024 budget planning. They are looking at different resources for funding the \$35,000 feasibility study.

- 2) Request from Linvilla Orchards to operate the traffic lights at Rt. 352 & Knowlton Road beginning the last weekend in September and every weekend in October from 10am-6pm. Intersection will be staffed by fire police from Middletown Fire Company No. 1 and Rocky Run Fire Company, with notification to the PA State Police.

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Mr. McMullan stated this is an annual request from Linvilla Orchards to operate the traffic signals at Rt. 352 and Knowlton Road beginning the last weekend in September and every weekend in October from 10am - 6pm. He stated the intersection will be staffed by fire police from Middletown Fire Company No. 1 and Rocky Run Fire Company with notification to PSP. He stated typically Linvilla Orchards gives a contribution to the Parks and Recreation fund for the use of the intersection for the 5 weekends for their fall activities. Ms. Powell asked if they would pay the fire police and Mr. McMullan answered yes. Ms. O'Connell-Bell asked if they historically take to a motion to vote on and Mr. McMullan stated they just need an approval from Council. Ms. Powell stated this agreement works well.

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

**D. ENGINEER'S REPORT:**

- 1) See Attached Engineer's Report - August 2023.

Mr. Read asked about the extent of the trench work being done at Granite Farms Estates. Mr. Janetka stated Energy Transfer notified the Township that they had an integrity dig on a pipeline that runs parallel to the ME2 pipeline. Initially this was to be an exploratory dig to locate and repair the issue, and he has not gotten any additional information on these issues.

Ms. Dussling asked in regard to the Sunnybrea basin work; which resident will Mr. Janetka be meeting with, and Mr. Janetka stated he will offer this to all three addresses; 34, 36 and 38 Gallant Fox. Two of the three residents are fairly satisfied with the work. Everything that is left is minor, but one of the properties needs a little more work than the other two. Ms. Dussling asked about the road restoration work being done especially in the Valley Road area; is the Township waiting for the final monitoring report before they complete the roadwork? Mr. Janetka stated the Township is at the end of the process, as far as they know, and are just trying to tie up loose ends as far as the studies that have been submitted. It is taking Energy Transfer some time to finally get to the point where things are being done. Ms. Dussling asked if the last report has been submitted, and Mr. McMullan stated they have not submitted their last report but have submitted review comments which the Township needs to review. Unfortunately, it has taken some time on Energy Transfer side, and they have been focused on the paving work to be done before the asphalt plants close.

Mr. Janetka stated all monitoring work to date has been reviewed and he is in the process of tying up loose ends. Ms. Dussling asked if Energy Transfer will submit a final report. Mr. Janetka stated he does not believe there will be any kind of final report; they have submitted testing results which have been reviewed with comments which Energy Transfer addressed. There was a testing protocol in place that was agreed to which generated the reports and comments for this process. Ms. O'Connell-Bell asked if the Township did the clearing work at the intersection of New Darlington and Valley Roads, and Mr. McMullan stated PADOT did some roadside mowing. She stated the line of site has been very much improved.

5. PUBLIC HEARING: - NONE

6. OLD BUSINESS: - NONE

7. NEW BUSINESS

A. Consideration for Approval: Resolution 2023-27, Delaware County Greenways Grant Program Round 4 grant application for improvements at Roosevelt Community Center.

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Mr. McMullan stated for Council's consideration is Resolution 2023-27 which is required for the application process for the Delco Greenways Grant Round 4. The Township is requesting to submit an application for Round 4 for improvements at Roosevelt Community Center which will complement the RACP grant the Township is in receipt of as well as the match the Township is committed to. If awarded, the addition of the Greenways Grant will hopefully help the Township from having to phase the project and be able to do everything in one phase. Ms. Dussling asked how much the grant was, and Mr. McMullan answered \$250,000.

Ms. Dussling made a motion to approve Resolution 2023-27. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

B. Request for Land Development Waiver: Highview Properties request a waiver of the requirements of the Middletown Township Subdivision and Land Development Ordinance for properties located at 1233, 1245, 1247 and 1249 W. Baltimore Pike.

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Mr. McMullan stated before Council is a request from the owner of Highview Properties, Mr. Gilbert Markham to waive the requirements of the Subdivision and Land Development of which there is a provision in the Township's Land Development and Subdivision Ordinance. Mr. McMullan stated the properties that are listed are the former RV campground on Baltimore Pike. Mr. Markham stated he purchased the former RV site in March 2023 which includes one house that was owned by Media Real Estate. The site is approximately 20 acres. He stated his intention is to build 3-5 commercial properties. He stated approximately 8 acres are seasonal stream buffers which make approximately 12 acres buildable. Mr. Markham stated his plan is to replace the broken-down block building with a small metal pole barn, a business office, and a tent at the back. He stated this is a smaller footprint than what exists presently. He stated he received the demolition

permit for the five buildings and plans to start on Wednesday.

Mr. Read asked what type of businesses he intended to put at the site, and Mr. Markham stated he has a business called Prime Equipment which rents or sells small dump trucks as well as all terrain equipment. He stated the rental equipment is generally used for months at a time. Ms. Powell asked how long he anticipates the interim building to be, and Mr. Markham stated he would like the building to be in by the end of the year, and they will start the design of the property development which he anticipates to be submitted by the middle of next year. Mr. Markham added the property has to be rezoned.

Ms. O'Connell-Bell stated according to his letter, there are three things that he is asking for to bypass the Land Development process which is the 2000 square foot metal building, new mobile offices, and a 1,200 square foot tent. Ms. Powell asked if the Land Development process is waived, there is no oversight into how the property will look, even if it is temporary. Mr. Markham stated they have spent considerable money on cleaning up the property. Ms. O'Connell-Bell asked for input about what is happening at the site.

Mr. Janetka stated the Township has no control over what is going on at the site. Everything being done with the exception of the demolition permit is un-permitted even with the State. There is over three acres of ground disturbance. Mr. Janetka stated in his opinion the situation is out of control relative to other development activities that take place in the Township. He stated he does not see what advantage to the Township would be to waive the Land Development process. He stated he appreciates the property owner taking steps now, to get this under control. Mr. Janetka stated that everything that is going on is something the Township should know about. There are buffers being removed that people are complaining about which will have to be corrected. Vegetation that is buffering people from Baltimore Pike has been removed. There is no concept of what will go on this property, where it will go, what the site line will be from joining properties, what the runoff issues will be. There are at least three acres that have been cleared which will contribute to the runoff issue.

Ms. O'Connell-Bell stated there are a lot of concerns without everyone working together as a team. Mr. Janetka stated there has to be some sort of minimal level of control. He stated at this time the Township, as well as the State, has no control over this situation. Mr. Markham stated he could leave the site as is for the next twelve months if Council does not trust him to clean it up. He stated Mr. Janetka did not attend a meeting that was proposed, and Mr. Janetka stated he was stuck in traffic due to the police activity in regard to the escaped prisoner. Ms. O'Connell-Bell stated what she is hearing is that collaboration and communication is necessary, and this is the point of the Land Development process. Mr. Janetka stated everything that is being done is counter to what is the typical process for every applicant in Southeastern Pennsylvania. Mr. Markham

stated it is impossible to tear down the houses with the overgrowth. Mr. Janetka stated Mr. Markham is permitted to tear down the houses with minimal clearing of the vegetation, but he clearly went beyond this. Mr. Janetka stated he drove around the site and viewed the issues at every angle.

Ms. O'Connell-Bell stated as Council members, they rely on the Township engineer and the permitting process to help educate them as to whether the process is correct. Ms. Dussling stated her concern is not having the communication prior to the activities being done. She stated she is not against what he is planning to do but, not having the communication before it begins so she knows what is going to happen to aid in discussions. She stated this is also the residents' concern to see all that is happening, and the Township does not know about it until after the fact.

Mr. Markham stated he also cleared a fence line. Mr. Janetka stated he is not opposed to having trees taken down, the issue is the disturbance that has been created to the ground. The site does not look much different than the site at Apartment II at the Promenade. He stated it is now three plus acres of bare earth. He added the site has become progressively worse in terms of disturbance. He stated the process that is being followed by every other development is not being followed. He stated it is also not being followed at the State level as well. Mr. Markham is in violation of what the State requires. Mr. Janetka stated he is happy to expedite anything going forward to have some minimal level of control.

Ms. O'Connell-Bell stated the point of the Land Development process is to avoid this issue. Council relies on the process to make sure there is communication and inspection so that the property owner knows what the next steps are and can plan accordingly and the Township can take the steps to ensure protection of streams, Township property, or residents' concerns. Ms. O'Connell-Bell stated before Council is Mr. Markham's request for a waiver of Subdivision/Land Development Ordinance with regards to the 2000 square foot building, the mobile offices, and the 1,200 square foot tent.

Mr. Bialek asked if the pole barn is a permanent structure, and Mr. Markham stated they are putting it over the existing pad of the block building, and it is temporary. Mr. Janetka asked if there is a plot plan submitted as to the location of these buildings. Mr. Jim McCann, Pennell Place, stated he is concerned about the heavy equipment being staged near the stream bed and he is also concerned about the clearing of the vegetation as he now has an unobstructed view of Baltimore Pike. Ms. Dussling added that the lack of communication also restricts residents from being a part of the process and being informed of what is going on at the site.

Mr. McMullan stated this would be a decision for Council but, since Mr. Markham did not submit his request until late Friday and the engineer did not have time to review the document, Council can make a recommendation to appear before Council at a later date.

Mr. Janetka stated he did not see the submitted document until tonight. Ms. O'Connell-Bell stated Council can take a vote tonight or as Mr. Janetka stated he would like an opportunity to look at the packet to see if there is anything further, he may need to educate Council. She stated they can take a vote now or take a vote to continue to the next meeting. Mr. Read stated normally they get very detailed plans that spell out what is planned, but in Mr. Markham's case, they have not received plans.

Mr. Bialek made a motion to continue until the next meeting September 25, 2023. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

Mr. Janetka suggested Mr. Markham and his engineer should meet with him and Ms. Merino so that everyone is on the same page to have a plan submitted for the grading and excavating so that everyone can keep this moving forward.

- C. Consideration to Authorize: Payment to A. F. Damon, Inc., for the 2023 Road Paving Program in the amount of \$250,455.67.

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Mr. McMullan stated before Council to authorize is payment number one in the amount of \$250,455.67 to A. F. Damon, Inc. for the 2023 road paving program. The Township will retain 5% of the approved amount until the punch list items are completed. He stated the punch list items are being completed, however, the inspector has not received a request for final release. Ms. Donnelly asked if they would hold the funds until the punch list is completed, and Mr. McMullan stated this is payment number one, but they will hold back 5% until the punch list items are completed.

Mr. Bialek made a motion to authorize payment. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

- D. Motion to Approve: Declaration of Covenants, Conditions, and Restrictions for recordation, for + 68.6 portion of acres at Sleighton Farms, Folio #27-00-00628-00, to be designated as LWCF Protected Property.

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Mr. McMullan stated before Council for approval is the Declaration of Covenants, Conditions and Restrictions to be recorded for 68.6 +- portions of acres at Sleighton Farms which is the open space located west of Sleighton Park on Valley Road. This is one of the final components for the Township to be reimbursed from the Land, Water, and Conservation Fund for the acquisition of the property in the amount of \$1 million. This is part of the application process to the State's Department of Conservation and Natural Resources for it to be recorded, saying the acreage will be kept as open space. Ms. Powell asked if open space could have trails or fields, and Mr. McMullan stated it can have passive and active recreation.

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

- E. Consideration for approval of a tax appeal settlement, conditioned by the approval of Council for the fair market value of Folio No. 27-00-00395-00, for the amounts listed in

the court stipulation.

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Mr. McMullan stated before Council for their consideration for approval is a tax appeal settlement. Mr. McMullan deferred to Mr. Damico to provide an overview. Mr. Damico stated the County assessed the property at \$501,730, the School District took an appeal and got the board of assessments to increase the value to \$830,000. This resulted in a negotiation between the taxpayers and representatives of the taxing authority. Essentially the taxing authorities and the taxpayer are satisfied with the results. As per his letter to the Township, the assessment for the year 2022 is \$750,000, for 2023 \$627,900, and the year 2024 is \$616,895 which reflects market values of \$750,000, \$862,500, and \$937,500. He stated he is seeking Council’s authorization.

Ms. Dussling made a motion to approve. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

**F. Council Review of Zoning Hearing Board Applications:**

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- 1) Application 2023-13: An application of Granite Run Chicken, LLC., 1099 W. Baltimore Pike, seeks variances to allow drive-thru/menu board signage which is not contemplated in the MCO regulations and also to permit three exterior wall signs, where two are permitted, zoned B-2/MCO.

Mr. Ryan Furlong, representing Granite Run Chicken, LLC, stated he was before Council on a Land Development application which was approved. He stated they would need variance relief for the signage that is proposed. He is seeking relief from Section 275-140.8 to allow a drive-thru/menu board sign which is not allowed in the MCO District. They are asking for relief to allow for four signs for the drive-thru; two 7.2 s.f. preview boards and two 22.43 s.f. menu boards. Mr. Furlong stated they are also asking for a variance to permit three wall signs where two are permitted. He stated they are under the aggregate square footage allowed.

Ms. O’Connell-Bell asked if this is scheduled for an upcoming Zoning Hearing Board meeting, and Mr. McMullan stated the application is scheduled for this month. Council did not feel the need to send representation.

**G. Approval of September 11, 2023 Bill List.**

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Ms. O’Connell-Bell read the Bill List aloud.

<b>GENERAL FUND</b>		
Aqua Pennsylvania, Inc.	July Fire Hydrants	\$ 9,511.02
Conrad M. Siegel, Inc.	Pension Plan Actuarial Services	\$ 8,035.00
Charles A. Higgins & Sons	July-Aug. Traffic Light Maintenance	\$ 17,042.94
Kelly Engineers & Surveyors	Professional Services	\$ 18,717.25

Keystone Municipal Services	July Building Inspections	\$ 9,075.00
Linn Architects	June/July Plan Review/ Insp.	\$ 9,096.64
MECO Constructors, Inc.	Sunny Brae Basin Rehab.	\$ 95,340.31
PA Municipal Health Ins. Cooperative	September Health Insurance	\$ 34,105.13
Petrikin Wellman Damico Brown	Legal Services	\$ 7,823.25
US Bank Pension	Defined Benefit Pension Payment.	\$ 142,059.00
Travelers	Liability Insurance	\$ 15,924.75
	<b>General Fund Total</b>	<b>\$ 366,730.29</b>

**RECREATION**

PLGIT Credit Card - to G/F	Jr. Summer Recreation Supplies	\$ 14,752.45
	Recreation Supplies	\$ 459.02
	Tickets/Bus Tour/Prog. Fees	\$ 5,480.28
		<b>\$ 20,691.75</b>

**CAPITAL RESERVE**

AJM Electric, Inc.	Roosevelt Electrical Payments #7 & #8	\$ 20,699.80
Hirschberg Mechanical LLC	Roosevelt HVAC Payments #7 & #8	\$ 44,661.00
Kelly Engineers & Surveyors	July Roosevelt School Design	\$ 9,172.89
	<b>Capital Reserve Total</b>	<b>\$ 74,533.69</b>

Ms. Dussling made a motion to approve the bill list. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

Ms. O'Connell-Bell adjourned the meeting at 8:05 pm.

Respectfully Submitted,

Sharon Browne





## Middletown Township Engineer's Report

September 11, 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 anticipated to now be completed Fall 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 Fall of 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 should be accomplished in 2023.

### **SEPTA R3-3**

### **MT120-Bwa**

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- SEPTA has completed the R3-3 rail line extension including the parking deck, driveway, station building, and stormwater management facilities. A temporary certificate of occupancy was approved for the station building and the crew quarters. The Township is in the process of reviewing survey as-built plan of the completed improvements.

### **MINT PEDESTRIAN TRAIL**

### **MT100-V1**

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- 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 has received administrative approval and is being revised to address minor technical review comments from DCCD. However, technical review comments have not yet been received from PADEP. The Township has applied for 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 fall of 2023 with construction to be commenced towards the end of the year and completed early next year.

## **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

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- 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

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- 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**

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- Construction and permitting plans for site improvements at Roosevelt School are approximately 95% 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**

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- 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 and it is anticipated that touch-up work to complete the project will begin very shortly.
- 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**

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- Construction of Stage 2 and Stage 3 of the project has been completed and it is anticipated some of the field areas may be open to public use in the fall (in order 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**

- 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 in early 2024 and design of the first phase of park improvements may begin in late 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**

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- 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.
- 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 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 and the project is approximately 65% complete.
- 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 – The plan has been recorded and the new dwelling is nearly complete. The overall project appears to be approximately 95% complete.
- 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 commenced in June of 2023 and is approximately 50% complete.
- 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 in the process of being recorded.
- 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 – 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.
- 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 one additional residential lot. The 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 an 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. The plan has not yet been recorded.
- A minor subdivision application has been received for William N. Weirich, Jr. (Highpoint Drive) to create one interior residential building lot. The 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 is approximately 15% complete.
- 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 to the southwest and contiguous to Smedley Park.

