

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
OCTOBER 1, 2025

Minutes of the Regular Meeting of Township Council held on October 1, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: Bibianna Dussling, Carissa Ciuca, Susan Powell, Christopher Stump, John McMullan, Erik Janetka, Kelly Engineers, Mark D. Damico, Esq., Chief Bill Rigby.

Excused: David Bialek PharmD, R.Ph, Jackie Donnelly, Walter "Bok" Read

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

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

2. APPROVAL OF MINUTES:

1) Draft Township Council Minutes: May 7, 2025.

Ms. Powell made a motion to approve the May 7, 2025, 2025 Council minutes. Mr. Stump seconded the motion. The motion carried with a vote of 4-0.

3. PUBLIC COMMENTS:

Ms. Laura Shaw, 754 Switchman Road, thanked the Township for the excellent work they are doing on the Mint Trail. Not only did they build an excellent trail, but someone also actually maintained the trail, so it is fully usable again. The Township not only committed to building the trail; they committed to maintaining it. She stated she and her husband have been hiking the trails in Middletown Township. She wants to know what is being done so the Township doesn't waste time on incomplete Land Development applications that they went through with Outrigger, Inc. The whole thing could have been avoided if there were more stringent requirements for the acceptance of land use applications. She is hoping the Township is working on an ordinance or discussing an ordinance that will make it a little harder to flippantly put an application in without doing the work to make it complete.

Mr. McMullan stated the suggestions received are being reviewed by the Township Solicitor. The bottom line is making sure the Township is compliant with the PA MPC Act 247 in terms of what is required for the submission of a Land Development application. Ms. Shaw stated she wanted to put in a plug for the Senior Citizens Advisory Committee. She hopes the agenda item that will be discussed later will include this to be discussed. It is an ordinance that was approved in 1980 and with discussions with Mr. McMullan there is no committee at this time.

Ms. Dussling said when the agenda item is put forth, this would be the appropriate time to discuss the committee. Mr. Stump stated he thought there was another committee that is serving this role. Mr. McMullan stated they are serving in an unofficial capacity. Discussion was not planned for a Senior Citizen committee tonight; it is planned for a future Council meeting where Council can decide to revitalize the Senior Citizen Committee that is in the Administrative Code. Ms. Shaw stated lastly, she wants to talk about the proposed K-1 learning center. Her kids are way past Kindergarten, and she knows building a new building

can affect her taxes, but she is more than willing to pay for it for two reasons. This is the standard of education. Rose Tree Media School District should be at least the standard of education. She sees a lot of working parents who are struggling, and the full day kindergarten will get their kids on the right track and will help them out. As a taxpayer who won't benefit specifically, she hopes those children in the full day learning center will benefit.

Ms. Mary Clinton, 440 Osage Lane, Upper Providence Township, stated she has canvassed many neighborhoods, and the parents are very excited about it.

Mr. Andrew McClaren, 704 Hoopes Lane, stated he has two small children who will be attending kindergarten in a few years and the full day kindergarten will be huge. He went to kindergarten in a trailer. He remembers how bad the bathrooms were, walking in the rain to get to buildings for activities in the gymnasium. He stated there is a lot of new development that is attracting young people. The center will be critical in supporting all the children who will live in the district. At the end of the day, the increase in taxes is worth it. RTMSD is known for being a very good school district which is why he chose to live here. At this time, he pays a lot for day care. He supports the new learning center.

Mr. Richard Shaw, 754 Switchman Road, stated he has been in the Township for a couple of years, and it is exciting to see how the community is so vibrant in the number of young people. He has heard very strong support for the Learning Center. He asked if the Township has received an application yet. Ms. Dussling stated that a summary of the proposal was discussed. He stated this early learning center may require variances and such. He is sure the Township has the infrastructure in place to do a thorough job in reviewing the application. He hopes the school board has done due diligence and will submit a clean application that can be approved.

Mr. John Reynolds, 181 Hunting Hills Lane, stated he has been a resident in Middletown Township for 31 years. He is very much pro public education. He thinks the package RTMSD is trying to present as the learning center is not the best use of his tax dollars that he donated for the past 31 years. It is not the best approach and on a lighter note he thinks it is funny we hear so much about climate change and the future for our children and the solution is to cut down 11 acres of trees and pave it over.

Ms. Dussling stated the details of the project will be key. No plans have been submitted to date. It is complicated as there are pros and cons as far as the location, traffic, the neighborhood in proximity, and the busy roadways. It is definitely a challenge weighing all these factors in building anything new in this area.

Mr. Lennart Jungbark, 206 S. Pennell Road, spoke about the phone calls he receives from organizations claiming to be police and want money sent. He wants to know if these phone calls are legitimate. He asks the caller to mail his request instead of calling. Ms. Dussling asked what organization the caller claims to represent, and Mr. Jungbark said they usually say the State Police. He wondered if the Trooper present tonight could give any information.

Trooper Nuygen stated the State Police will not ask for anything financial. They will not ask

for money. They might ask for information from time to time. He advised to not provide any personal information or any access to accounts financially. He said there are scammers on social media asking for donations. He said his station takes calls regarding fraud and scammers so don't hesitate to call the station to complain. They conduct a full criminal investigation.

Mr. John Kolicious, 212 S. Old Middletown Road, stated when he gets those types of calls the first thing he asks is if they are a non-profit organization, and they have to say they are not. They are a political action committee trying to seek funding to supposedly support pro police candidates. Ms. Dussling suggested to place the calls in a do not call list program.

4. REPORTS

A. Chair:

Ms. Dussling wanted to give thanks to the Parks and Recreation Department for the Food Truck Festival. It was a perfect night, and the added activities helped to beef up the event to take the place of the rained-out Community Day. She received a lot of positive feedback. She thanked Jennifer Maull and her team.

B. Committees:

1) Finance and Administration Committee: Met on Wednesday, September 17, 2025, with the Director of the Middletown Free Library to discuss the 2026 Budget/library allocation.

Mr. McMullan stated this was an initial meeting with Derek Lloyd, the Director of the Middletown Library, to discuss the allocation request for 2026 and to talk about the current budget YTD projections for end of year as well as continuing the partnership with the library in 2026. It was a brief meeting and there will be a follow-up meeting.

C. Manager:

Trooper David Nuygen stated he is based out of the Media Barracks and has been a State Police Trooper for 8 years. He has been in Media since 2019. He stated he will be comparing statistics from 2024 and 2025. The numbers he will be presenting are from January 2024 to December 2024. In 2024 they handled 5,589 incidents in Middletown Township, in 2025 to date they handled 5,756 incidents. In total they handled 7,359 incidents which included crimes, traffic stops, MVA crashes, patrol checks for schools and businesses, welfare checks, and road hazards. In 2024, there were 345 crashes, in 2025 there were 375 to date, traffic stops for 2024; 796, 2025 to date 580 a decrease of about 200 which could be due to the State Police decrease in manpower. Property crimes which typically include burglary and damage to property, theft, fraud, or ID theft, in 2024 there were 196 and in 2025; 195, crimes against persons in 2024 were 95 in 2025; 137. This includes harassment, assaults, and threats. The biggest increase was harassment, which was from 42 to 53 in 2025. Simple assault increased from 15 to 30, and sexual related offenses from 4 to 17. Drug related offenses were 23 to 26. Crimes against society rose from 129 to 145. This includes disorderly conduct, disturbances, and noise complaints. Requests for service calls we're 1,464 and in 2025 they were 1,757. This includes contacting the State Police for any kind of services that don't rise to the level of a crime.

In September of this year, the most relevant incident was Elwyn Institute located at 111 Elwyn Road for a student with a knife on school property. The investigation discovered the student brought the knife because she felt threatened by another student. She was disarmed and taken into custody and was charged appropriately. Some areas of concern in Middletown Township are the County Alternative School, Rooster Diner, MacIntosh Hotel, the Promenade at Granite Run stores including Boscov's, Kohls and TJ Maxx. They also get calls for the Riddle Glen Apartments.

In September, PSP Media conducted a Car Seat Safety Check at the Ducklings Early Learning Center by Troopers certified in doing seat checks. Troopers inspected for children riding safely. They verified seats were installed correctly, appropriate for the child, and the seats met all safety standards. Trooper Nuygen spoke of the manpower issues; in September they welcomed 5 new graduates from the Academy who are in the training process. PSP Media is operating at 30% of its full complement. The stations authorized strength is 57 troopers they currently have 42 of those, one is on disability and one is on military leave. Transfers out of Media station are scheduled for November which will further reduce the manpower.

In addition to Middletown Township, they also have 6 other Townships they cover as well as I-95 and I-476. Trooper Nuygen talked about tips and reminders; secure your home and property by locking doors and windows, use timers for indoor lights, increase visibility by making sure the yard is well lit, motion lights can help startle potential intruders, lock sheds and cars and ensure valuables are hidden, keep an eye on neighbors, report any suspicious behavior. You can call the station at 484-840-1000 or dial 911. Let neighbors know when you are going out of town, check your mail, take out your trash. These are things suspects look for.

Trooper Nuygen reported there has been an uptick in scams online and through phone calls. Always be skeptical of unsolicited calls. Never click on suspicious links. Do not give out personal or financial information to unknown callers. If something is too good to be true it is often a scam. Anything involving gift cards or a quick turnover of money is a scam. When in doubt report it. Trooper Nuygen closed by thanking Middletown Township residents for their support. Despite the staffing issues, PSP Media remains committed to providing the highest level of service to this community. Your cooperation helps them do their job more effectively. He encourages the community to continue to reach out with their concerns, questions, and feedback.

Mr. Stump asked what needs to happen to get the staffing where it needs to be, and Trooper Nuygen stated the southeast is facing the biggest manpower issue in the State. There are a lot of turnovers and Troopers leaving because their current contract is not as good as previous contracts. The last Academy class graduated 50 Troopers and Troop K only got 5 cadets. Nationwide law enforcement has been having an issue recruiting members. The State Police in general because other law enforcement departments are offering better pay.

Mr. Clayton Thomas, 9 Man O War Drive, asked about the numbers comparison and Trooper Nuygen stated he was giving the numbers from January 2024 to September 2024 and comparing them to September 2025. He asked if this report is available online and Trooper Nuygen stated he prepares the statements and delivers them to the public at their Council meetings.

Ms. Ciuca asked if they could be included in the minutes. Mr. McMullan stated they are usually included in the agenda packet posted online but because yesterday was September 30, staff didn't have a chance to put them in the packet for this month. This report will be forthcoming.

Mary Clinton, 440 Osage Lane, asked if they are represented by a union, and Trooper Nuygen stated they are represented by the PSDA. They have a union, but they cannot strike. For example, the past contract was due in July, and they worked an entire year without a contract.

Ms. Patsey Haggerty, 16 Soldier Song Lane, asked how they could support the PSP. Trooper Nuygen said they do not get involved with the financial side of things. Any donations go straight to headquarters in Harrisburg. The PSP is not a free service. The State Police cover more than half of the state. There are over 4,000 troopers and 1,300 - 1,400 are on patrol. It can be hard to negotiate a contract for so many members, especially in the southeastern part of the state with variables like the cost of living. Ms. Dussling added conversations with State Representatives to show support of the State Police can be an avenue.

Ms. Ciuca asked when or what frequency the Township receives a report from the State Police. Mr. McMullan stated the reports are monthly and there has been transition over the last eighteen months with Trooper Tobin and Trooper Naab retiring and as Trooper Nuygen, Community Liaison, stated they are short staffed, so he is patrolling. Ms. Ciuca asked if this could be put on the agenda because residents who are interested can plan to attend the Council meeting. Mr. McMullan stated when he hears from PSP he adds the report to the agenda.

Chief Bill Rigby reported Rocky Run's new ambulance is in service as of August 29, 2025. The exhaust system at Rocky Run Fire House has been completed. This system removes diesel exhaust from the fire station, so firefighters are not breathing in the cancer-causing exhaust. The assistance to fire fighters grant came out this week. The Township was awarded three grants. Both fire companies will receive a grant for health and wellness which includes full physicals for members, cancer screenings, fitness equipment for both fire stations and a diesel exhaust system for Middletown Fire Station. The amount awarded was \$151,000.

Ms. Dussling asked if there is a mental health component as part of the wellness grant. Chief Rigby stated not in this program but stated they partner with companies that have this component. Normally, there is a mobile trailer that sets up at one of the fire stations so members can schedule for physicals, screenings, blood tests, and CPAP workups. They

do have stress management programs the firefighters participate in on a regular basis.

Mr. Rigby reported the letters went out to all the businesses for the life safety inspections. They look to be out on the street in October for the life safety inspections to make sure everything is in place such as exit signs, fire extinguishers, exits are free of debris etc. this also gives the Township a good opportunity to capture building information that can be updated to the preplan program. For this preplan program they have targeted high occupancy buildings, health care facilities, and Penn State University. This program gives them important site information which can be shared with the Township's mutual aid partners. Information such as where gas service is located, electrical shutoffs, and other important information. One notable fire call was the tanker overturn accident on the Bypass, north bound which was just over the Township's border in Upper Providence Township. Middletown fire companies assisted. The clean-up is continuing and being handled by Lewis Environmental from the home heating oil spill near the Ridley Creek bridge. There is excavation being done as well as booms in the creek to contain the spill.

Mr. Stump asked if the number of calls caused by the closure of the Crozer Health System stabilized. Chief Rigby stated it has stabilized somewhat, there is coverage in place. The biggest problem is still turnaround time as there are only two hospitals in the county. The Township averages just under 3,000 calls annually.

Ms. Laura Shaw stated she received a subscription request from Rocky Run ambulance and asked if this was legitimate as she sent money. Chief Rigby stated each fire company does a subscription drive but only for each company locally. There is also an EMS fund drive from Rocky Run ambulance which provides BLS service in the Township. There is also a subscription in place with Riddle Hospital which is the ALS service. They all look similar and they are not scams.

Ms. Dussling asked for a description of ALS and BLS. Chief Rigby stated ALS (Advanced Life Support) is the highest level of care and includes paramedics which are being provided by Riddle Hospital/Main Life Health. BLS (Basic Life Support) does all the transport.

D. Engineer:

- 1) Monthly Engineer's Reports - August and September
SEE ATTACHED REPORTS

Mr. Janetka stated the Township received two Land Development applications for revised plans that had been paused or halted; one is Wolff's Apple House and the other is 129 N. Middletown Road, Plymouth Brethren Church. This came in a few years ago and got final approval. Now they are moving forward to finishing out those conditions and recording the plan. This is located directly across from the Promenade next to the location of the property the school district owns. Next on the list are a couple of projects that were completed last year, the Mint Trail and Roosevelt School. Project Phase I they will be out doing some minor touch up work on the Roosevelt School project with some minor seeding. They have been doing inspections of the Mint Trail over the Spring and Summer

months. They will do another inspection before the seeding season leaves and it gets too cold to put down seed. Lastly, the Lenni Park project is waiting to get the permit approval from the State and should be getting it soon. Following this it will go out for public bid and begin construction later this year. This will happen in mid to late November early December. The first phase of the project is earthwork which can be done in colder temperatures. The plan is to start the earthwork this year, pause over the winter and finish the first phase in the beginning of 2026. Ms. Dussling asked if they are in good standing with the timing as far as the DCNR grant and Mr. McMullan stated the Township is in good standing with the DCNR grant.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Summary: Land Development for Pinnacle Car Wash LLC, located at 1216 W. Baltimore Pike.

Ms. Dussling reported according to communication received from the applicant; this item will be continued until the November meeting. Mr. McMullan stated he had a conversation this afternoon with an engineer representing the applicant who requested to postpone the presentation of the applicant to Council until the November 5, 2025 Workshop meeting.

B. Review: Resolution 2025-XX, Disposition of Records

Mr. McMullan stated for review before Council is a request that he presents before Council several times a year related to the disposition of records. This is in compliance with the Municipal records manual of July 16, 1993. The records they are considering destroying are from the Planning and Development Department. Plans, documents, and drawings from September 2024 until August 2025. These are records that will be stored electronically and disposed of the hard copies to free up space. In the Manager's Office, the PA driver records for Township employees, Middletown Fire Company, and Rocky Run Fire Company from 2024 to 2025 will be destroyed.

C. Citizen Committee Policy

Ms. Dussling stated currently the Township has multiple committees that are made up of volunteers from the community. It has been an evolution in how these committees are filled. Over the past few years, they have gotten more specific with the process and communicated more to the public about what the process is. There is no written policy as of now. Council member Ciuca has proposed draft policy which has gone through a number of stages with suggestions for revisions.

Mr. McMullan stated over the last few years they have been working on evolving the process to a point where in 2024, they spoke about formalizing the process with a policy

that Council will act on by motion. This policy will be made available to the public. Ms. Ciuca provided a draft policy which was reviewed by Counsel who made comments for revisions. Ms. Dussling stated this just clarifies the process of what to do if a resident is interested in volunteering for a committee. Ms. Ciuca added this is to establish a clear and consistent process for advertising the open seats, reviewing the resumes of candidates who are interested, and selecting the candidates and suggesting their appointment to Council. She did appreciate the notes added to add a little flexibility as needed. This document is basically a policy on how the Township advertises the open seat.

They will post on social media and send the information out in the weekly newsletter. Existing members should also apply if they want to remain on their committee. There will be a formal review of applications. There will be a subcommittee of Council members and staff who will conduct interviews and make recommendations about their selection. This will start each October so when Council re-organizes in January they can be appointed to the committee. Ms. Ciuca stated on the first page of the policy “the application process for expiring term holders in good standing.” In good standing was added and could this be defined. Mr. McMullan stated this can be defined but the initial response would be a committee member that is consistent with attendance. This was the focus. A person not participating by not attending meetings would be considered not in good standing. Mr. Stump asked how they would source this information, and Mr. McMullan stated this would come from the staff liaison assigned to each committee. (inaudible from 56:18 - 57:04).

Ms. Dussling stated the meat of this policy starts in October but in September the Township staff begins to advertise committee seats expiring and open vacancies. She asked if there were any concerns with the timing of this, and Mr. McMullan stated the only thing he would recommend as a hard timeline would be to end the Wednesday before Thanksgiving. From Thanksgiving and the end of the year goes by very quickly with a variety of activities both professionally and personally.

Mr. Stump asked about the terminology of “good standing.” The applicant could apply and then the staff liaison would say if they were in good standing or not. Would this end the application? Mr. McMullan stated he is using attendance as a value of good standing. Based on twelve meetings per year and just really reporting their attendance record. Ms. Ciuca stated should they adhere to good standing as consistent with attendance, and Mr. McMullan stated yes. Mr. Stump stated the staff liaison could be a good reference. Ms. Ciuca stated she doesn’t think they need the good standing as the staff liaison would make the recommendation. Council suggested removing the “in good standing” from the policy. Ms. Dussling suggested the statement “by the end of November, the three-person subcommittee will make their recommendations of suggested candidates to council. Ms. Ciuca suggested the fourth Wednesday of November, which will be the Wednesday before Thanksgiving. Ms. Powell suggested three or four weeks should be enough to pick a candidate for the position. Ms. Ciuca stated she feels the Wednesday before Thanksgiving is more reasonable and realistic for everyone involved. Mr. McMullan stated he could add that detail.

Mr. Stump stated he is glad they have this process now. Ms. Dussling added it will provide for less questions about the process. Ms. Ciuca asked when citizens join these committees, do they have a position description to eliminate questions. (inaudible from 1:02.47 - 1:04.46). Ms. Dussling suggested Council take action tonight so they can form a subcommittee. Ms. Dussling asked for a motion to accept the policy with the proposed changes.

Mr. Stump made a motion to approve the policy with changes. Ms. Ciuca seconded the motion. The motion carried with a vote of 4-0.

Mr. McMullan stated he will make revisions and get the policy posted on the website and on social media.

8. ITEMS FOR APPROVAL:

A. Resolution 2025-17, Emergency Declaration for Middletown Township, due to the closure of Crozer Health System.

Mr. McMullan stated for Council’s consideration for approval at the August 6, 2025, Council meeting, Council by approval extended the declaration to expire on October 4, 2025 he thought it prudent to bring it before Council at tonight’s meeting. In discussion with Chief Rigby and looking at what the County is doing he recommends extending the declaration until December 31, 2025, to finish out the year. If Council approves, it will be brought back before Council with a resolution on October 15, 2025. Mr. Stump asked if it could be extended until January 15, 2026. Mr. McMullan stated it could be presented at the meeting after the re-organization meeting. Ms. Dussling asked what the County is doing and Chief Rigby stated the extension is still pending.

Mr. McMullan stated they need a motion to extend it to beyond October 15, 2025, and he will change the wording to the first meeting after the re-organization meeting in January.

Ms. Powell made a motion to approve extending the Declaration of Emergency. Ms. Ciuca seconded the motion. The motion carried with a vote of 4-0.

B. Approval of the October 1, 2025 Bill List.

Ms. Dussling read the bill list aloud.

CAPITAL RESERVE FUND

GO2 TECH, INC. (ACH)	Security Camera Replacement	\$	14,953.39
	Total CAPITAL RESERVE FUND:	\$	14,953.39

ESCROW FUND


KELLY ENGINEERS AND SURVEYORS	AUG Engineering - ESCROW	\$	7,161.26
	Total ESCROW FUND:	\$	7,161.26

GENERAL FUND		
AQUA AUTOPAY	AUG Township Hydrants	\$ 9,078.00
BARBACANE THORNTON & COMPANY LL	2024 Middletown Fire Co Audit	\$ 5,000.00
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF Road Program	\$ 5,864.81
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF Lenni	\$ 8,736.13
KELLY ENGINEERS AND SURVEYORS	AUG Engineering - GF	\$ 13,559.75
KEYSTONE MUNICIPAL SERVICES, INC. (Building Inspection 08/04- 08/15	\$ 5,775.00
KEYSTONE MUNICIPAL SERVICES, INC. (Building Inspection 09/2-09/12	\$ 5,250.00
MIDDLETOWN FREE LIBRARY	2025 3Q Distribution	\$ 70,125.00
OPDENAKER INC.	AUG RECYCLING AC #14321600	\$ 52,705.20
PECO - AUTOPAY	464 S. Middle ELC 07/29-08/27	\$ 5,247.52
RICHARD HELLER	Refund School Tax Payment Error	\$ 12,572.63
	Total GENERAL FUND:	\$ 193,914.04
	Grand Totals:	\$ 216,028.69

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

Ms. Dussling adjourned the meeting at 8:14 pm.

Respectfully Submitted,



Sharon Browne



September

Middletown Township Engineer's Report

September 3, 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 made and the required 12-month maintenance period will expire on March 17, 2026.
- 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.
- Construction and bidding documents for the park (layout, grading, stormwater management design, etc.) are approximately 99% complete and application for approval of State NPDES permitted has been submitted and comments received from DCCD. Revisions are being made to the permit plan per DCCD and will be resubmitted for approval in the next week. Soil testing at the site has been completed to determine the depth of bedrock and soil infiltration rates. Additional testing of the quality of existing topsoil will be completed in the near future. If necessary, based on testing results, the first phase of the project will include topsoil amendment to ensure suitable condition of proper establishment of turf grass. Construction work is tentatively scheduled to begin fall of 2025. 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. It is our understanding after a recent

pause in the project, revised plans will be submitted to the Township in the near future.

- 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 is on-going and the work is approximately 95% complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
- 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 complete and a final Certificate of Occupancy for the apartment building and surrounding improvements has been approved.
- 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.
- 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.

- 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 is approximately 85% complete. One new home has been completed and request for occupancy of this home is under review by Township Staff. The other two dwellings are under roof. Private road installation was recently completed to base paving.

- 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. The two additional homes have been complete and request for occupancy is currently being reviewed by Township Staff.
- 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, June and July of 2025 and was been recommended to be denied. The application was reviewed at the August 6, 2025 Council Meeting whereat the Council denied the application for various deficiencies identified in the resolution of denial.
- 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. The plan has not yet been recorded.
- 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. The plan has not yet been recorded.
- 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 was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



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



October

Middletown Township Engineer's Report

October 1, 2025
Council Meeting

MINT PEDESTRIAN TRAIL (PHASE 1)

MT100-V1

- The recently constructed segment of the trail is open to the public. The required 12-month maintenance period will expire on March 17, 2026.
- General NPDES Permit for the remaining phases of this project has been extended to December 7, 2029.
- Preliminary grading and trail layout 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

- Phase 1 work is complete. 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. The 12-month maintenance period for Phase 1 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.
- Construction and bidding documents for the park (layout, grading, stormwater management design, etc.) are approximately 99% complete. The Delaware County Conservation District recently granted "administrative" approval to the State NPDES permit application therefor the "technical" review phase of the permit plan has begun. Construction work is tentatively scheduled to begin fall of 2025. 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, buffer trees, 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

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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 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 some of the field areas have been open for public use. A portion of the park field areas has not yet been open to the public while the Township is working on improving the field turf grass.
 - The final construction phase is anticipated for 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 estimated cost to complete the final phase of work is approximately \$500,000.00.
 - 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

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- 129 N. Middletown Road Land Development (formerly "ARTIS Senior Living") – 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 zoning variances have been received for impervious coverage at this location. The applicant recently submitted amended plans that include revisions to reduce construction cost. State permits previously obtained for this site are in the process of being amended and/or transferred from Artis Senior Living to the current property owner (based on the new site layout). The land development submission for 129 N. Middletown Road was reviewed by the Township Planning Commission on June 11, 2024, and has been conditionally approved by the Township Council. The adjoining property located between the site Rose Tree Road, 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 is on-going and the work is complete. A temporary Certificate of Occupancy has been approved for the both new dwellings constructed at the site.
 - Promenade at Granite Run Land Development – Overall site construction pursuant to the approved final plan is on-going and is approximately 95% complete. Work related to the reconfiguration of Apartment Building 2 and surrounding improvements is complete and final Certificate of Occupancy for the apartment building has been approved. In regards to the conditionally approved land development for Popeye's, it is our understanding that project will resume in the near future.
 - 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.

- 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.
- 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.

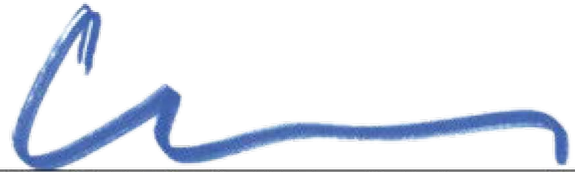
- Glenwood Elementary School Modular Classrooms – Plan has been reviewed by Township staff and was recommended for final approval by the Planning Commission and approved by Council in May. The plan is recorded, and construction is complete, but the Certificate of Total Completion has not yet been filed 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 is approximately 90% complete. One new home has been completed and is approved for occupancy. The other two dwellings are under construction. Private road installation was recently completed to base paving.
- 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. The two additional homes have been completed and request for occupancy is currently being reviewed by Township Staff. The applicant has recently filed for approval of Certificate of Total Completion of the project and release of all remaining financial security funds.
- 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 received zoning variances to permit the proposed expansion. The Township Council granted conditional final approval of this plan. Revised plans were recently received for review and the project is now progressing towards plan recordation. 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 now 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 Total Completion this land development 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, June and July of 2025 and was been recommended to be denied. The application was reviewed at the August 6, 2025 Council Meeting where at that meeting, the Council denied approval of the application for various deficiencies identified in the resolution of denial.
- 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. The plan has not yet been recorded.

- 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. The plan has not yet been recorded.
- 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 was reviewed by the Planning Commission in August of 2025 and was recommended for preliminary approval only.



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