

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
OCTOBER 9, 2023

Minutes of the Regular Meeting of Township Council held on October 9, 2023, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: David Bialek, PharmD, R.Ph, Jackie Donnelly, Bibianna Dussling, Mark Kirchgasser, Susan Powell, Walter “Bok” Read, Mark Damico, Esq., Eric Janetka, John McMullan, Vince Visoskas.

Excused: Kathleen O’Connell-Bell

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

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

2. APPROVAL OF MINUTES - N/A

3. PUBLIC COMMENTS – NONE

4. REPORTS

A. CHAIRMAN:

Mr. Kirchgasser announced that an Executive Meeting was held following the September 25, 2023 Council meeting to discuss legal issues impacting the Township. Mr. Kirchgasser mentioned the passing of Delaware County Park Police Joseph Montgomery. The irony is while he died on duty as a Park Police, the vast majority of his public service was spent as Chief of Edgmont Fire Company and a long-time Paramedic. While attending a lacrosse banquet in 2014, he saved the life of an assistant coach who had a heart attack and went into full cardiac arrest. Joe was a huge advocate of CPR training; unfortunately, he had his heart attack in a place where no-one was there to help him.

B. COMMITTEE :

Ms. Powell reported prior to tonight’s meeting that the Land Planning Committee met to discuss a proposed car wash at 1216 W. Baltimore Pike where the former Wawa was located.

C. MANAGER:

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

Mr. McMullan reported administrative staff from Aston Township, Chester Heights Borough, and Middletown Township attended a meeting last Tuesday at Congresswoman Mary Gay Scanlon’s office to discuss grant opportunities to fund the feasibility study. He stated he received a follow up e-mail from the Congresswoman’s staff, and they are exploring the grant opportunities. They are doing their due diligence in reviewing the grant possibilities.

Mr. McMullan noted the change in recycle haulers. The Township through

competitive process awarded the recycling hauling agreement to Opdenaker which Council approved. There is no change in policy in terms of materials being picked up as part of recycling. Recycling products cannot be wrapped in plastic bags. Recycling centers charge a fee for anything wrapped in plastic bags because they are considered contaminating the recycling product and potentially the machines. Opdenaker is notifying residents with what is or is not acceptable. The Township has been receiving phone calls and is trying to reeducate residents. He stated they will include an article in the weekly e-newsletter.

Mr. McMullan announced he and Mr. Kirchgasser attended a ribbon-cutting ceremony on Saturday for the Media Rugby Club. They presented the Township with a plaque noting the “unwavering support and unrelenting guidance in helping to lead in their path to success. “You are being honored with much appreciation and gratitude from the Media Rugby Club, October 2023.” This is for all of Council, staff, engineer, public works, parks and recreation and the planning staff. The Rugby Club is in the process of renovating the test barn. Mr. Kirchgasser stated there are two more home games on the field. He stated in keeping with the lease, there are removable goal posts which are stored after the game in the test barn. Ms. Powell asked if games are being played now, and Mr. McMullan stated the grass has come in on field “B” and he feels comfortable having athletic activities on the field. He stated the Rugby Club has taken on the responsibility of maintenance of the fields while Public Works continues to mow the grass.

Ms. Dussling asked if they are turning the test barn into a field house, and Mr. McMullan stated it is a club house/storage house due to the restrictions in the deed.

D. ENGINEER’S REPORT

SEE ENGINEER’S REPORT - SEPTEMBER 2023.

Mr. Kirchgasser announced Sleighton Farms Park is now ready for resident activities. Parking spaces have been cleared, and it is now ready for residents to use the trails and fields. Ms. Donnelly asked where the parking is located, and Mr. McMullan stated it is located off of Valley Road south of the driveway access. The lot will accommodate approximately 25 cars. He stated there is signage that directs to the trails areas. He stated there are still some restricted areas of concern with terrain hazards, but the trails are a little over a mile in length. Ms. Donnelly asked if hunters are aware of the trails, and Mr. McMullan stated they are aware.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. NEW BUSINESS

A. Consideration for Approval: Resolution 2023-33, Final Minor Subdivision and Land Development for property located at 40 Van Leer Avenue to construct three residential homes.

Mr. McMullan stated for Council's consideration for approval is Resolution 2023-33 a Final Minor Subdivision and Land Development for property located at 40 Van Leer Avenue. The project has been reviewed by the Township Planning Commission and the County Planning Commission with both recommending approval. As part of the resolution there is a waiver request from installing sidewalks on Van Leer Ave. Mr. McMullan introduced Mr. Dave Damon, Damon Associates and Mr. Vince Martini, developer of 40 Van Leer Avenue.

Mr. Damon stated it is a 1.89-acre property at the southwest corner of Van Leer Avenue and Barren Road. The property is zoned R-2 and is proposed to be subdivided into three lots which all meet or exceed the R-2 zoning requirements. The property consists of dwellings and barn which has been demolished. The property drains to the north on Barren Road to existing storm sewers. They are proposing three dwellings which will face onto Van Leer Avenue. They will all have their own on-lot stormwater management systems. They have received the review letters and will comply. He stated there were recommendations to consider adding a sidewalk along Van Leer Avenue, but it would be the only sidewalk within that stretch. There is a small portion of sidewalk that exists to the northeast of the site that runs from the corner of Van Leer Avenue to the high school along Barren Road.

Mr. Damon stated there is some foot traffic, but it is their argument that it is seldom used, and students would probably not use the sidewalk along that stretch on road, so they are requesting a waiver to not require a sidewalk. Ms. Dussling asked about the sidewalk requirements, and Mr. Janetka stated basically it is a requirement that can be waived by Council. It states within a subdivision if there is a location where adding sidewalks could be done strategically to connect with other sidewalks than they could be required if not waived. Part of the consideration as to whether to waive an issue or not will be brought up in the consultant review process. The sidewalk to "nowhere" is typically not brought up in a review because of what the ordinance requires making strategic connections to other facilities. Mr. Janetka stated in this case, it was brought up by the planner as well as himself because if sidewalks were installed along the front it would connect to the intersection where on the other side there is sidewalk. He stated this is why the issue was brought up, but there is no particular feeling either way if it would be beneficial, utilized, or underutilized.

Mr. Read asked how most students get from the Promenade to the school, and Mr. Kirchgasser stated there is an easement from the streetlight immediately behind the Promenade that goes into the back of the school property along the border of the properties along Van Leer Avenue. This easement is part of the Township's process to get the trail system in place. Mr. Read asked how long the easement has been in existence, and Mr. Kirchgasser stated at least four years when the Township approved the memory care facility which is now for sale.

Mr. Bialek stated any future residents who end up occupying the homes it would be easier and safer for them to have a sidewalk if they have children who attend the school. Mr. Kirchgasser asked if the Township has a position on this issue, and Mr. McMullan stated

they do not have a position, however, the comprehensive plan states if there is an opportunity to install sidewalks to install sidewalks. The connectivity is not present, and it would be a sidewalk to nowhere. Mr. Kirchgasser asked if any existing residents would be willing to concede property to install a sidewalk, and Mr. Janetka stated this is a hypothetical question he cannot answer. Mr. Kirchgasser stated it has been brought to his attention that a foundation has been dug on one of the lots, and Mr. Damon stated he has asked permission from Ms. Merino to do grading in the location of the existing structure. Mr. Bialek asked to clarify, and Mr. Damon stated he has a grading permit and a permit to dig the foundation.

Mr. McMullan stated building applications were submitted and approved and there is activity on the site at their own risk for the first lot. Mr. Kirchgasser stated the activity is on the lot of the 1 1/2 acres that was previously approved. Mr. Janetka stated this complies with all zoning and noted the builder was informed this was at their own risk.

Ms. Powell made a motion to approve with the waiver of the sidewalks. Mr. Read seconded the motion. The motion carried with a vote of 5-1. Mr. Bialek opposed.

- B. Consideration for Introduction: Ordinance No. 855, creating a new Chapter 133, establishing certain standards and regulations for Hotels, Motels, and Inns in Middletown Township.

Mr. McMullan stated before Council for consideration to introduce is Ordinance No. 855 which creates a new chapter in the ordinances listed as Chapter 133 that establishes certain standards and regulations for existing and future hotels, motels, and inns. Currently there are no annual licensing requirements, therefore they do not permit the Township to do annual inspections. This ordinance would move for the Township to create a fee schedule for licensing and allow for staff as part of the licensing to complete inspections. He stated this is a very lengthy ordinance with a lot of moving parts. He suggested to Council for the ordinance to go before the Roads, Highways, and Public Safety Committee before moving for final adoption. Mr. Bialek asked, knowing there is a pending hotel development on the Ponds Edge property, how will the prospective tenant or builder be notified of the ordinance? Mr. McMullan stated the Township will certainly notify the future builder/developer of the pending ordinance as it moves its way through the process. Mr. Bialek asked if the builder has to follow the ordinance change even if the approvals happened prior to the new ordinance, and Mr. McMullan stated they will have to comply with the new ordinance.

Mr. Kirchgasser asked for Mr. McMullan to explain the basics of the ordinance, and Mr. McMullan stated the consideration for the ordinance is based on giving the Township more oversight on public safety issues that are happening at an existing motel in the Township. Lack of oversight has put the Township in a situation where they were being reactive instead of proactive to hopefully head off situations that have been a risk to public safety and to cut down on public safety resources such as the fire departments and the state police. Mr. Kirchgasser explained there is an extraordinary impact on EMS which effectively takes them out of service to emergencies in a normal course of day and time. Mr. McMullan stated the EMS in the county is overburdened and help to alleviate any

burdens placed on them.

Ms. Dussling asked if the ordinance is standard to other municipalities, and Mr. McMullan stated it is standard and a lot of the language comes from municipalities that have already adopted a similar ordinance. He would like this to go before the Roads, Highways, and Public Safety Committee to fine tune the ordinance. Mr. Bialek asked if the applicant for the proposed hotel would be notified prior to the meeting if they wish to attend, and Mr. McMullan answered yes. Ms. Powell asked if the ordinance would include an Airbnb or Bed and Breakfast. Mr. McMullan stated, as it is written now, it has to have ten or more rooms, but this could be an opportunity for the committee to add something to the ordinance to address this.

Mr. Bialek made a motion to introduce Ordinance 855. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

- C. Consideration to Authorize: Waiving Bidding Requirements to Purchase a 2023 Chevrolet Tahoe in the amount of \$69,264.41 from Whitmoyer Auto Group, an approved vendor on the COSTARS Purchase Program.

Mr. McMullan stated for Council's consideration to authorize the purchase of a 2023 Chevrolet Tahoe fully equipped with the proper technical equipment for use by the Fire Chief to respond to emergency situations in the amount of \$69,264.41 from Whitmoyer Auto Group who is an approved vendor on the COSTARS purchasing program.

Mr. Bialek asked if there is an upcharge the KML uplift and logo and equipment, and Mr. McMullan answered it does not include the logo, but it is for the light kits and includes a cabinet that will be built into the back of the vehicle that will hold computer aided equipment in a response to an emergency.

Ms. Donnelly asked if the vehicle is for the new position of Fire Chief, and Mr. McMullan answered the current emergency response vehicle is a 2006 Ford Explorer where the light kit has been removed and the radio does not work. He explained they will list this vehicle for sale on Municibid.

Ms. Powell asked if the purchase is part of the 2023 budget. Mr. McMullan stated the Township did anticipate the hiring of the Fire Chief. He stated they will reallocate under used funding from Public Works capital budget to fund the vehicle knowing the Public Works vehicles are taking a longer time in production. This vehicle is on lot, and the Township will have it within two weeks and will need another two weeks to up fit. Ms. Dussling asked if that is included in the price, and Mr. McMullan stated what is on the invoice includes purchase and up fit. Ms. Dussling asked if the Public Works vehicle will be addressed in the 2024 budget, and Mr. McMullan stated yes. Mr. Bialek asked, given the Fire Chief is a new position, is there a policy for using personal vehicles? Mr. McMullan stated use of vehicles is address addressed in the personnel manual but because of the new role, it will be further addressed.

Ms. Powell made a motion to approve. Ms. Donnelly seconded the motion. The motion

carried with a vote of 6-0.

D. Consideration to Authorize: Purchase of flooring materials and installation at Roosevelt Community Center to Pro Action Restoration, Inc., in the amount of \$17,993.33.

Mr. McMullan stated before Council to authorize is the purchase of flooring materials and installation at the east wing of the Roosevelt Community Center to replace the existing carpeting since the increase of usage the carpet is not able to hold up to the foot traffic. Three estimates were solicited, and he recommends awarding to Pro Action Restoration, Inc. in the amount of \$17,993.33. The material will be vinyl flooring installed throughout the office area, kitchen area, and the hallway to include the hallway to the historical society. The price includes removal of existing material and installation of new material.

Ms. Powell asked if the vinyl would be easier to maintain, and Mr. McMullan stated aesthetically it will be more pleasing and more importantly it will be able to withstand foot traffic currently being experienced at the center. It is a commercial grade flooring. Mr. McMullan stated the bid is the second lowest, but because of the material and the warranty he feels it is the better deal. Ms. Powell asked if there is padding under the new flooring and Mr. McMullan stated there will be an underlayment that will be installed which will be placed over the existing wood flooring.

Mr. Bialek asked if this could fall under COSTARS, and Mr. McMullan stated they did not check any COSTARS vendors, but he does not believe this falls under their program. He stated this does not meet the requirements to fall under a public bid because it is below the state's threshold. He stated the Home Rule Charter requires anything \$10,000 or above to solicit three estimates. He reached out to five companies and three submitted estimates. After an extensive review by staff, he feels comfortable recommending the estimate from Pro Action Restoration, Inc. Ms. Dussling asked about the warranty and Mr. McMullan stated it is considerable at 10 to 15 years.

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

E. Consideration for Approval to list the following item on Municibid: 2011 Ford F-350 pickup truck and 9 ft. Western snowplow.

Mr. McMullan explained this is one of the vehicles being replaced. The new vehicle is receiving the upfit and to list the old vehicle would be beneficial to the Township in terms of selling because it is equipped with the 9-foot snowplow. He stated it would gain more traction listing it this time of year. Because it is anticipated to be over \$5,000 it should go before Council to authorize the sale. Mr. McMullan stated it will be listed on Municibid as well as listed in the Delaware County Daily Times.

Mr. Bialek asked if an analysis has been done on the estimated value of the vehicle. Mr. McMullan stated they did an analysis in the spring, and they saw comparative vehicles listed in the \$8,000 to \$9,000 range, and since it comes with a snowplow and a workable snowplow kit the Township should realize a little over that amount.

Ms. Powell 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:

- 1) Application 2023-14: An application of Corrie and Ryan Wells, 20 Overlook Circle, seeking a variance to construct a 582 s.f. deck, 311 s.f. which is covered with a roof, which will project within 26 feet, where 35 f. setback is required, zoned R-2.

Mr. McMullan stated Application 2023-14 of Corrie and Ryan Wells of 20 Overlook Circle in an R-2 zoning district is seeking a variance from section 275-199 which requires a 35-foot rear yard setback to construct a 582 square foot deck of which 311 square feet is covered with a roof which will project within 26 feet of the rear of the property. He stated they want to install an overhang over the deck.

Mr. Kirchgasser stated these are residents that have recently had their property impacted by the Ponds Edge development and whatever is going back will be over the top of the newly constructed homes. Mr. Bialek asked if this is adding to an existing deck, and Mr. McMullan stated yes and also adding a canopy over the deck. Mr. Bialek asked if the previous deck was within the 35-foot setback, and Mr. McMullan answered yes. Mr. Kirchgasser stated he could show some properties over the years that Council should have sent representation, but he does not feel this is one of them. Council did not feel the need to send representation to the Zoning Hearing Board.

- 2) Application 2023-15: An application of Pullman Orion and Katherine Flood, 24 Glen Riddle Road, seeking variances to construct an addition that will project within 12'3" of the side property line and the addition that will extend along the foundation wall of the house, which is non-conforming with respect to side yard setback requirements, zoned R-1.

Mr. McMullan stated Application 2023-15 of Pullman Orion and Katherine Flood 24 Glen Riddle Road is seeking variance to construct an addition that will project to within 2'3" of the side property line. That addition will extend along the foundation of the existing house which is non-conforming with respect to the side yard setback. This is an R-1 zoning district. Council did not feel compelled to send representation to the Zoning Hearing Board.

- 3) Application 2023-16: An application of Pinnacle Wash 1, LLC, for a property located at 1216 W. Baltimore Pike, seeking variances to construct a 34' x 130' enclosed car wash facility on the property as a conditional use. Requested variances: minimum lot size, impervious coverage, front yard setbacks, and minimum width of side yard setback, zoned B- General Business.

Mr. McMullan stated this application is related to what was presented to the Land Planning Committee this evening. Application 2023-16 of Pinnacle Wash 1, LLC for a property located at 1216 W. Baltimore Pike to construct a carwash. They are seeking variances to construct a 34' x 130' enclosed carwash facility on the property as a

Conditional Use and they are seeking variances for minimal lot setback, impervious coverage, front yard setback, and minimum width of side yard setback, zoned B-General Business.

Ms. Powell stated based on what was presented before the Land Planning Committee there is no need to send representation to the Zoning Hearing Board.

G. Consideration for Approval: Naming of the Smedley Tract, located at Middletown Road (Rt. 352) and Rose Tree Road, "Longview Park".

Mr. McMullan stated for Council's consideration for approval is the naming of the Smedley Tract. The name of the park has been under review for several years and several names were brought before the Township as a potential name which was narrowed down by the historical society, Township staff, and committee members of the Pros plan. Penn-Logan Park was considered but after some research it did not look favorable. One of the structures on the tract is named Longview and the view from the structure gives a great scenic view of the city line skyline from the park. After a lengthy discussion with Mr. Smedley, who highly encouraged the naming of the park Longview, because of the gorgeous views. Ms. Dussling asked if Mr. Smedley is agreeable with the name, and Mr. Kirchgasser stated he is enthusiastically agreeable. Mr. Bialek asked if there would be any notification to the public, and Mr. McMullan stated if approved tonight the Township will immediately start the notification process both electronically and with a physical sign at the park.

Ms. Powell made a motion to approve the name "Longview Park." Ms. Dussling seconded the motion. The motion carried with a vote of 6-0.

H. Approval of October 9, 2023 Bill List.

Mr. Kirchgasser read the Bill List aloud.

| GENERAL FUND | | |
|--|----------------------------------|----------------------|
| Arthur J. Gallagher Risk Mgmt. | Workers' Comp | \$ 8,180.00 |
| GO2 Tech, Inc. | Annual Contract and Monthly Fees | \$ 9,550.47 |
| Keystone Municipal Services | Sept. Building Inspections | \$ 15,562.50 |
| Petrikon Wellman Damico Brown & Petrosa | Legal Services | \$ 5,824.56 |
| Middletown Firemans Relief | Firemans Relief Dispersal | \$ 132.365.01 |
| Middletown Free Library | 3Q Allocation | \$ 62,500.00 |
| Travelers | Umbrella and Auto | \$ 11,687.00 |
| General Fund Total | | \$ 245,669.54 |

RECREATION

| | | |
|----------------------------|----------------------------|---------------------|
| PLGIT Credit Card - To G/F | Tickets/Bus Tour/Prog. Fee | \$ 13,362.02 |
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CAPITAL RESERVE

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|-------------------------------|-------------------|---------------------|
| A. F. Damon | 2023 Road Program | \$ 16,308.00 |
| Kelly Engineers and Surveyors | Roosevelt Center | \$ 21,254.51 |
| | | \$ 37,562.51 |

2019 G. O. BOND - TRID

| | | |
|-------------------------------|-----------------------|--------------------|
| Kelly Engineers and Surveyors | Lenni and Mint Trails | \$ 9,342.00 |
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Mr. Read made a motion to approve the bill list. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

Mr. Kirchgasser adjourned the meeting at 8:00 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township Engineer's Report

October 9, 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. 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 being paid by ETP. Funding for the work has now been received and it is anticipated it will begin in October 2023. Residents should be aware that there will be paving activity on the following roads to complete restoration (base paving repair, pavement overlay, line striping, milling, etc.): Valley Road, W. Forge Road, Sleighton Park pedestrian patch (near Valley/Forge), 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 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 has been prepared and forwarded to ETP for submission 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. Funds for this scope of work have not yet been received from ETP. PennDOT Highway Occupancy Permit has not yet been obtained. This work is anticipated to be completed in 2024.

- 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

- 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

- 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. An administrative approval of the amended permit has been received. Technical review comments have been received and plan revisions have been submitted to DCCD. The Township is waiting for additional review comments or approval of the permit for this work. 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 Franklin Station) 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

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

ROOSEVELT COMMUNITY CENTER AND LIBRARY MT100-O

- Construction and permitting plans for site improvements at Roosevelt School will be submitted to DCCD on or around October 9, 2023. Work will be completed in two phases. Overall improvements will include construction of a new tot lot, new parking, reconstruction of existing parking facility both in front of and behind the facility, grading of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements. It is anticipated that construction of improvements will begin in the fall of 2023, upon receipt of permits from the County and State.

SUNNY BRAE STORMWATER BASIN REVITALIZATION MT100-K

- Aside from a few minor punchlist/repair work items, the project is complete. Remaining punchlist work primarily includes the finalizing of the basin outlet structure configuration. This work is anticipated to be completed in the fall 2023.
- 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

- 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

- 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) – Construction of site improvements (not including the dwellings) has been approved by the Township (through issuance of a grading and excavating permit). Construction activity at the site has commenced.
- 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 40% 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 Matrissa 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. Four homes are presently under roof and the project is approximately 80% 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 95% 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 has been recorded and construction is 95% complete.
- Williamson College of the Trades Student Activity Center Land Development Phase 5 – The plan has been recorded and construction is complete. Certificate of Occupancy of the building has been approved and the Certificate of Total Completion has been approved. Minor landscaping repairs will be completed in the fall 2023.
- 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 and construction is anticipated to commence in the near future.
- 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 new home.
- A minor subdivision application has been received for 51 W. Forge Road to create on additional residential lot. This

application was approved by Council in January 2022. Plan has not yet been recorded.

- A minor subdivision application has been received for 552 Old Forge Road to create three residential lots. This application was recommended for approval by the Planning Commission in May 2022 and was granted conditional preliminary and final approval by Township Council. 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 90% 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 30% 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.
- Elwyn of Pennsylvania and Delaware – Kitchen Building – A land development application has been received to construct a new kitchen facility at the campus. This application be reviewed by the Planning Commission at the November 2023 meeting.

