

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
OCTOBER 15, 2025

Minutes of the Regular Meeting of Township Council held on October 15, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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

Excused: Walter "Bok" Read

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chairwoman 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:

Draft Township Council Minutes: June 18, 2025.

Mr. Stump made a motion to approve the June 18, 2025, Council minutes. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

3. PUBLIC COMMENTS:

Ms. Patsey Haggerty, 16 Soldier Song Lane, stated the ballots have been in the mail but the kiosk out front is locked. Mr. McMullan stated this is the responsibility of the County and they typically open the kiosks two weeks prior to the election. This should be Monday, October 20, 2025. Ms. Haggerty said people who have ballots should hold on to them. Mr. McMullan stated he does not have guidance to give and suggests checking the County's website. Ms. Dussling suggested checking the board of elections website as well.

Mr. Stump stated he checked the website and it stated it depends and suggested Township staff circle back with the County for clear directions. Ms. Dussling stated she has called the Board of Elections, and they have been very forthcoming with information. She also suggested dropping the ballot off at the Board of Elections building.

Ms. Haggerty stated she sees people crossing Baltimore Pike to get to the bus stop in front of the hospital right in the middle of the road. It occurs to her this is not a very good position for the bus stop. Could consideration be given to possibly move the bus stop to one or the other of the crosswalks and possibly put a shelter there as well. Mr. McMullan stated this is underway and there has been a study ongoing for almost three years. SEPTA is taking the lead because of the bus services provided on Baltimore Pike. They are taking the lead in terms of design and adding extra crossing legs to the intersection. As part of the process, SEPTA will need to apply for an HOP (Highway Opening Permit) to install to add pedestrian crossing and a bus shelter. They have been in discussion with Riddle Hospital in terms of relocating the existing bench that is serving as a bus stop closer to the main intersection and installing a bus shelter on the sidewalk in front of Riddle Hospital. SEPTA is very close to submitting their application to PennDOT for the HOP.

Mr. Mike Risser, 1537 Middletown Road, stated he has looked at the traffic situation with the proposed school. He looks at Rt. 452 where Glenwood Elementary School is located and sees the traffic mess when parents are picking up and dropping off. He said that Rt. 352, Barren Road, and Rose Tree Road are worse. Kindergarten and first grade children are usually the ones that are dropped off at school before a parent goes to work. The number of parents dropping off from all over the district is prohibitive. Traffic is already very high volume. He hopes the school is not built at that location. He worked with the group from Edgmont Township to stop the building of a school based on a pipeline being 200 feet from the back of the proposed school, based on traffic, and based on needs. They have been pushing neighborhood schools and now the school board wants to pull children from all over the district to attend one school. He hopes common sense comes into play.

Ms. Dussling stated his concerns are noted and he is not alone with his concerns regarding traffic. The Township has not received plans as of this date, but her understanding is the entrance will be off Barren Road. Once plans are received they will have a better idea of what is being proposed. Mr. Risser also commented on higher taxes.

Mr. Christopher Garriga, 416 Meadowhurst Lane, thanked Council for the work they do. He stated he is very much in favor of the proposed school. He has been tracking this for a long time. The school has been planned for a long time. There was a great plan in place for Edgmont Township. They were able to successfully block the plan by going before the Board of Supervisors who voted against the proposal. There is overcrowding in the schools. Children are being taught in trailers. Eventually with overcrowding in schools, the school district will go down. If this happens, property values go down. He stated the district has a great superintendent, a terrific plan that has been publicly vetted. When the plan comes before Council he urges them to support the proposed school.

Ms. Maryanne Wolff, 711 W. Rose Tree Road, stated she is not opposed to education or the school district needs. The proposed location is not the right spot. She attended the work session last week with the school district. When PennDOT comes through and takes their chunk of land when they are redoing the intersection they will be taking two acres of the property which will reduce the school district owned property to 12 acres for a 120,000 square foot building plus 20 parking spaces. It will be nothing but blacktop. The tree line they will put in will have to be removed by PennDOT. In addition to the buses that will use Barren Road, all faculty and teachers will use Barren Road as well. She hopes the residents of Barren Road are aware of this. In addition, there will be before and after school care which will run from 7:00 a.m. to 6 p.m. So, the time is not just school hours. Most people that want this school want to go to work and they want a babysitter. She stated she had a child in school and she paid for her to go to daycare. She understands the needs of those families, but this will impact the residents of Rose Tree Road. At the meeting she attended, they discussed the traffic study and she asked specific questions; what roads are involved, when are they doing the study, and how are they doing the study. She said no one could answer her questions. The only thing they knew were the three intersections the Township asked them to add. She asked if anyone knows what roads are involved in the traffic study. Mr. McMullan stated they have not received any plans, so they do not know at this time. She was referred to TPD, Inc. who is doing the study which is supposedly going on now. She

stated TPD, Inc. refused to answer her questions and referred her back to the school district. She asked who she should go to as far as the traffic study is concerned. She was given a phone number to TPD, Inc. and called them, they did not call her back. She e-mailed them and they referred her to the school district who claims to not know the answers to her questions.

This is the scenario for everything when they try to get answers to questions. She understands plans have not been presented, but the Schrader Group did say they were forced or told by the Township to add three intersections. Why Hunting Hills and Rose Tree Road were not on the study in the first place is beyond her.

Ms. Dussling asked if they had an explanation and Ms. Wolf stated they didn't know the details. Mr. McMullan stated the Township Traffic Engineer has attended scoping meetings and this request may have come from him at a scoping meeting. She asked who can tell her what roads are involved. Mr. McMullan stated unfortunately no plans have been submitted so the Township doesn't know what roads are involved. Ms. Wolff asked if the study is going on now, and Mr. McMullan stated it very well could be going on now, but the Township hasn't seen any plans yet. The process of these scoping meetings where the Township Traffic Engineer participates, is very similar to any other land development proposed project. He stated he does not have any of this information, but the Township Traffic Engineer would have the information.

Mr. Bialek suggested Ms. Wolff put together her comments so the Township can make sure these roads are included in the traffic study and to forward this information to Mr. McMullan who will then get her comments to the Township Traffic Engineer. He repeated that nothing has been presented to Council. It is up to the applicant to do this work. If it is not up to Council's expectations once it is submitted, they can go back to the applicant and say the traffic study does not meet their requirements. At this point, it is up to the applicant to do what they want to do in consultation with Township professionals. This is where she can have her voice by feeding information to the Township professionals. If they are consulted again, they can recommend these roads be added to the traffic study. If they are not added, it will likely come up as part of the review process. Ms. Dussling stated once an application is submitted, it starts the land development process. Ms. Ciuca stated if Council feels that it is inadequate they can ask the applicant to redo or add to the application. If Ms. Wolff suggests an intersection that was not part of the study, the Township can tell the applicant to add this intersection to the traffic study. Ms. Dussling stated it is a very dynamic process and can take multiple meetings.

Ms. Dussling stated the Township had a land development application recently that went through multiple meetings. Many aspects had to be addressed. Mr. Stump added the reason the back and forth was a productive conversation in the previous application was because there were other facts presented. At this point what has been presented about traffic are assumptions. The Township will need evidence to make a decision. Ms. Wolff stated the school board mentioned in this meeting that they did not know why they could not use the study that was used for the Promenade at Granite Run and not waste time doing a study. She stated the school board is not interested in doing a true study and this is what

she is upset about. Ms. Dussling asked Mr. McMullan if they could find out from Mr. Parker the scope of the intersections that were discussed. Mr. McMullan stated he will ask. Ms. Wolff asked if the traffic studies are public information, and Mr. Bialek said yes, once they are submitted. He stated Council relies on the professionals to provide adequate guidance in the expectation of Township regulations and requirements.

Ms. Dianna Lembo, 1499 Middletown Road, Edgmont Township, stated she spoke at the September Council meeting and mentioned the Rose Tree Media 2018 capacity study. She made a copy for Council. The school board hired consultants to analyze all the school buildings and what was needed to accommodate growth in another 10 to 20 years. Their solutions were to add additions to three of the four elementary schools as well as adding space to Springton Lake Middle School. Springton Lake School has seventy acres. They suggested bringing the fifth graders to Springton Lake. The capacity issues would be solved for many years. There will not be an infrastructure issue that will affect Middletown Township and the regional area.

Ms. Lembo was driving in this area at 3 p.m. and the traffic was backed up all the way to Painter Road. If the school board just added one simple addition, five classrooms per side, 15 children per classroom which is a low estimate means 150 students for one wing. She stated the Haverford School District built new schools on the existing land, knocked down the old schools and redid the playing fields. This is cost effective and saves space and solves problems. She stated the Outrigger warehouse development was turned down by this Council. Residents were opposed to the warehouse for the same reason this school will affect the area. The same quality of life issues, increased traffic, health and safety risks and environmental concerns. All of which will impact the residents forever. This school is a large commercial structure and has the same impact that a warehouse does. It has the same needs, deliveries, and increased traffic. The developments in Middletown Township impact residents in Edgmont Township as well as Brookhaven Borough. She hopes Council has the strength to tell the school board no.

Mr. Bialek added during the Land Planning Committee meeting the 2018 study was brought up and he specifically asked the superintendent that he addresses the recommendations made in this study and why the choices they are making now are different than what came out of the study. The superintendent did gloss over some of the items, and Mr. Bialek asked that during open discussions with the public these items be addressed.

Ms. Evelyn Malkun, 672 N. Heilbron Drive, stated she is very concerned about the entire situation for many reasons. First, it is a terrible burden on taxpayers. Everyone is struggling to live today. She loves Middletown Township's open space. She goes to Longview Park every day. She also is a witness to the traffic. Twice, one of the school buses decided to come into the park for a shortcut. She stated she called the school district to complain. But, this is an example of the crazy stuff that might go on. Once this starts, it is forever. Think about the next five years, what is going to happen here at the Township. What will it be like. She has a feeling that the school district is pushing this plan through. She thinks there must be other locations to be considered such as Springton Lake Middle School. She suggested they renovate existing buildings. She thanked Council for listening and added it is much nicer

to attend these meetings than the school board meetings.

Ms. Colleen Janczyk, 655 N. Heilbron Drive, stated she emailed about the traffic issues. At the last school board work session some intersections were not included in the traffic study. She appreciates the extra intersections added. Her videos show a line of cars from Ridley Creek and Rose Tree Road going all the way to Rt. 352. She asked why these intersections were not included in the traffic study and they said this is all the Township requires. The school board cannot give a hard answer to how many cars will drop off at the proposed school. Even adding the number of drivers from one school dropping off and picking up is not good. She is not against schools or expanding schools. The school board states it is more expensive to add an addition to an existing school, but they are not comparing to the \$85 million project, they are comparing to the Edgmont School. She knows what it is like to be in a crowded school. It is not that bad. She would choose land preservation over this new school. She hopes people will see the big picture.

Ms. Lori Reynolds, 181 Hunting Hills Lane, thanked Council for the opportunity to speak. For months the residents have raised concerns about the adverse effects on mobility, safety, and quality of life due to the significant increase in traffic expected from the proposed K-1. The projected trip generation will exasperate the already highly congested and over capacity road system. At last Thursday's school board meeting, the district's consultant mentioned an expanded traffic study. Residents asked which roads are being included since we did not see any evidence of a study. We were told human monitors are being used. Ultimately, the community was advised to bring their concerns to the Township which prompted her earlier e-mail that listed all the roadways they would like to see included and asked for the Township's help in ensuring that a comprehensive standard space traffic impact assessment is conducted. Given the size of the building and the projected trips generated by the proposed 850 student center, a traffic impact assessment, not a general traffic study is warranted.

While a traffic study looks broadly at conditions an assessment provides a detailed analysis of traffic flow, congestion, analysis periods, the key intersections, queue length lines, speeds, sight distances, safety and the cumulative effects of nearby planned development such as the church with 250 space parking and the Penncrest multi-sports complex which is under land development as well. Quality data is essential in making informed development decisions. At the same meeting last week, a board member remarked "the school district is not responsible for solving Middletown Township's traffic problems." Also, she respectfully notes being home to two elementary schools and a high school, Middletown Township is not responsible for solving the district's overcrowding problems. She thanked Council for their time and hoped they would look at the e-mail she sent. Mr. McMullan stated he responded he received the e-mail and forwarded on to all concerned.

Ms. Reynolds stated when you spoke to Ms. Wolff it seemed like you had no idea what intersections were of interest and needed to be provided to the Township. Mr. McMullan stated he responded to her e-mail and forwarded it to the traffic engineer. In terms of all the intersections, he just does not know what intersections are included in the study.

Ms. Lorraine Stavola, 680 W. Rose Tree Road, stated she has lived in the Township for 40 years and had two sons who have gone through the school district. She stated Rose Tree Road is a very dangerous road. There are no streetlights, no sidewalks, and no curbs. Lots of people use this road instead of the bypass. There was a cat killed on the road and many deer are killed on the road as well. She understands there is a creek that runs on the property of the proposed school. She is on well water and if during construction they will compact the ground it is very possible for it to destroy her well. Her house is 400 feet from the street so this would be a great distance to tap into city water. Her school tax now is \$10,000 a year. How much more will that increase with an \$83 million dollar proposed new school. This will affect all the taxpayers. Even though this is after the fact, she blames Toll Brothers for raping this community. They built a big development, and they had no accountability to factor in for a school. They built the townhouse community along with the apartment buildings. The school board president said there are 700 new children entering the school district.

Ms. Stavola remembers when Franklin Mint was first subdivided. There was a huge meeting at Penncrest High School, and they were assured there would not be a big development on any of the properties. Suddenly, out of nowhere, Toll Brothers builds this monstrosity that the residents will have to pay for. She doesn't know what the taxes are for these townhomes, but if 700 new kids come in plus full day kindergarten, where will you put the children. She is concerned about her taxes going up. She also notes if you have other children in school how will you tell the kindergarten child they can't go to school with their siblings. How will the school buses be outfitted with car seats. Everyone in her neighborhood appreciates their privacy.

Mr. Stan Johnson, 160 Kennedy Drive, said his message is a thank you. Some of his friends were walking on the Mint Trail on Monday during the windy conditions and came across a large tree that had fallen. Today his wife and he took a walk, and the tree had been cleared. He thanked Public Works for clearing the tree so promptly.

Ms. Colleen Janczyk, 655 N. Heilbron Drive, listed recent accidents. At the corner of Rose Tree Road and Ridley Creek Road, accident with injury reported. This intersection again, accident driver may be unconscious; 647 W. Rose Tree Road, accident one vehicle on the lawn; Painter Road, cross Heilbron and Hunting Hill, pedestrian struck; 58 Painter Road, one vehicle into telephone pole; 742 Rose Tree Road, accident injuries unknown. These are very recent between 2023 and 2025.

Ms. Dussling thanked the residents for their comments. She asked if the last school board meeting was the workshop meeting, and it was.

#### 4. REPORTS

##### A. Chair:

Ms. Dussling stated the library had their Craft Beer Fund Raiser, which was very successful.

##### B. Committees: None

##### C. Manager:

Mr. McMullan asked for Mr. John Kolicious of the Environmental Advisory Committee to give his report. Mr. Kolicious announced Jennifer Nichols from their committee, who is

one of the principals of GreenWeaver Landscaping is giving a presentation on Wednesday, October 22, 2025, at 6:30 p.m. at the Roosevelt Community Center on Nature-based Stormwater Solutions to enhance your landscape. Things you can do to enhance your property, so stormwater runs into a rain garden or rain barrel. Natural methods to prevent the overflow of water. Ms. Nichols has a lot of experience in this field, and it should be a very interesting talk. There is a link in the Township newsletter if anyone wishes to sign up for the talk.

Mr. McMullan reported that on Saturday, October 25, 2025, from 4 - 7 p.m. is the Parks and Recreation Department annual "Not So Spooky Haunted Trail" at Sleighton Park from 4:00 – 7:00 p.m. There is no rain date. If you haven't had an opportunity to see it, it is pretty spectacular. He encourages everyone available to stop by the park at the intersection of Valley Road and W. Forge Road. Ms. Dussling remarked that the displays have gotten bigger each year. Mr. McMullan stated there are guests in the form of Philadelphia Eagles skeletons.

D. Engineer: None

5. PUBLIC HEARING: N/A
6. OLD BUSINESS: N/A
7. COUNCIL WORKSHOP ITEMS: N/A
8. ITEMS FOR APPROVAL:

A. Consideration for Approval: Resolution 2025-19, Disposition of Records.

Mr. McMullan stated for Council's consideration this evening is Resolution 2025-19, Disposition of Records. This was reviewed before Council at the October 1, 2025, workshop meeting. This is a resolution that comes before Council from time to time for the disposition of records. The Township follows the Pennsylvania Municipal Records Manual and has documents to be disposed of that will be retained electronically. The records are from the Land Development Office and the Manager's Office.

Ms. Powell made a motion to approve Resolution 2025-19. Ms. Donnelly seconded the motion. The motion carried with a vote of 6-0.

B. Consideration for Approval: Resolution 2025-20, extending the Emergency Declaration for Middletown Township, due to the closure of Crozer Health System.

Mr. McMullan stated for Council's consideration this evening is Resolution 2025-20. This was presented to Council at the October 1, 2025, workshop meeting. Council suggested extending the Emergency Declaration to the first regular Council Meeting in January 2026. This would be the January 7, 2026, Council Meeting. Ms. Dussling asked if there was any change to the Delaware County Emergency Declaration, and Mr. McMullan stated it is his understanding they have an indefinite extension to their Emergency Declaration.

Mr. Bialek made a motion to approve Resolution 2025-20. Mr. Stump seconded the motion. The motion carried with a vote of 6-0.

C. Consideration for Approval: Appointment of an Ad Hoc Committee to review applications for citizen board/committee appointments.

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Mr. McMullan stated not by resolution but approval by a motion is a request that comes before Council at different times of the year. This was discussed at the October 1, 2025, workshop meeting in terms of Council approving by motion a policy for committees and boards. With that will be an appointment of an Ad Hoc Committee to review applications for vacancies that will be upcoming on committees and boards. For Council's action is a motion to approve an Ad Hoc Committee to review those applications. Ms. Dussling added in line with the policy that they adopted, they are in the process of advertising the vacancies on the citizen committees and boards and the process of receiving submissions from residents interested in being on these committees. As discussed at the workshop meeting it will be a council committee of three consisting of Mr. Bialek, Ms. Ciuca, and herself. The process is posted on the Township's website. The deadline for submissions is October 31, 2025.

Ms. Powell suggested on the third page can they add something that says "Council will decide the parameters for the Ad Hoc Committee" rather than throwing three people in blind. Every committee is different. Ms. Ciuca stated she asked for a committee/board position description for this very reason. The Ad Hoc Committee will change every year; it will not always be the same people on the committee so parameters for the requirements for each committee are needed.

Mr. Stump stated the guidelines should come from the staff liaison. Mr. Bialek asked if there is a role or responsibility expectation for each of the committees. He stated as a standard operating proceeding and for the expectations of each committee to be known before a candidate comes before the Ad Hoc Committee. The Council subcommittee should be aware of this before they make recommendations of who to appoint to these committees. Mr. Stump asked if there is a place where they are publishing these expectations as this is an opportunity to list them on the subpage of each committee.

Mr. McMullan stated he had been asked to look into capturing the powers and duties of each committee/board. To not omit or exclude any of those, his thoughts were to put a link on the committees and boards page which would direct residents to enumerate the powers of those boards so citizens that are interested would be able to look in detail at the powers and duties of each committee. Ms. Powell asked if there is contact information, and Mr. McMullan stated all staff liaisons are listed on the website, and his assumption is if a resident is interested in the Parks and Recreation Committee they would know to contact Jennifer Maull directly. He stated that typically he is emailed and gets follow-up questions such as how many times a year do they meet, where the meeting location is, and what to expect. Ms. Ciuca asked if he would add this to the website and Mr. McMullan stated he would. Ms. Powell asked if the list of openings is on the website and Mr. McMullan stated it is. Ms. Ciuca suggested it be placed on all social media sites. Mr. Stump stated he clicked on the EAC site and there is a note to e-mail the Township

Manager by Friday, October 31, 2025, and to please include a letter of interest. Mr. McMullan asked if the request is to add language to the policy, and Mr. Bialek stated in order to be thorough since they are creating the subcommittee that roles and responsibilities and expectations for each of the committees be provided to the subcommittee. He said it would not hurt to add to the website under each committee so there is transparency to the public what the roles and responsibilities are for each committee.

Mr. Stump made a motion to form the Ad Hoc Committee. Ms. Powell seconded the motion. The motion carried with a vote of 6-0.

D. Consideration for Approval: Purchase and Installation of Security Cameras at Sleighton Park from Delaware Valley Network Video Solutions, LLC, an approved COSTARS vendor in the amount of \$21,317.

Mr. McMullan stated for Councils' consideration to approve is the purchase and installation of security cameras at Sleighton Park from Delaware Valley Network Video Solutions, LLC, an approved COSTARS vendor in the amount of \$21, 317. This is part of the 2025 Capital Budget. Township staff have explored this to a great extent to address public safety and vandalism that is happening particularly at Sleighton Park. They interviewed this applicant who is doing work in surrounding municipalities. The municipalities he contacted were satisfied with the product.

They met with the vendor and the product he proposed was scaled down and they made some additions. He added as with all vendors of COSTARS he asks for a certificate from COSTARS. This applicant was under the assumption he has an active certificate. but his credit card was recently hacked so he is one payment behind on his admin fees to COSTARS. He sent an e-mail saying this was resolved. Mr. McMullan is expecting to receive the COSTARS certificate. He is asking Council to approve contingent on receiving the COSTARS certificate. Ms. Dussling clarified this is an upgrade from what they have now. It allows staff to view in real time any activities in the park.

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

E. Approval of the October 4, 2025, Bill List.

Ms. Dussling read the bill list aloud.

<b>GENERAL FUND</b>		
PA Municipal Health Ins. Cooperative	OCT Health Insurance	\$ 36,509.04
Traveler's	General Liability 8/1/25 - 8/1/26 (Payment 1/4)	\$ 32,304.50
Total General Fund:		\$ 68,813.54
Grand Totals:		\$ 68,813.54

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

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

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive style with a long horizontal flourish at the end.

Sharon Browne