

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
NOVEMBER 5, 2025

Minutes of the Regular Meeting of Township Council held on November 5, 2025, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

Present: David Bialek PharmD, RPh., Bibianna Dussling, Carissa Ciuca, Jackie Donnelly, Susan Powell, Walter "Bok" Read, Christopher Stump, John McMullan, Erik Janetka, Kelly Engineers, Denis Dunn, Esq., Vince Visoskas, Meredith Merino, Chief Bill Rigby, Andy Parker, Township Traffic Engineer

1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ms. Dussling called the meeting to order at 7:00 PM and led in the recitation of the Pledge of Allegiance to the Flag.

2. APPROVAL OF MINUTES:

3. PUBLIC COMMENTS:

Ms. Dussling announced for tonight's public comments given the fact the Township has not received any plans from the Rose Tree Media School District for the proposed K-1 school that comments be kept to approximately three minutes. She also asked that Middletown residents speak first and then they will open the floor up to non-residents. She also suggested that comments be kept to subjects that Council can address when they look at a land development proposal.

Ms. Evelyn Malkun, 672 N. Heilbron Drive, stated she taught children in this age group for many years. Her first concern is the cost of the project. Many people are suffering in today's economy. Her second concern is the congestion. She travels Rose Tree Road, Pennell Road, and Painter Road every day. She is a witness to the traffic. She has seen many people ignore stop signs at Painter and Rose Tree Road. There have been many accidents. She is very concerned about Longview Park. She goes there every day and sees more people cutting through the park because they don't want to deal with the traffic. In the afternoon, there are many students that cut through Penncrest High School and cross over Rose Tree Road. Ms. Malkun thanked Council for listening.

Mr. Justin Ohm, 676 W. Rose Tree Road, stated he also has concerns about the K-1 project. He stated he sent an e-mail to Council this morning. Part of the K-1 proposed project is to expand the artificial turf fields at Penncrest High School. There are significantly more injuries that occur on artificial turf. This is less of a Township concern and more of a school board concern. Often the budgets don't include the replacement costs at the end of the life cycle of the turf field. What they are proposing currently is a rubber infill artificial turf. The problem with this is, it is almost a "get out of jail free" card for the tire industry. Instead of having to adhere to strict EPA guidelines disposing of used car tires, they can grind them up and put them in athletic fields.

There is a lot of chemical exposure. There have been reports in the news about "forever"

chemicals. There are studies that show that kids that play on artificial turf have significantly higher levels of these forever chemicals. PFAS chemicals that never leave the body. No-one knows the long-term ramifications. He is concerned for the school board and the Township if the installation was put in place without looking at the long-term liability aspect. Finally, he is concerned about the health ramifications. There are new fields at the Westtown School and the new complex at Subaru Park for the Philadelphia Union. They did ample research and opted for a cork infill rather than a rubber infill. This mitigates a lot of chemical exposure. It does not mitigate injury risk. Mr. Bialek asked if this information was shared with the school board, and Mr. Ohm stated he did, but the board was to discuss this at the December 1 meeting. He stated it is his understanding proposals were put in place in 2006 for the land to have a parking lot. A traffic study was done then, and it was found to be highly impactful for the area and was declined. He suggested Council look back at the previous proposal. He also is concerned about the proposal splitting up siblings and moving away from a community-based school. Mr. Bialek thanked Mr. Ohm for his e-mail. He stated he was enlightened on areas that he was not knowledgeable about especially the forever chemicals. He encourages Mr. Ohm to continue to voice his concerns with the school board as this will be in their purview. The Township will have some limited input. Ms. Dussling added she did not know about the option of using cork infill. The school district will have to pay the EPA for the more stringent disposal mechanism at the end of the life cycle of rubber infill. Mr. Ohm stated he has contacts at the Westtown School whom he can reach out to in terms of what their research was for their new fields.

Mr. Phil Moran, 559 W. Rose Tree Road, stated he served on the Middletown Township Planning Commission for 10 to 12 years and was Chairman for a few years as well. He served on the Delaware County Economic Development Oversight Board for 7 to 9 years. He intends to get involved with the proposed K-1 project and is looking forward to hearing the specifics of the plan and how the plans have been generated before coming before the Planning Commission.

Ms. Maryanne Wolff, 711 W. Rose Tree Road, stated she knows Council tortured themselves for months and months on the warehouse issue. The community that lives in the Toll Brothers development on Baltimore Pike were worried about the traffic congestion and the trauma it would cause to their development. Council ruled in their favor because it would have been a negative impact on their community. She is a 35-year-old resident of Rose Tree Road. The road has been there for over 300 years. Her house is over 240 years old. Rose Tree Road is an old historic, twisty, windy road that cannot handle the traffic that is proposed. She is asking for the same consideration that was given to the residents who chose to live on Baltimore Pike to the residents who chose to live on Rose Tree Road. The new park has drawn a lot of people, today it was packed with cars. Rose Tree Road cannot handle the number of cars that will drop off children for kindergarten or daycare, especially since PennDOT is scheduled to fix that intersection in 2034. She asked Council to consider the traffic as a major part of their decision.

Ms. Colleen Jansek, 655 N. Heilbron Drive, thanked Council for allowing residents time to speak. She said as always they are not opposed to the school itself but are opposed to the

location proposed. She might be one of the ones living closest to the proposed project, but everyone will feel the effect who travels on those impacted roads. The goal is to have unity and inform the public. They are already in a difficult position because the school board says they already own the land. The history is this is the second time they owned this land. They bought it once, sold it to Riddle Hospital who did not use it for many years, then the school board bought it back from Riddle Hospital in 2022 when the proposal in Edgmont Township was going south.

The school board thinks this is the fastest solution, but the fastest solution is not always the best solution. She questions why Riddle Hospital did not use the land. She stated at the last school board meeting a representative stated they will have to augment the soil. Another important factor is the 2006 Planning Commission shut down the proposed project when Rose Tree Media School District wanted to build a parking lot in this location. She produced some articles regarding this decision. She stated her point being they want to work together being they are the first ones affected by this project. She stated the school board does not have an answer to when PennDOT will fix the intersection.

Ms. Lori Reynolds, 181 Hunting Hills Lane, stated she has a question about the Land Development application that will be submitted. The school district has merged two projects. Are they bringing the two projects before Council at the same time? The multi sports complex and the K-1 project. Ms. Dussling stated the Township has not received any plans yet. Mr. Ohm inferred if the athletic field project is part of the K-1 project he suggested the cork infill. Ms. Reynolds stated she is trying to figure out the timing. At the last meeting, they had not decided on synthetic turf or grass, lights, and restrooms. All of this will impact residents in Middletown Township. It will also influence the stormwater runoff. The school as it is, the runoff is enormous with the paving of the open space, a nearly three-acre school building, the loop road, parking lot, and the road from Barren Road to Rose Tree Road. If they put synthetic turf in, it is like a plastic blanket on the ground. It impacts the soil and ground water. The turf heats up and is very hot.

The stormwater runoff goes to Ridley Creek. Ridley Creek is a cold-water species of trout fishery. The creek will have problems. The project needs to be done together not separately. Mr. Bialek stated while the Township does not have the plan before them he can state as a member of the Land Planning Committee, they did present both plans as part of one presentation before the committee. It included the athletic fields as well as the K-1 school. Whether that will be a singular plan when it ultimately comes before Council he cannot speak to. Ms. Reynolds asked if the school district made the final decision on artificial turf when it was presented. Mr. Bialek stated he does not recall the specifics. Ms. Powell stated the school board presented a concept plan and did not have specifics. Ms. Reynolds stated there is a thought this will be a quick construction build and yet from the last meeting they have not decided on the turf or lights. She thinks these issues will be significant as well as all the issues we have heard about with the K-1 project. She stated the soil is clay and does not infiltrate so they will have to augment it, and if it still does not perc, they would have to install an underground infiltration system. She stated there are a lot of issues that need to be worked on.

4. REPORTS

A. Chair: NONE

B. Committees:

1. Finance and Administration Committee met on October 23 and October 30 to discuss the 2026 DRAFT Budget.

Mr. Bialek confirmed they had a number of Finance and Administration Committee meetings with the sole purpose of defining the 2026 fiscal year budget for Middletown Township. They reviewed both revenue opportunity as well as Township expenses both as general expenses as well as capital expenses. He stated he will be respectful of Mr. McMullan and give him the opportunity to share what he normally categorizes as the bold statement from the budget planning perspective. The budget is completed in draft form and ready for public dissemination.

2. Land Planning Committee met on November 5 to discuss a proposed building expansion at 245 Lungren Road.

Ms. Powell reported earlier this evening they had a Land Planning Committee meeting to discuss a proposed building expansion on Lungren Road which is located in the Lenni section of the Township.

C. Manager:

1. DRAFT 2026 Budget is available for review at the Township building and is on the Township website beginning November 5, 2025. No tax increase in the proposed 2026 budget.

Mr. McMullan reported that the 2026 draft budget is available for public review at the Township building, and there is a copy at the Roosevelt Community Center, and it is available on the Township website. He deferred to Mr. Bialek so he could deliver the good news about the budget, but before he did that he thanked Mr. Bialek as the Chair of the Finance Committee as well as Ms. Ciuca and Mr. Stump as members of the committee and Mr. Visoskas as director of the finance department. Mr. Bialek stated he is happy to share that the recommendation from the committee that there will be NO tax increase for 2026. They have a balanced budget and can make some expansions in the Township both from a public safety perspective, which is a critical highlight for the Township and has been for some time. They have made some significant strides in this area. Mr. McMullan added he will give a presentation on the budget at the November 19, 2025, Council meeting. It will then be properly advertised and go before Council for a vote at the December 3, 2025, meeting. Mr. Bialek encouraged the public to review the budget, and if there are any questions or comments to contact either himself or Mr. Stump or Ms. Ciuca.

D. Engineer:

Mr. Janetka reported on a couple of projects the Township has been working on for the past two or three years. The Lenni Road pedestrian trail and Lenni Park redevelopment.

He reported the Township expects to receive the permit from the state imminently. Then it can be put out for public bid sometime in December. The Lenni Road pedestrian trail would connect the current trail constructed last year and the Chester Creek Trail. He had a productive meeting with PECO a few weeks back and is getting very close to having an agreement with them for use of the right-of-way along the south of the SEPTA right-of-way. This is moving forward. Ms. Dussling asked if there will be subsequent meetings with PECO, and Mr. Janetka answered there will be once they prepare the additional information they are asking for which they will review and hopefully follow up with a formal agreement.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review and Introduction: Ordinance 872, an agreement with Middletown Township Sewer Authority to expand an easement to upgrade an existing pump station on Paul Lane.

Mr. McMullan stated for Council's review and introduction is Ordinance 872 which at the conclusion of the presentation from the Sewer Authority will require a motion from Council whether to advertise the ordinance so he can bring it back before Council on November 19, 2025. The presentation will include exhibits which the engineer from the Sewer Authority will review regarding an upgrade to the pump station on Paul Lane. Mr. McMullan introduced Mr. Walt Fazler, who is the engineer for the Sewer Authority. Mr. Ed Klodarska, Chair of the Sewer Authority, introduced Mr. Walt Fazler. Mr. Fazler stated about thirty years ago the Paul Lane pump station was installed in the Glenwood Farms section of Middletown Township part of the Sewer Authorities Phase V project. The useful life of a sewage pump station is about twenty years.

The pump station is well beyond this point. If you view and listen to the pump station, you will understand where the Authority is coming from. The plan is to upgrade the sewage pump station with the latest technology and advancement in SCADA controls (Supervisory Control and Data Acquisition) to make sure the station is operating and functioning properly. The station is not equipped with emergency power. This area of the Township loses power quite a bit requiring them to tow a portable generator out to ensure the station remains operational. The new station will have a generator. Mr. Fazler stated it was built along the curb line of Paul Lane, and the right-of-way is only ten feet. (inaudible 33.53 - 34.39) Mr. McMullan added (inaudible 34.27-34.39).

Mr. Bialek stated the proposal will allow an easement for the MTSA on the property, to upgrade the pump station at this location. (INAUDIBLE FROM 35.04 - 35.43). Ms. Patricia Haggerty, 16 Soldier Song Lane, asked where Paul Lane is located. Mr. Fazler stated it is located off W. Forge Road near Sleighton Park.

Mr. Bialek made a motion to introduce Ordinance 872. Ms. Powell seconded the motion.

The motion carried with a vote of 7-0.

B. Review: Resolution 2025-21, a Preliminary Land Development application for Pinnacle Car Wash LLC, located at 1216 W. Baltimore Pike.

Mr. McMullan stated for review by Council is a Preliminary Land Development application from Pinnacle Car Wash who is proposing to build at the location of 1216 W. Baltimore Pike. He provided Council with a summary of the project at a prior meeting. It has been reviewed by the Middletown Township Planning Commission who recommended preliminary approval. It has been reviewed by the Delaware County Planning Commission, who is recommending approval contingent on input from the Township. At tonight's meeting there are representatives from the applicant's team. Mr. McMullan introduced Mr. Chuck Dobson, the lead engineer for the project. Mr. Dobson, President of Inland Design of West Chester, PA, stated the property is 1 1/2 acres and is located where the old Wawa store was located. He proceeded to show Council on a map where the proposed property development is located. The proposal is to construct an automated car wash. The property is located in the C-2 zoning district. The use is permitted by right. The plan was submitted to the Township in June and reviewed by the Planning Commission at the August meeting at which point they made a recommendation for preliminary approval subject to compliance with all of the review letters from the Township consultants. This particular plan contemplated a right-in, right-out driveway on and off of Rte. 1. There will be a deceleration lane. The idea being people would pull into the site; they would immediately move in a westerly direction and start stacking in the cueing lanes where they would hit a pay kiosk and then the traffic would one by one enter the tunnel which is approximately 130 feet long. They would go through the wash cycle and exit through the driveway on Rte. 1 or take a left out of the tunnel and use one of 17 vacuum spaces. There are also four employee parking spaces.

Overall, the concept is very basic. This particular site plan contemplates maintaining an entrance onto the Middletown Pizza property, the Flick property. There is a cross-easement agreement between the two properties. This plan also contemplated a connection to Printers Way. At the time the plan was presented to the Middletown Township Planning Commission, they advised McKee Group, who owns Printers Way, it was their intent to connect because it made all the planning sense in the world. They were thinking about attending last month's Council meeting, but they did not have an answer back from McKee Group. Since the presentation to the Middletown Township Planning Commission, they have reached out to the McKee Group and were advised that they are unable to grant them access to Printers Way until such time the road is dedicated to the Township. The reasoning was because the construction of Printers Way was done through a multi-entity cross easement agreement that would help pay for and finance the construction and maintenance of the road and in order for Pinnacle Car Wash to join this agreement, they would have to get all the members to agree.

The McKee Group felt this was a "bridge too far" and couldn't be done. This leaves them where generally speaking, the site as shown will remain. It is still their intention to connect to Printers Way and the entrance shown on the plan will be identified as a future

entrance. Until such point in time when the road is dedicated to the Township, then they can implement the connection and create the access to Printers Way. From a traffic circulation standpoint, it makes all the sense in the world. Mr. Dobson stated he spoke last week with Mr. McMullan and Ms. Merino to discuss where they were and advised them they can't immediately get access to Printers Way and are making modifications to the site plan as a result of the comments from the Township consultants. Some of those are lengthening the throat of the entrance at Rte. 1 for more stacking ability, looking at additional striping, and signage. His goal tonight is to bring Council up to speed with the project and to let them know it is not because of a lack of wanting to connect to Printers Way but because at this point they cannot connect.

Mr. McMullan added based on their conversation from last week, and Mr. Dobson sharing the attempts with the McKee Group, and that putting the Township back to a review of where they left off, they have not had any discussions with the McKee Group. They had discussions with the project manager about the overall developments that have been taking place on the Mint site. That last conversation took place in approximately 2023 when the project manager was talking to the Township Traffic Engineer about creating a punch list for a closeout once the Ponds Edge development was built out, that meeting created a punch list with items such as the road, curbing, and inlets. This is when the conversation ended in terms of the dedication of the street. What Mr. Dobson shared has caused staff to pick up the conversation based on the recommendation from the Planning Commission tasking Pinnacle Car Wash to reach out to the McKee Group.

Now that they know what the result is the Township must revisit from a staffing level and pick up the conversation. Knowing there are future pad sites McKee Group owns and has to develop in the future and taking this into consideration, staff need to bring forth a recommendation based on the access to Printers Way. Mr. Dobson said their next step is to continue with the plan revisions and resubmit the revised plan. The goal is to have a revised plan to submit in December. They still have some permits to get such as a HOP and NPDES. Other than the future access to Printers Way, the concept of the plan remains unchanged.

Ms. Powell asked about the access through the Flick property and if they have to maintain it even after the Printers Way access, and Mr. Dobson replied yes even though he is not sure just what that means and added they could not put a physical barrier as the access benefits both properties. Ms. Powell asked if entrance could be made through the Flick property, and Mr. Dobson answered that technically yes it could be used and they are tasked with what is the signage they should use. How can they to the best of their ability discourage traffic from using that as a primary entrance into the site. However, they don't have the legal authority to stop it. Mr. Bialek stated they would probably want to have signage on the Flick property for folks coming off Rt. 452 because for them to try to get access from Rte.1 it would be a nightmare. The sign should be there until they can get access from Printers Way.

Mr. Dobson's understanding of the next phase of the Loop Road which will go behind

Chik-Fil-A, the current location of the driveway to Middletown Pizza may have to be modified. Mr. Dobson noted that even though there is nothing on the old Wawa property, at least 20 cars used it as a cut through. Ms. Donnelly asked if there is a timeline as to when Printers Way would be dedicated to the Township. Mr. McMullan stated it would have to deal with current and future development of the site. Mr. Bialek stated for clarity the Township typically does not take dedication to a street until the development is completed whether it is residential, industrial, or commercial. Ms. Dussling added this is because of wear and tear during construction of a project. Mr. Dobson stated they expect it will take a few years until completion. Ms. Powell stated in the Planning Commission minutes it stated Mr. Parker was concerned about traffic potentially blocking Baltimore Pike and suggested a mountable curb and asked what is a mountable curb? Mr. Parker stated there is a lot of car movement that could potentially block traffic coming into the site. Mr. Janetka stated a mountable curb is a concrete curb but not upright. Mr. Dobson stated in the queuing lines they will be using a type of roll curb to help cars stay in their lane. This will function like a regular curb but will not damage any tires. Mr. Stump asked how many vehicles will be able to stack in the queuing line, and Mr. Dobson stated the plan calls for 20 cars to be able to stack. Mr. Bialek stated it sounds like access to Printers Way is not a deal breaker for this project as they can do access at a later time and secondly if you are in a queue and need to get out is there an emergency exit. Mr. Dobson replied there is. Mr. Bialek asked if the employee parking is near the vacuum area, and Mr. Dobson said it is and showed the location on the plan.

Mr. Kolicious, 212 S. Old Middletown Road, asked until Printers Way is dedicated, traffic traveling southbound when leaving on Rt.1 go through the pizza driveway make a left turn on Pennell Road and then make a left turn on to Rt. 1. Mr. Dobson stated that one can leave the entrance, make a right, then make a right on Printers Way and then leave that way. Mr. Dobson stated the water used will be recycled and water leaving the site will leave through the sanitary sewer system. He stated he does not know what cleaning agents will be used.

Ms. Maryanne Wolff asked an inaudible question from the audience regarding traveling southbound towards Linvilla Orchards. Mr. Bialek stated the first left is the entrance into the Wawa and whether traffic chooses to do a "U" turn there or go into the Wawa and turn around or go to the light and then go north on Rte. 1. He agreed there could be an issue of people doing "U" turns at the Wawa entrance. Mr. Dobson stated as part of the project they did a traffic study and since they learned of the future access to Printers Way, the Township Engineer asked them to do a revised traffic study so these types of movements will be part of the new traffic study. Mr. Parker added they need to revise the traffic study, and he has concerns about movement in and out of the Middletown Pizza access onto Pennell Road. PennDOT is also involved so they will have a say in the project. There are some challenges to work through until they get Printers Way access. When they receive the revised traffic study recommendations they will make the situation as good as possible. Ms. Dussling thanked Mr. Dobson for his presentation.

- C. Review: Resolution 2025-22, authorizing a grant application to the PA Department of Community and Economic Development's Local Share Account Fund Grant Program for exterior improvements to the East Wing at the Roosevelt Community Center.
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Mr. McMullan stated for Council's review is Resolution 2025-22, an application to the Local Share Account Grant Fund Program which is under the PA Department of Community and Economic Development. Approximately two years ago the Township applied for this grant. The benefit to this grant is they do not require a match and because they do not require a match it is very competitive. The Township obtained estimates from contractors two years ago to assist with the grant application. Using those numbers and increasing them based on the last two years there have been slight increases. The amount is \$850,000 for the windows, facia boards, and masonry on the East Wing of the Roosevelt Community Center. This is for review this evening and will be brought back on November 16, 2025, for consideration. Mr. Bialek added there is a time element to this grant. Mr. McMullan stated the submission of the grant is due on November 30, 2025. Ms. Ciuca asked when the Township would find out when they were awarded the grant, and Mr. McMullan stated based on the submission date, he assumes March or April of 2026.

8. ITEMS FOR APPROVAL:

- A. Consideration to Authorize: Payment #1 to Innovative Construction Services, Inc., for the 2025 Road Paving Program the amount of \$342,369.59.
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Mr. McMullan stated for consideration for Council to authorize the first payment to Innovative Construction Services, Inc. for the 2025 Road Paving Program. Council approved the bid to Innovative Construction Services, Inc. as the lowest, most responsible bid after review by the Township Engineer. This will withhold 5% of the total payment to Innovative. A punch list has been created and is being worked through. Based on the punch list, the Township Engineer determined that 5% would be enough to withhold to cover the punch list items. The contractor is willing to comply with the punch list items. The payment is paid for by the State's Liquid Fuels Funds. Ms. Powell asked if the Township was happy with their work except for the small punch list items. Mr. McMullan stated except for the minor punch list items, there were some residents that contacted the Township that the road inspector, through Kelly Engineering, was able to work through their questions and concerns. Additionally, there were some minor punch list items. Overall, the Township was pleased with the contractor this year.

Mr. Stump made a motion to authorize the payment. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

- B. Consideration for Approval: Revisions to Citizen Committee Policy.
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Ms. Dussling stated Council put in place a written policy to oversee appointments to citizen committees. Over the last few years, they have solidified the process and posted it on the Township website. While establishing the policy several things came up at the last meeting. Mr. McMullan stated during review of applications, there was discussion at the Council meeting on October 15, 2025. Ms. Powell asked about clarifying the roles.

Mr. McMullan went back and took the language that was suggested by Mr. Bialek and agreed upon by Council that the task, role, and responsibility of the potential applicant would align with the powers outlined in the Administrative Code. Ms. Dussling announced the vacancies were listed on the Township website.

Mr. McMullan stated his request to Council is that these interviews can be scheduled for next week starting November 17, 2025. Mr. McMullan will coordinate the Ad Hoc Committee availability over the next day or two and start the interviews. Mr. Stump asked if there is an update on the Senior Citizen Committee. Mr. McMullan stated it has been taken under a great deal of consideration to reenact the Senior Citizen Committee which is included in the Administrative Code. He is looking back on when the committee was disbanded and trying to get a better idea of what activities the committee was tasked with because the powers in the Administrative Code don't clearly articulate the role. He has been meeting with staff and at this point, a little bit more research is required in terms of the role and powers of the committee. He will bring this to the reorganization meeting to reestablish the Senior Citizen Committee in one form or another and from this point setting a date on whatever Council decides the committee will look like moving forward. Ms. Dussling added this is similar to what they saw with the Environmental Advisory Committee. There is no rush to establish the committee now with the current timeline of the current committees. It allows establishing the committee and putting the information out to the public. Mr. McMullan stated the terms will be similar to the Parks and Recreation Committee as a one-year term.

Mr. Bialek made a motion to approve the revisions to the Citizen Committee Policy. Ms. Donnelly seconded the motion. The motion carried with a vote of 7-0.

C. Approval of the November 5, 2025, Bill List.

Ms. Dussling read the bill list aloud.

DEBT SERVICE FUND		
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (p)	\$ 505,000.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (i)	\$ 42,775.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (p)	\$ 290,000.00
THE BANK OF NEW YORK MELLON	LOAN#MIDTWN2019 (i)	\$ 47,350.00
THE BANK OF NEW YORK MELLON	LOAN# CT2007892 (p)	\$ 235,000.00
THE BANK OF NEW YORK MELLON	LOAN# CT2007892 (i)	\$ 173,175.00
Total DEBT SERVICE FUND:		\$ 1,293,300.00
ESCROW FUND		
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - ESCROW	\$ 6,555.25
MCCORMICK TAYLOR, INC.	#19495 - Franklin Station	\$ 6,075.00
Total ESCROW FUND:		\$ 12,630.25
GENERAL FUND		
AQUA AUTOPAY	SEP Township Hydrants	\$ 9,078.00

GO2 TECH, INC.	AUG 2025 IT	\$ 6,066.43
GO2 TECH, INC.	ANNUAL Managed Business	\$ 7,079.88
GO2 TECH, INC.	SEP 2025 IT	\$ 5,565.19
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - GF Lenni	\$ 9,340.63
KELLY ENGINEERS AND SURVEYORS	SEP Engineering - GF	\$ 11,003.75
KEYSTONE MUNICIPAL SERVICES,	Building Inspection 09/29-10/10	\$ 5,850.00
MIDDLETOWN FIRE COMPANY #50	2025 2Q VIP	\$ 11,888.01
MIDDLETOWN FIRE COMPANY #50	2025 3Q FSEP	\$ 24,600.00
PLGIT- CC GF AUTOPAY	Bus Trips	\$ 24,999.52
ROCKY RUN FIRE COMPANY #46	2025 2Q VIP	\$ 6,111.99
Total GENERAL FUND:		\$ 121,583.40
FIRE PROTECTION FUND		
MIDDLETOWN TWP VOL FM RELIEF	2025 Fireman's Relief Distribution	\$ 150,550.55
Total FIRE PROTECTION FUND:		\$ 150,550.55
Grand Totals:		\$ 1,578,064.20

Mr. Bialek stated for the record the payments to the Bank of New York include both principal and interest.

Mr. Bialek made a motion to approve the bill list. Ms. Powell seconded the motion. The motion carried with a vote of 7-0.

Ms. Dussling adjourned the meeting at 8:17 pm.

Respectfully Submitted,



Sharon Browne



Middletown Township Engineer's Report

November 5, 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 and "technical" review comments have been received. Plan revision to address Conservation District technical review comments was submitted to the District on October 31, 2025. Construction work is tentatively scheduled to begin winter 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.

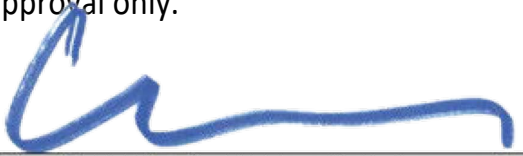
- 386 Dutton Mill Road – A minor subdivision and land development application has been received by the Township for creation of 3 new residential building lots and a lot consolidation. The site is located approximately 500 feet southwest of Mary Anne Drive, on the west side of Dutton Mill Road which 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 submitted an application for Grading and Excavating to the Township for construction of the building addition and a preconstruction meeting was recently held with the owner/contractor. Work on the building is expected to begin immediately.

- 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. A revised plan was recently submitted and reviewed by the Township but recordation of that plan has not yet occurred.
- 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 foot 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