



MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
APRIL 1, 2026

Item 2 A

Minutes of the Regular Meeting of Township Council held on April 1, 2026, at 7:00 p.m. in the Township Building located at 27 N. Pennell Road.

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Present: Leslie Campo, Steve D'Agostino, Garrett Fails, Susan Powell, Christopher Stump, John McMullan, Eric Janetka, Kelly Engineers, John F. Walko, Esq., Vince Visoskas, Chief Bill Rigby.

Excused: Cathleen Albertson, Carissa Ciuca

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1. OPENING: PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Mr. Stump called the meeting to order at 7 p.m. and led in the recitation of the Pledge of Allegiance to the Flag.

Ms. Campo stated "We recognize and respect that some citizens of Middletown Township are beginning Passover tonight. The story of Passover is one of the oldest and most powerful accounts of the human spirit. It is a story of a journey from hardship to hope and from oppression to freedom. Passover teaches us a vital lesson about stewardship. During the Seder, generations come together to retell their story ensuring the lessons of the past are never forgotten, so they can guide the future. In many ways, that is what we strive to do here in Middletown. We look back at the community we love and work thoughtfully to ensure the freedom and quality of life we enjoy today are preserved for generations to come."

Mr. Stump announced Council will amend the agenda and proceed to the Managers' Report.

4. REPORTS:

Manager:

- 1) Bird Town Certificate: Recognizing members of the Environmental Advisory Committee.

Mr. McMullan reported as he mentioned at the last Council meeting, the Township was recognized as a gold standard for Bird Town which the Township started to participate in in June of 2024. In June of 2024, Council approved a resolution for the Township to participate with the PA Audubon Society which is the owner of Bird Town. This evening, he thought it would be appropriate to recognize members of the Environmental Advisory Committee who brought the concept and the idea of Bird Town to Middletown Township. Mr. McMullan introduced members of the EAC: Jennifer Nichols, John Kolicius, Joanne Rosenbaum, Linda Coulston, Dr. Trevor Penning, Dr. Pauline Thompson, and Jason Zerwick.

As Council is aware, this is the infancy EAC group, as they are evolving. They have come a long way in three years exercising powers in the Home Rule Charter that never have been previously exercised. They have been progressive in thinking, they have identified a lot of areas for improvement for the Township, and one of these areas is related to Bird Town. In looking at existing assets the Township owns, in terms of open space, and looking how we can apply that to Bird Town. Mr. McMullan also

recognized Jennifer Maull, Director of Parks and Recreation. Jennifer has been a partner with the EAC members in getting this accomplished. There are different levels of Bird Town Certifications: Green, Bronze, Silver, and Gold. The Township started as all new towns do at the Green level and with the recent submission of a completed workshop, based on different categories and scoring, the Township's EAC has gone from the Green level straight to the Gold level. He thinks that this a unique accomplishment in one year. Even though the members work collectively he wanted to single out Joanne Rosenbaum and Linda Coulston who took the lead on this project and put Middletown Township on the map in terms of Bird Town.

There are a number of points that are calculated using a goal and activity worksheet that include various goals such as habitat enhancement, addressing threats to birds, marketing the program, passing environmental proclamations, establishing an environmental board, which is the EAC, management of municipal owned land, which Jennifer Maull does on behalf of the Township, dedication of municipal open space, which Council has been very involved in and also dedicating some of the open space as passive recreation which is a big component of the scoring of Bird Town, and also branding the Township as Bird Town. With the existing Township open space assets, we were able to satisfy a number of items on the worksheet from enhanced participation from the EAC in cooperation with the Township. With Council's permission, he would like to recognize the members of the EAC.

Mr. McMullan read a press release, "Bird Town Pennsylvania, a statewide program administered by the Pennsylvania Audubon Council has awarded Middletown Township Gold certification status based on the activity of its program. Each year, Bird Town submits an annual report which is evaluated based on the suggested actions to engage officials, students, and residents of the community and to improve habitat. These actions include municipal, school, and youth community engagement organizations, and collaborations and partnerships. As a result of Bird Town Middletown Township, completing actions in all five strategies, achieving over twenty-five points, it achieved Gold certification status. It is not a competition between Bird Towns, rather a framework that provides a path of inspiration moving forward said Heidi Shiver, President of Bird Town Pennsylvania. There are currently 102 Bird Towns in Pennsylvania most of which work with conservation partners such as Audubon Chapters and Land Trusts. Bird Towns such as Middletown Township create programming for people to learn about and experience the wonders of birds and nature often in their very own backyards. Native plants and habitat enhancement play a role in this experience and continue to improve an ecological footprint that yields more birds and butterflies and healthier places for people and pets."

Mr. Stump presented the committee with the Bird Town Gold certification.

2) Chief Bill Rigby:

Chief Rigby reported there were 68 fire responses in the Township and 382 EMS calls in the month of March. He stated the fire companies are on the new national

reporting system. The public safety inspections have also started. These are the life safety inspections on all the commercial buildings. During the spring break, they will be inspecting all the schools in the Township. He stated the feedback from the businesses has been positive. He reported they have partnered with Edgmont Township to provide EMS service as well as mutual aid with fire responses. He stated the fire companies partnered with Middletown Township Parks and Recreation to sponsor the "Touch a Truck" event on April 11, 2026, at the Roosevelt Community Center.

Chief Rigby reported on one notable fire at Franklin Station. The fire originated in the garage but did not extend to the rest of the dwelling. He said the interiors of the dwellings are sprinklered, but the garages are not which is per code. The construction of the garage did what it was supposed to do, which is to prevent extension into other parts of the structure. He said the first in units were there within four minutes. There is an ongoing investigation as to the cause of the fire.

Mr. Stump asked how the partnership with Edgmont is going, and Chief Rigby responded that the partnership is evolving. They have had conversations regarding the Township's incentive program. With full transparency, the Township is already partners with Edgmont Township as far as mutual aid. Mr. McMullan added the "Touch a Truck" event is Saturday, April 11, 2026, at the Roosevelt Community Center, from 11 a.m. to 1 p.m.

Dr. Trevor Penning, 614 Hoopes Lane, stated the fire in Franklin Center is a real concern to the residents. He wanted to know when they would know the real cause of the fire and whether there was a defect in the construction. Chief Rigby stated the incident in the 800 block of Whistle Lane is being investigated by the PA State Police. The investigator did not find anything suspicious. He stated they have not found anything faulty, but they cannot at this time rule out electrical. He stated he believes the buildings are safe, but it may have been possible the space was altered. Now, the insurance investigators are involved. At this point, there is no determination of the cause of the fire. He stated the building did exactly what it was supposed to do. There is a fire break which did not allow extension to the other parts of the structure.

2. APPROVAL OF MINUTES:

A. DRAFT Council Minutes - November 5, 2025.

Ms. Campo made a motion to approve the November 5, 2025 Council minutes. Ms. Powell seconded the motion. The motion carried with a vote of 5-0.

B. DRAFT Council Minutes - January 7, 2026.

Ms. Powell made a motion to approve the January 7, 2026 Council minutes. Mr. Falls seconded the motion. Ms. Campo stated in the November and January minutes it was mentioned that the Township was looking for funding for the second phase of the library and where does the Township stand with this. Mr. McMullan stated the Township finished Phase 1 in the fall of 2025. They have identified but not been awarded any funds for Phase 2. They have applied for a local services grant through the state but have not

heard whether they will be awarded this grant. The motion carried with a vote of 5-0.

C. DRAFT Council Minutes - February 4, 2026.

Mr. D'Agostino made a motion to approve the February 4, 2026 Council minutes. Ms. Campo seconded the motion. The motion carried with a vote of 5-0.

3. PUBLIC COMMENT:

Mr. Stump announced the Township has not seen any application from the school district for the K-1 Education Center.

Mr. Bill Clinton, Upper Providence Township, stated he understands that next Wednesday the Township will be considering a land use proposal to be considered by this Council. He would like Council to pass this proposal and allow the school district to continue to move forward with its development of the school in Middletown Township. He has lived in the school district for the last 30 years. His daughter graduated in 1996. They had a very good experience, and he was very proud of the school district. He is concerned about the negative effects of the crowding that is going on. He understands there are more than ten trailer classrooms set up in the district. He understands they are trying to move to a full day kindergarten and both of those issues are in jeopardy if they continue to delay construction. Mr. Clinton would encourage Council to approve the project and move it forward.

Mr. Stump stated the Township does not have the application and it will be some months until it comes before Council. It has to go through multiply iterations with the Township and the County planning. Mr. Clinton stated he understands it will be considered on April 8, 2026. Mr. Stump stated the rumor is it will be submitted but they have no official plans. If it is submitted on the 8th, there will be many reviews by Township staff and professionals at which time any questions will be answered. Mr. McMullan stated to be clear, the Township has not received any application. At which time, it will have to go through due process and follow the Township's Subdivision and Land Development Ordinance. As Mr. Stump said, it will be reviewed by the County and the Township's Planning Commission. It will go through several steps before it makes its way back to Council for their review and questions and potential action. Mr. Clinton stated he would encourage the Township to move quickly on this project.

Ms. Kelin Spina, 10 Brinton Avenue, stated she is a homeowner, taxpayer, and a graduate of Rose Tree Media School District. She has three children, two currently in the district and the youngest in pre-K and will be entering Kindergarten next year. He will miss the opportunity to attend Rose Tree Media full day kindergarten as it will not be completed in time. She stated this project is the right thing to do for the community and for every family that comes after. She is a professional educator though she works in another district. She is here tonight to ask Council to approve the proposed K-1 Early Learning Center. Rose Tree Media is in a minority of school districts in Delaware County without a full day kindergarten. Meanwhile, districts considered our peers have already made the investment in their youngest learners. We are overdue. The National Education Associations policy brief, drawing on data from the United States Department of Education, shows that students in full day programs demonstrate greater gains in reading, math, stronger social and emotional development, and

more importantly those benefits are most pronounced for students in disadvantaged backgrounds. Full day kindergarten doesn't just benefit the top of the class, it closes gaps.

Ms. Spina also wanted to state half-day kindergarten assumes a family structure that most families no longer have. According to the Bureau of Labor Statistics, dual income households have been the majority in this country for over two decades. When we offer only half-day, they are asking one parent, most often a mother, to leave the workforce, piece together childcare or scramble every single day. This is not a neutral choice; it is a structural disadvantage built into our school calendar. She wants to respectfully acknowledge that the parents that need this center most, are often the least able to show up at Council meetings. They are home making dinner, doing bath time, and getting kids ready for bed. Please do not interpret their absence as indifference or dissent. These families want and need the K-1 Learning Center. She is here because she can be and speaks for them. She was an Assistant Principal in a Delaware County district that had a program very much like what is being proposed. Young learners on campus share with high schoolers studying Early Childhood Education. What she saw was remarkable. The older students gain purpose and professional skills; the little ones thrive with extra attention and monitorship. This site adjacent to Penncrest is not just convenient, it is an opportunity. She understands the concern about taxes, but the excellence of the school district is what sustains the property values in this community. Supporting the school is not just an investment in children, it is an investment in all of us. She urges Council to vote yes to the K-1 Early Learning Center.

Ms. Wendy Hunsicker, 51 Oriole Avenue, stated she is the Community Relations Director at Truewood Senior Living on Glen Riddle Road. She wanted to invite everyone to their Easter celebration on Saturday, April 4, 2026 from 10:00 - 11:30 a.m. There will be an Easter Egg Hunt for all ages beginning at 10:15 a.m. There will be live music. This is a great opportunity to see what Truewood is about. They are personal care and memory care. They are not a nursing home; the residents are active and engaged. Truewood is on the property of Samuel D. Riddle who was a big contributor to the community. Ms. Hunsicker left flyers on the back table.

Ms. Mary Anne Wolf, 711 W. Rose Tree Road, stated when she was at the last Council meeting, she asked about the overabundance of speed limit signs that were added to Rose Tree Road. Yellow and black caution and warning signs. She was told they were put up by PennDOT. Mr. McMullan stated it was his understanding they were replacement signs that PennDOT installed. Ms. Wolf stated they were not replacement signs as many were new. She said she wrote to PennDOT and they replied "PennDOT only puts out speed limit signs that are 40 mph and above. Any other signs put out are the Township or the Borough." Mr. McMullan stated the Township did not install the signs. Ms. Wolf wanted to know who she should go to to find out the truth. Mr. McMullan stated, at times the Township receives the information from the PennDOT maintenance office at Bortondale or the PennDot District Office. Ms. Wolf stated she finds it suspicious that the signs are only on one section of Rose Tree Road. Rose Tree Road continues across Ridley Creek and there isn't one sign on the Upper Providence Township side. Why is this?

Mr. McMullan stated again the Township had no interaction with this project. Ms. Wolf

brought it to his attention. The Township Public Works Foreman reached out to the maintenance division at Bortondale, and this was the response he was provided. The Township had nothing to do with those signs. Ms. Wolf asked if someone from PennDOT came to the Township and told them to install the signs, and Mr. McMullan stated again the Township did not install the signs, they were installed by PennDOT. Ms. Wolf stated she has lived on Rose Tree Road for 34 years and in front of her house there have always been three big yellow and black signs. She lives on an "S" curve where someone was killed years ago. She has just learned that Penncrest High School uses Rose Tree Road to teach students Driver's Ed class on how to maneuver a road with blind curves, hills, snaking, and no shoulders. It is a dangerous road for the anticipated hundreds and hundreds of cars that will come up that road to the only entrance to this proposed school on the corner of Rose Tree Road. She is not against full day kindergarten or this education development. She has children and grandchildren who will be too old to attend when the building is completed in 2029. The school district needs this school, but that is not the place. The building is going to be 125,000 square feet. The YMCA is only 80,000 square feet. Trumps new ballroom is going to be 90,000 square feet. How big does this animal have to be?

It is a small parcel on the corner where traffic is already horrendous. There are quicker, less expensive ways to do this. Other districts in the area have created a full day, all fifth-grade student centers which relieved the other area schools and opened up classrooms. This can be done quicker, faster, and maybe be open in 2027 and for a whole lot less money. She is against the location of the center and the wastefulness of resources.

Ms. Colleen Janzyk, N. Heilbron Drive, stated she is the product of the Rose Tree Media School District, and she also has children in the district. She said there are parents that are against the Learning Center who cannot attend Council meetings for the same reasons the previous speaker listed. As many of the members of Council are new this year, she gave a history of the K-1 Learning Center and the proposed property.

June 7, 2005, Rose Tree Media purchased the 12 acres with the purpose of expanding the athletic fields. The purchase price was \$1.35 million. June 13, 2006, in an article from the County Press, on-line, "Middletown Township Planning Commission voted to recommend Township Council disapprove a land development plan for a 90-vehicle parking lot to serve three new athletic fields for Penncrest High School to be developed on part of the 12 acres on the north side of Rose Tree Road. This proposed 90-vehicle parking lot would have been accessed from the same portion of Rose Tree Road as the school district now wants for an 850-capacity school. It was voted down for reasons of traffic and safety concerns on Rose Tree Road. If a 90-vehicle parking lot was not appropriate in 2006, when the Township was far less populated how can an 850-capacity building be appropriate. This goes against the legal precedent set by the Township. In 2008, the district kept some of the land and used it for athletic fields. They ended up selling 4.5 acres of the recently purchased property to Riddle Health Care for \$624,000. Flash forward to the 2020's when the Edgmont Township school plan was beginning to fall through Riddle has owned the land they bought from the school district and never built on it. This was mainly because the land does not percolate. A fact recently omitted at a school district work session which many already knew. August 4, 2022, headline, "RTMSD approves purchase of land adjacent to Penncrest High School." A

parcel of 15.79 gross acres of land from Riddle Health Care for a sum of \$5 million dollars. She asked Council to tell her why the school would repurchase the same land sold back in 2008 for three times the price per acre. Why would they waste all this money on land that was already determined could not be accessed from Rose Tree Road due to safety and traffic concerns.

Secondly, the land does not percolate as proven by the fact Riddle has not built on it in the 14 years they have owned the land. Thirdly, it is not zoned for school use, which is exactly the reason the Edgmont project was not working. September 19, 2024, there was a PennDOT presentation about future road improvements which is accessible on the Township website. At this point it was estimated for the early 2030's. It specifically notes, "higher crash rate than the statewide average and the bottleneck issues for both Rt. 1 and Rt. 352. And specific to the Rose Tree Road realignment slide, it notes, "the yellow dotted line represents historical property, Penncrest Farm which would need to be taken into account." That hasn't been mentioned in the project so far. October 16, 2024, an article published regarding the school's plan to create a K-1 on that property. February 27, 2025, school board votes to proceed with the K-1 center at the legislative meeting. November 13, 2025, after nine months of trying to convince the school board that this location would be problematic due to traffic amongst other reasons, TPD Traffic Engineers, delivered the news from their traffic study that this project will in fact be problematic. They identify specifically the intersections of Rt. 352 and Barren Road and Rt. 352 and Rose Tree Road as deficient by PennDOT standards and called the latter a "big red flag." Instead of pivoting to a more appropriate plan, the school board decides, "the only way forward is to shift the burden of a state road project to Rose Tree Media taxpayers alone." They will realign Rose Tree Road themselves. They now have agreed to accrue millions of dollars in road work that will likely need to be redone by PennDOT, stormwater management and property acquisition from the property next door.

This is quite literally millions of dollars that will never go to one book, one teacher, or one piece of equipment for the school. Even a fraction of this money would be better served to hire another company to explore the other options such as the ones proposed back in 2018, expanding existing schools as one option. In conclusion, Council can see by this history, whether by lack of due diligence or willful disregard, plenty of time and money has already been wasted on this project and pushed it back a year. If PennDOT cannot get this project moving any sooner prior to the school board being involved, do you think the school could accomplish road realignment any quicker which is needed before the school is even touched.

Regarding other parts of the plan, it means nothing without the other parts of the PennDOT plan. By making a left turn into gridlock and tons of traffic going east bound towards Ridley Creek. Yes, there is overcrowding in schools, yes, it would be nice to offer full day kindergarten. But, please do not let the Township be strong armed into a poor decision on how this will be accomplished simply because the school board is unwilling to explore the other options by their own data, the population will reach the peak capacity for K-1 in 2028 and decline after that. Please don't ruin the environment, traffic, and character of the neighborhood because of this boondoggle.

Ms. Lori Reynolds, 181 Hunting Hills Lane, stated a fellow resident during another issue that

affected the community, the Sunoco pipeline, stated "listening to one personal experience after the next it dawned on me nothing should trump public safety, public health, and environmental protection." Despite written in the context of the pipeline, the words apply perfectly to the proposed K-1. We are all Middletown residents, we all care deeply about our children, our neighborhoods, and our shared quality of life. The Middletown residents on this side of Baltimore Pike fully supported the opposition to the warehouse, signing the petition, attending meetings, and donating to the cause, even though the problem was not in our backyard. Why not work together on the school issue as well, parents, residents, the school district, and Township officials alike to find a safer, smarter more sustainable solution for school overcrowding and full day kindergarten. Together allowing nothing to trump public safety, public health, and environmental protection.

Protecting the Ridley Creek watershed and preserving an open space which supports the Bird Town initiative. A lot of the information the residents have is not up to date. As Colleen Janczyk said, the school is delayed because their own traffic study has identified significant operational deficiencies with the existing traffic. It hasn't even looked at the impact of the school and that has delayed the project. Now, they are doing a road construction project which will take at least a year, with engineering taking six to nine months. If people truly care about and want full day kindergarten, we need to do it in a different manner than this. It is not a quick fix; it is not going to happen soon. We all agree, with full-time kindergarten and addressing overcrowding, we should all work together and come up with a solution that is timelier. As far as taxes, the school district deferred payment of their 2018 bonds for two years resulting in costing taxpayers \$11 million dollars because they do not have the operating funds. Their March budget meeting stated their expenditure was higher than their revenue. They are in debt already with the schools they have. The two highest costs are pensions and transportation. Adding more salaried employees doesn't help this situation.

Ms. Laura Shaw, 754 Switchman Road, stated she would like to make it absolutely clear the situation with the warehouse and the situation with the Early Learning Center are completely different. The environmental impacts and the traffic impacts are completely different. The warehouse was a project that was designed to enrich the pockets of a few people who do not live here. The Early Learning Center is designed to bring something that is good for the community. She stated we may all agree about full day kindergarten, we may all agree that we are reaping the benefits of all the people that have moved in, in the form of tax dollars. There is no excuse that we can't spend what is needed to support the people who are paying these taxes and support their children. The previous administration approved all this building without any thought about the infrastructure. There are four reasons she came up with as to why this is the right location; the Rose Tree Media School District owns it, it is zoned for a school, it is the shortest path to relieving the overcrowding in the schools. She has heard many comments about expanding the schools and doing something faster. This can't be done. The school board is made up of many intelligent people who work with many other intelligent people who advise them and work on these plans. They have looked at every single school in the district to see if it could be expanded and what the cost would be in bringing all the schools up to code. All these studies have been done. The early childhood education opportunities for the high school students, which is something that is not talked about, but she has heard parents of high school students say how excited they are that their

children will be welcomed into the Early Learning Center to learn about early childhood education. Moving the education development department from Penncrest High School to the ELC building will give them the space they need while keeping the kids on campus with their peers. She believes as with the warehouse, this land use development will be scrutinized, the traffic study, and the environmental impacts will be scrutinized. This Council will make the right decision because they will get the right input they need.

Mr. Jim O'Hadderdon, stated he is in favor of the Early Learning Center. The community needs full day kindergarten. It is a glaring hole in an otherwise excellent school district. When he speaks to people outside of the district, they are shocked that there is no full-time kindergarten. This would eliminate the overcrowding in the schools. He has spoken to many families who are excited and supportive of this project. They are willing to pay the tax dollars to build the Early Learning Center. The location is a problem and has been a problem. According to the TPD engineering study, the realignment of Rose Tree Road will do a great deal to vastly improve the traffic situation the school will exasperate. The realignment will advance by six years what PennDOT is going to do. It will cost \$2 million dollars according to the developers. \$1 million will be paid for by grants. He stated it will be going before the Planning Commission on April 8, 2026, for their full review.

Mr. McMullan stated he wants to correct this rumor that the Township would receive the application by April 8, 2026, which would be the cutoff date to be listed on the Planning Commission agenda for the May meeting. However, nothing has been received, so there is no firm date for this presentation.

4. REPORTS

A. Chair: NONE

B. Committees: NONE

D. Engineer:

1. Engineer's Monthly Report - March 2026.

Mr. Janetka reported everything is completed on the Lenni Park project. He stated they are being delayed by the DCNR review. The documents have been in their hands for many months. He believes they are going to do an expedited review. As soon as this is completed, it goes out for advertisement for bids. He hopes this will be completed by May.

5. PUBLIC HEARING: N/A

6. OLD BUSINESS: N/A

7. COUNCIL WORKSHOP ITEMS:

A. Review: Resolution 2026-04, Emergency Declaration due to the closure of Crozer Health System, expires, April 1, 2026.

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Mr. McMullan stated before Council is Resolution 2026-04, the Emergency Declaration which is the emergency declaration as a result of the closure of the Crozer Health System. As Council is aware, the emergency declaration has been extended several times. After several changes by the local EMS, the County wide EMS, and in conversations with the Township Fire Chief, they feel they are in a position that they no longer need to extend the emergency declaration after today's date of April 1, 2026. This does not require any action from Council. Mr. McMullan thanked Council for their support in helping the Township and the Fire Chief in establishing Rocky Run to fill in the gap at a critical time. The recommendation from himself and Chief Rigby is that they do not need to continue with this emergency declaration. Mr. D'Agostino stated it expires if Council does nothing, and Mr. McMullan acknowledged this is correct. Mr. Stump said the Township is in the debt of Chief Rigby and Mr. McMullan for all the work they put in to keep the Township safe.

B. Review: Resolution 2026-10, America 250th Celebration

Mr. McMullan stated as everyone is aware America is celebrating its 250th birthday this July 4, 2026. The Township as well as many other municipalities in the Commonwealth are participating in America 250th Celebration. The Pennsylvania Supervisors Association has asked the Townships that are participating in activities to put it forth in a resolution for Council to review this evening. It is a description of what the Township will be doing to celebrate America 250.

Middletown Township and the Middletown Historical Society will be encouraging residents to participate in a "Passport to Middletown" which includes a visit to Cumberland Cemetery, the silos at Longview Park which will be staffed by Mr. Walter Smedley to share his knowledge of the land and how it was acquired from William Penn, and the Historical Society's showcase at the Roosevelt Community Center. In collaboration with Parks and Recreation and the Middletown Historical Society, they are creating the passport. They are also looking to partner with the school district to have students participate with their families a few Saturdays in May and June, leading up to July 4, 2026. Participants will receive a stamp at each stop that will culminate at the Roosevelt Community Center. If you satisfy all three, you will be presented with a gift, a Township orb which has the seal on it. Middletown is celebrating its 340th birthday this year. This is for Council's review this evening. Ms. Campo asked when residents can get the passports, and Mr. McMullan stated hopefully by the end of this month.

C. Review: Resolution 2026-11, Township Traffic Calming Policy.

Mr. McMullan stated before Council for review is the Traffic Calming Policy that has gone through several iterations working through the Roads, Highways, and Public Safety Committee since 2024. There have been four meetings where they had a discussion, received input from residents and coming up with criteria which is before Council this evening. Mr. McMullan and the Township Traffic Engineer, Mr. Parker, reached out to five communities to see what they had in place. They took language from three municipalities which they thought were the most applicable to Middletown Township. This is considered a guiding tool, something that will help the Township. As of right now, a policy does not exist, and this is a guiding tool to help if a request comes from a resident

or residents whether it meets the criteria to install some type of calming mechanism. This only applies to Township roads, not state roads.

Mr. Parker stated as discussed, they went through the Roads, Highways, and Public Safety Committee, made some revisions to present the policy before Council this evening. Mr. Parker gave an overview of the policy. He stated it started with traffic humps and evolved into a more broadly based traffic calming policy which includes speed humps, speed cushions which have slots that allow for emergency vehicles to pass over them, there could be bump outs or chicanes, raised crosswalks, and other things like this. The purpose is to slow vehicles down on local roads and deter cut through traffic through neighborhoods. The general idea is if a resident comes to the Township to request some sort of traffic calming for a perceived problem in their area. They would first have to complete a petition of residents in that area. As long 50% of residents in the area are in support of going to the Township to explore traffic calming, the Township would then look at the request.

There is an eligibility criteria; Township owned roads only, low speed streets and other criteria that must be met. The next step would be to proceed with a study by doing a more formal evaluation using a scoring system. Then a concept plan would be developed. As the traffic engineer, he would be working with Township staff, the Fire Chief, Public Works, and the Roads, Highways, and Public Safety Committee would also have input to develop this concept plan. Once the plan is developed, there will be a public meeting to present the plan to get public input. Based on input, the plan can be revised and changed as needed. Then Council can decide whether to move ahead or not. If it is approved, there will be a formal design then construction of the calming measure. After construction there will be a monitoring period to determine if any revisions may be needed. If enough residents then decide they don't need it, the Township will decide whether to remove it or replace it with another method. This is a guidance tool it doesn't prevent the Township from doing something on its own to address a safety problem. Mr. Fails asked a question in regard to the criteria being considered, specifically, 25 mph posted speed and 1,000 feet minimum. Is there anything in the Township that could be excluded by the criteria but should be considered a residential community. Mr. Parker stated off the top of his head he is not aware of any roads. He also stated there may be some roads with a posted speed higher than 25 mph that could be considered. He stated this is for lower speed roads. He added most of the higher speed roads are state roads. Ms. Campo wanted to thank former Councilwoman Bibianna Dussling for all the work she put into the development of the policy. She had a lot of input, questions, and thoughts in developing this policy. She also thanked Mr. Parker for developing the policy. Mr. McMullan stated this will be before Council on April 15, 2026, for formal action.

8. TEMS FOR APPROVAL:

- A. Acceptance of Muncibid Bid: Public Works 2017 Ford F550 Dump Truck with Plow and Salt Spreader in the amount of \$46,100.

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Mr. Fails made a motion to consider acceptance of Muncibid Bid for a 2017 Ford F550 Dump Truck with plow and salt spreader in the amount of \$46,100. Ms. Powell seconded the motion.

Mr. McMullan stated for Council's consideration is acceptance of a Municibid offer which is a procurement competitive bidding mechanism that the Township has used in the past and had success with in particular with the sale of Public Works vehicles from the fleet. In front of Council tonight is the acceptance of the Municibid suggested price of \$46,100 for the 2017 Ford F550 dump truck which also comes with a plow and salt spreader. The bidding started at \$10,000 and increased to \$46,100. It was a very competitive bidding process over the course of two weeks and closed on Monday, March 30, 2026, with the highest bid at \$46,100.

Mr. Stump called for a vote. The motion carried with a vote of 5-0.

- B. Consideration to Authorize: Waiving Bidding Requirements to purchase a 2026 580 Super N Backhoe from Eagle Power and Equipment in the amount of \$170,142.08, an approved vendor on the COSTARS Purchase Program.
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Ms. Campo made a motion to consider authorizing waiving the bidding requirements to purchase a 2026 580 Super N Backhoe. Mr. Falls seconded the motion.

Mr. McMullan stated for Council's consideration this evening is waiving the bidding requirements to purchase a 2026 580 Super N Backhoe from Eagle Power and Equipment in the amount of \$170,142.08 from an approved vendor on the COSTARS Purchase Program.

COSTARS is a cooperative purchasing program through the State Department of General Services. It enables Pennsylvania local governments and state affiliated organizations to purchase supplies and services through state managed contracts providing access to competitive pricing and simpler purchasing process. This government cooperative purchasing approach gives access to competitive pricing without the time or costs of running our own competitive bids. The Township has used this purchasing network in the past with a great deal of success. Mr. Stump noted there was a trade-in involved, and Mr. McMullan stated that they are getting some estimates that are greater than that trade-in value so they will exclude the trade-in value from this proposal and list it on Municibid because of the interest it is already receiving. Mr. D'Agostino asked if it is a used backhoe and if a used one was considered. Mr. McMullan stated it is better to buy new because of the service by the warranty and the resale value. Mr. Stump asked if it is part of the 2026 budget, and Mr. McMullan stated this was budgeted in Capital Funds for 2026.

Mr. D'Agostino asked how old the trade-in is, and Mr. McMullan replied it is a 2017. Mr. Stump asked for a vote. The motion carried with a vote of 5-0.

- C. Consideration to Authorize: Waiving Bidding Requirements to purchase and install a new air handler and components (HVAC) from DWD Mechanical Contractor, Inc., in the amount of \$47,501, an approved vendor on COSTARS Purchase Program.
- 

Mr. Falls made a motion to consider authorizing waiving the bidding requirements to purchase and install a new air handler and components (HVAC). Ms. Campo seconded

the motion.

Mr. McMullan stated for Council's consideration this evening is to purchase and install a new air handler to replace what is considered the legacy unit on the second floor of the Township Building. It supplies cooling and heating to all occupied office space. The air conditioner is approximately 36 years old and is in dire need of being replaced. In the last five years they have been able to get by with repairs, but at this point because of the age, parts are almost extinct. What makes this a complicated project is it is located on the second floor so it will require a crane. It will be installed through the air louver where there is a buildout that houses the unit. There is also a unit on a pad on the ground level. Once it is installed and up and running, the air louver will be replaced. The unit will come with new warranties.

Mr. Falls asked if they were just replacing unit six, and Mr. McMullan stated this is correct. He said they originally budgeted \$125,000 in Capital Funds for HVAC upgrades. The strategy is to start with this particular unit and work their way down. The other units are smaller complimentary units. Mr. Stump asked if there is any advantage to replacing every unit altogether since there will be cranes involved, and Mr. McMullan said this is the only unit that requires a crane and results in a higher estimate than the other units. Mr. D'Agostino asked if this is expected to be the most expensive unit to replace, and Mr. McMullan stated this is correct. Ms. Laura Shaw, from the audience, asked if a heat pump was considered, and Mr. McMullan stated there was an assessment done on the unit and because of the inner workings of the entire system, a heat pump is doable but is a greater expense so it was decided to continue with the existing system.

Mr. Stump called for a vote. The motion carried with a vote of 5-0.

**D. Consideration for Approval: March 2026 Bill List**

Ms. Powell made a motion to approve the March 2026 Bill List. Mr. D'Agostino seconded the motion.

Mr. Stump read the Bill List aloud.

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**GENERAL FUND**

AQUA AUTOPAY	Township Hydrants - March	\$ 9,068.01
GO2 TECH, INC. (ACH)	JAN 2026 IT	\$ 5,780.94
KELLY ENGINEERS AND SURVEYORS	JAN Engineering - GF	\$ 9,655.75
KEYSTONE MUNICIPAL SERVICES, INC.	Building Inspection 02/02-02/13	\$ 5,250.00
MIDDLETOWN FREE LIBRARY	2025 4Q Distribution	\$ 71,527.50
OPDENAKER, INC.	FEB RECYCLING AC #14321600	\$ 55,399.72
PA MUNICIPAL HEALTH INS. COOPERATIVE	MAR Health Insurance	\$ 45,931.27

PECO – AUTOPAY	464 S. Middle ELC 02-2026	\$ 7,429.96
PLGIT - CC GF AUTOPAY	HM CC-Trips	\$ 9,902.00
Total GENERAL FUND:		<u>\$219,945.15</u>
<b>HIGHWAY AID FUND</b>		
LANCASTER TRUCK BODIES (ACH)	2025 Ford F550/600	\$ 55,429.00
SILVI MATERIALS	Road Salt Deliveries	\$ 11,267.51
Total HIGHWAY AID FUND:		<u>\$ 66,696.51</u>
Grand Totals:		<u>\$286,641.66</u>

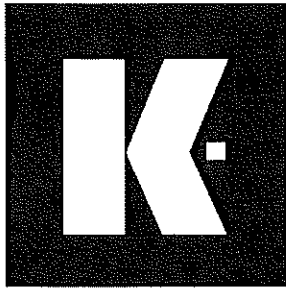
Mr. Stump called for a vote. The motion carried with a vote of 5-0.

Mr. Stump adjourned the meeting at 8:15 pm.

Respectfully Submitted,



Sharon Browne



**Middletown Township**  
**Engineer's Report**

April 1, 2026  
Council Meeting

**MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- This phase of the trail construction is complete and open to the public.
- 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**

- Final engineering design of phase 2 of the Township trail project may begin later in 2026 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
- A portion of this trail crosses under an overhead PECO electric transmission line right-of-way. The Township is working with PECO to obtain their approval for the trail to pass under the right-of-way. Discussion have been on-going for about 2 years and most recently, additional survey information was obtained so that the Township can demonstrate that the trail can be constructed without impacting the foundation pedestals of three of the towers.

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**ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Phase 1 work is complete. Phase 1 Improvements included construction of a new tot lot, reconstruction of existing parking both in front of and behind the facility, construction of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements.
- 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.

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**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.

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**LENNI PARK**

**MT100-W**

- The Township has received a grant from PA DCNR for construction of portions of the project. DCNR is presently reviewing the final contract drawings and documents for the project.
- Construction of the project will be completed in two phases. Phase 1 of the improvements, which have been approved by the County and State (through NPDES Permit) includes 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. All contract drawings and documents are complete and are presently being reviewed by DCNR and immediately upon their approval, the project will be let for bid (Phase 1). It is expected that advertisement for bid will occur in April and it is projected that the bids will be opened in April and considered for award by Council at the first meeting in May, following the bid opening.
- Phase 2 will include additional pedestrian trail, new parking, underground stormwater infiltration, multi-court surface and fence, and pavilion upgrades and will be completed upon securing funding to

complete the construction. All engineering and permitting is complete for Phase 2.

## **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- The guiderail program is for the installation and/or replacement of guiderail along several segments of Township roadway including Howarth Road (completed), E. Knowlton Road – North (partially completed), E. Knowlton Road – South (partially completed), Darlington Road – East (completed), Darlington Road - West and Valley Road.
- Preliminary design plan is complete for E. Knowlton Road (South), Darlington Road (West) and Valley Road. Significant utility pole relocation and tree removal are required for some of the projects remaining to be completed. The Township is presently finalizing design plan and contract documents for letting of bid and completion of the Valley Road project which includes approximately 1,000 LF of new guiderail (to replace existing cable barrier system) extending northerly starting around the bridge crossing of Rocky Run. It is anticipated this project will be let for bid in the summer of 2026.
- The Township recently coordinated relocation of several utility poles with PECO, along Darlington Road and Valley Road, some of which were necessary to complete some of the remaining projects.
- The Township applied for an A.R.L.E. grant for the completion of guiderail projects in 2020, 2021, and 2022, but none was awarded. A.R.L.E. is the Automated Red-Light Enforcement Transportation Enhancements Grant Program established in 2010 as a PennDOT-administered competitive grant program in accordance with PA Vehicle Code (75 Pa.C.S.) §3116(l)(2) and §3117(m)(2). Funding for the program is generated from the net revenue of fines collected through Automated Red-Light Enforcement Systems. Grant applications are accepted annually during the month of June.

## **TOWNSHIP CODE AMENDMENTS**

**MT110 SERIES**

- The following Codes are in the process of being amended prior to the end of 2021: Chapter 186 (Soil Erosion and Sedimentation Control), Chapter 204 (Streets and Sidewalks), Chapter 210 (Subdivision and Land Development) and Township Standards (construction standards, details, and specifications).

- Chapter 198 (Stormwater Management Ordinance) – Amended Ordinance was adopted by Council and went into effect starting on January 9, 2020.
- Preparation of Draft revisions to Chapter 186 (Soil Erosion and Sedimentation Control), has been completed and reviewed by the Township review committee. The document will be introduced for adoption in 2026 or 2027.
- 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 2026 or 2027.
- "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 asphalt wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

## SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- 129 N. Middletown Road 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. The Township is waiting for the developer to submit Certificate of Total Completion approval request.

- 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 Popeye's, the land development plan has been recorded and a preconstruction meeting has been held with the applicant. It is anticipated this project will begin construction in the Spring of 2026.
- 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. The applicant is in the process of preparing land development agreements and recording the approved plan.
- 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.

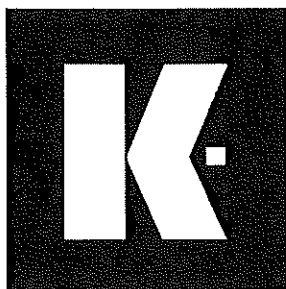
- 40 Van Leer Avenue Subdivision and Land Development - This subdivision application was granted conditional preliminary and final approval by Township Council. The plan has been recorded, and construction of the first home is now complete and is occupied. The two additional homes have been completed 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 list of project defects/repairs (i.e. punchlist) have been sent to the developer for resolution.
- 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 plan has been recorded and a Grading and Excavating permit has been approved by the Township to complete construction.
- 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 for this land development in 2026.
- 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. The applicant intends to begin construction in February of 2026 and is in the process of completing land development agreements and plan recordation.

- 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. The plan has been recorded and construction has commenced.
- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded and recently a revised submission has been received for further review.
- 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.

Kelly Engineers and Surveyors  
Township Engineer



Eric J. Janetka, P.E.



## Middletown Township Engineer's Report

May 6, 2026  
Council Meeting

### **MINT PEDESTRIAN TRAIL (PHASE 1)**

**MT100-V1**

- This phase of the trail construction is complete and open to the public.
- 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**

- Final engineering design of phase 2 of the Township trail project may begin later in 2026 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
- A portion of this trail crosses under an overhead PECO electric transmission line right-of-way. The Township is working with PECO to obtain their approval for the trail to pass under the right-of-way. Discussion have been on-going for about 2 years and most recently, additional survey information was obtained so that the Township can demonstrate that the trail can be constructed without impacting the foundation pedestals of three of the towers.

**ROOSEVELT COMMUNITY CENTER (PHASE 1)**

**MT100-O**

- Phase 1 work is complete. Phase 1 Improvements included construction of a new tot lot, reconstruction of existing parking both in front of and behind the facility, construction of a small field area (next to the tot lot), stormwater management improvements and construction of courtyard improvements.
- 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**

- The Township has received a grant from PA DCNR for construction of portions of the project. DCNR is still reviewing the final contract drawings and documents for the project and we are waiting for their authorization to let the project for bid for construction.
- Construction of the project will be completed in two phases. Phase 1 of the improvements, which have been approved by the County and State (through NPDES Permit) includes reconfiguration/grading 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. All contract drawings and documents are complete and are presently being reviewed by DCNR and immediately upon their approval, the project will be let for bid (Phase 1). Bid opening and Bid award are entirely dependent upon DCNR schedule for review of our documents which have already been approved by the County and State for stormwater permit approval.
- Phase 2 will include additional pedestrian trail, new parking, underground stormwater infiltration, multi-court surface and fence, and pavilion upgrades and will be completed upon securing funding to

complete the construction. All engineering and permitting is complete for Phase 2.

## **TOWNSHIP GUIDERAIL PROGRAM**

**MT124-E**

- The guiderail program is for the installation and/or replacement of guiderail along several segments of Township roadway including Howarth Road (completed), E. Knowlton Road – North (partially completed), E. Knowlton Road – South (partially completed), Darlington Road – East (completed), Darlington Road - West and Valley Road.
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- The Township recently coordinated relocation of several utility poles with PECO, along Darlington Road and Valley Road, some of which were necessary to complete some of the remaining projects.
- 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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- 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 2026 or 2027.
- 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 2026 or 2027.
- "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

- 
- 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 asphalt wearing course overlay of the entire cartway of Valley Road along the work area. This work has not yet been scheduled due to ongoing PennDOT permit acquisition efforts. All other ETP restoration work in the Township is complete.
- Horizontal Direction Drill HDD #591 (Sleighton Park to 143 Valley Road) - "Monitoring Plan" - Sunoco/ETP and the Township are in the process of closing out the geologic and geophysical testing that took place at Valley Road/W. Forge Road, pursuant to the agreed upon testing protocol between the Township and Sunoco/ETP. The Township's geophysics consultant has reviewed all testing completed as part of the monitoring plan.

## SUBDIVISIONS/LAND DEVELOPMENTS

MT305 SERIES

- 129 N. Middletown Road 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. The Township is reviewing the developer's request for approval of Certificate of Total Completion.

- 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 Popeye's, the land development plan has been recorded and a preconstruction meeting has been held with the applicant. Some construction activity has commenced at the site.
- 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 Matrissa 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 plan has also been approved by Council and is in the process of being recorded so that construction can commence.
- 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 appear to be complete and final as-built plans for the constructed homes have been submitted for review.
- 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 list of project defects/repairs (i.e. punchlist) have been sent to the developer for resolution.

- 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 plan has been recorded and a Grading and Excavating permit has been approved by the Township to complete construction.
- 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 for this land development in 2026.
- 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. The applicant intends to begin construction in February of 2026 and is in the process of completing land development agreements and plan recordation.
- 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. The plan has been recorded and construction has commenced.

- Mills at Glen Riddle – A land development application was received to construct a 45,000 square feet light manufacturing building at the southwest corner of Parkmount Road and Pennell Road, behind the existing office complex. This application was conditionally recommended for approval by the Township Planning Commission in April of 2025 and conditionally approved by Council in June. The plan has not yet been recorded and recently a revised plan submission has been received for further review.
- 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.

Kelly Engineers and Surveyors  
Township Engineer



Eric J. Janetka, P.E.

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PA  
RESOLUTION 2026-12

Item 7A

**A RESOLUTION GRANTING PRELIMINARY/FINAL PLAN APPROVAL TO PINNACLE WASH-1 LLC  
FOR A 4,800 SQ.FT. CAR WASH AT 1216 W. BALTIMORE PIKE**

**WHEREAS**, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Middletown Township Council ("Council") to regulate subdivisions and land developments within the Middletown Township, Delaware County ("Township");

**WHEREAS**, the Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents and visitors;

**WHEREAS**, Pinnacle Wash-1, LLC ("Applicant") is the equitable owner of a certain 1.489-acre property located in the Township's C-2Commercial Zoning District, near the southwest corner of Pennel Road and W. Baltimore Pike, and more specifically identified as Delaware County Tax Parcel Number 27-00-00081-00 ("Property");

**WHEREAS**, the Applicant proposes to construct a one wash tunnel, 4,800+/- sq.ft. automated self-service car wash on the Property with associated parking, driveways, related stormwater management facilities, and other public improvements ("Project");

**WHEREAS**, the Applicant has submitted a preliminary/final land development plan for the Project prepared by InLand Design (15 sheets), dated June 4, 2025 and last revised April 2, 2026 ("Plan");

**WHEREAS**, the Plan has been reviewed by the Township Engineer, Zoning Officer, Traffic Engineer, Landscape Architect, Township Sewer Authority and the Middletown Township and Delaware County Planning Commissions;

**WHEREAS**, the Applicant now desires the Council approve the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW THEREFORE, BE IT RESOLVED**, by the Middletown Township Council, that the Plan is **APPROVED**, subject to the following conditions:

1. The Applicant must ensure that the Plan addresses any outstanding comments in the Kelly Engineers civil engineer review letter, dated June 27, 2025, to the reasonable satisfaction of the Township Engineer.
2. The Applicant must comply with and address any outstanding comments in the Township Director of Planning and Development Memorandum, dated June 23, 2025, to the reasonable satisfaction of the Township Director of Planning and Development.
3. The Applicant must comply with and address any outstanding comments and conditions in the McCormick Taylor traffic engineer review letter, dated June 27, 2025, to the reasonable satisfaction of the Township Traffic Engineer.

Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. Any letter of credit or tri-party agreement shall be executed by a financial institution located in Pennsylvania with a branch location within one (1) hour of the Township or otherwise permit a claim against the security without an in-person presentation. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.

15. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other public improvements designated by the Township Engineer.

16. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings, Improvements that are to be dedicated to the Township, or Improvements otherwise required to be maintained by the Township Engineer. If the end of maintenance period for trees, plantings, and landscaping materials ("collectively, "Landscaping") is delayed due to planting schedules to the extent that, in the opinion of the Township Engineer, a proper inspection cannot be performed at such time, the Applicant agrees that the maintenance period for the Landscaping shall be extended for a final inspection to be performed when Landscaping plant materials are in full leaf.

17. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.

18. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project.

19. A note shall be included on the Plan listing any waivers granted by Council.

20. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property (if applicable), at the Township's sole discretion, to which the then-

**ACCEPTANCE OF CONDITIONS:**

I, \_\_\_\_\_, being the authorized representative for the Applicant, do hereby acknowledge and accept the approval for the Plan issued by the Middletown Township Council and accept the conditions contained therein, as recited above. By assigning this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

**APPLICANT: Pinnacle Wash-1, LLC**

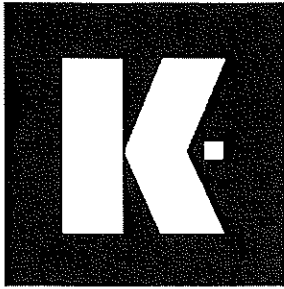
By: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_

**WITNESS:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_



Item 7A

Middletown Township  
27 N. Pennell Road  
Lima, PA 19037-0157

**Attn: Meredith F. Merino, MPA**  
**Director of Planning and Development**

April 27, 2026  
Project No. MT-305-Cg

**Re: Pinnacle Car Wash**  
**Preliminary Land Development**  
**Tax Folio No. 27-00-00081-00**  
**1216 W. Baltimore Pike**  
**Middletown Township, Delaware County**

Dear Ms. Merino:

This office reviewed the subject preliminary land development application, received by the Township on April 7, 2026. Application documents consist of the following:

1. Plan titled "Preliminary/Final Land Development for Pinnacle Wash-1, LLC", dated June 4, 2025, latest revision date April 2, 2026, prepared by InLand Design (refer to enclosed list of plan sheets):
2. "Carwash Stormwater Management Narrative for Pinnacle Wash-1, LLC, 1216 W. Baltimore Pike", dated June 3, 2025, latest revision date April 2, 2026, prepared by InLand Design.
3. "Environmental Impact Assessment Report for Pinnacle Wash-1, LLC, 1216 W. Baltimore Pike", dated June 3, 2025, latest revision date January 6, 2026, prepared by InLand Design.
4. "1216 West Baltimore Pike Car Wash Transportation Impact Assessment" report dated June 4, 2025, latest revision date March 27, 2026, prepared by Traffic Planning & Design.
5. Correspondence dated April 1, 2026, from InLand Design to Middletown Township Council, requesting "waiver" from Subdivision and Land Development Ordinance requirements.

**KELLY ENGINEERS & SURVEYORS**  
**30 LACRUE AVENUE, SUITE 201**  
**GLEN MILLS, PA 19342**  
**O: 610.358.9363**  
**WWW.KELLYENGINEERS.COM**

The preliminary land development plan was reviewed for conformance with the Subdivision and Land Development Ordinance, Zoning Ordinance, Grading and Excavating Ordinance (Township Code, Chapter 186) and Stormwater Management Ordinance (Township Code, Chapter 198), among other Township Code

requirements. The comments contained herein and in the plan review memorandum from Meredith Merino, Director of Planning and Development, apply to information and design presented under this submission, identified above.

### **BACKGROUND INFORMATION**

The applicant is proposing to construct an approximate 4,800 square feet car wash facility, parking lot, driveways, and related stormwater management facilities, at 1216 W. Baltimore Pike. Also proposed are outdoor car vacuum facilities and a pay kiosk. The property consists of approximately 1.489 acres located in the C-2 Commercial Zoning District, near the southwest corner of Pennel Road and W. Baltimore Pike. The proposed development is to be served by public water and sewer and a new access driveway to W. Baltimore Pike, as well as Printer's Way, are proposed; however, the connection to Printer's Way will not be completed until this road is accepted for dedication by Middletown Township. Financial security will be posted with the Township to guarantee completion of this roadway connection in the future, which is proposed by plan notation to be completed within 6 months following formal dedication of Printer's Way to the Township. Stormwater runoff will be controlled by way of two new underground basins which are presently proposed to be discharged to an existing storm sewer system in W. Baltimore Pike. The existing features at the site largely consist of various impervious surfaces such as stone and paving and some small areas of grass. Relative to Stormwater Management Ordinance requirements, this property is considered a "redevelopment" site.

We offer the following comments that should be addressed to the satisfaction of Middletown Township prior to plan approval and recordation of the land development plan:

### **ZONING ORDINANCE REQUIREMENTS (CHAPTER 275)**

1. The Environmental Impact Assessment Report review comments from Thomas Comitta Associates, Township Planner, must be addressed to the satisfaction of the Township.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS (CHAPTER 210)**

2. The applicant is requesting a waiver from the Subdivision and Land Development Ordinance requirement to submit a "preliminary" plan and has asked the application to be considered a "preliminary/final" plan submission (refer to enclosed correspondence dated April 1, 2026, from InLand Design to Middletown Township Council. This is not permitted without approval of a waiver by Middletown Township Council (§210-7).
3. As required, architectural rendering of the proposed Building has been submitted and should be revised by Council as part of this application (§210-21.A(13)(a)).
4. Connection to public sewer is proposed. The applicant must address all plan review comments/application requirements to the satisfaction of the Middletown Township Sewer Authority. Verification of Sewage Facilities

Planning Modules approval (or approval of exemption) is required prior to final plan approval (§210-11.A(12) and §210-31).

5. Since the limit of ground disturbance area exceeds 1 acre, both an NPDES Permit approval from PADEP and verification of adequacy of the erosion control plan from the Delaware County Conservation District are required. Verification of NPDES Permit approval and erosion control plan adequacy should be submitted to the Township prior to approval of the final plan or as a condition of such approval (§210-20.B(15) & §210-21.A(11,14) & §210-34).
6. The applicant is proposing a sidewalk along the front of the site, outside of the PennDOT right-of-way, within a proposed easement. The easement shall be between property owner and Middletown Township, similar to prior developments completed along W. Baltimore Pike. Easement shall allow for the sidewalks to be accessible to the general public. Sidewalk and easement shall be owned and maintained by the property owner in perpetuity. A legal description for the proposed easement has been submitted and will be reviewed under separate correspondence. Terms of the easement agreement shall be reviewed and approved by the Township Solicitor (§210-28.A &B).
7. The plan proposes an access driveway from the site to Printer's Way. Since Printer's Way has not yet been dedicated to the Township and remains under the control of WV-PP Towne Center, LP, the applicant has agreed to post financial security with the Township to guarantee installation of the driveway connection no more than 6 months following formal acceptance of dedication of Printer's Way, by the Township. The plan includes all appropriate design information, construction details and notations regarding the required future connection. Further, in the interim, the plan shows temporary measures (signage, striping, and physical barricade) to prevent vehicles from exiting the site onto Printer's Way until such time that the permanent access is constructed. Terms of the proposed future connection in regards to financial security and written agreement to complete this connection shall be reviewed by the Township Solicitor (§210-25).
8. PennDOT Highway Occupancy Permit is required for the new driveway and various utility connections to W. Baltimore Pike (§210-21.A(6)(d) & §210-25.A).
9. Proposed outboundary corner markers shall be installed and certified by a Professional Land Surveyor licensed in the Commonwealth of Pennsylvania prior to recording the plan (§210-27).
10. Recreational Facilities and Open Space - The public dedication of suitable land shall be provided for the intended use; and, upon agreement with the applicant or developer, the construction of recreation facilities; or if approved by the Council, the payment of a fee in-lieu thereof. If a fee in-lieu of is determined to be more suitable by the Council, it shall be contributed by the applicant pursuant to Resolution No. 2023-32, Resolution Adopting Recreational Fee-In-Lieu Schedule. For non-residential subdivisions and/or land developments, the amount of recreation land required is based upon a

ratio of 500 square feet of land for each 1,000 square feet of building area (§210-41).

11. All plan review comments from the Township Fire Chief related to emergency access and fire protection must be addressed to the satisfaction of the Township. FTC connections and Fire hydrant locations must be directly coordinated between the applicant and Fire Chief (§210-32).
12. The applicant must address all application review comments from the Township Landscape Architect/Planner as detailed in enclosed correspondence updated April 22, 2026, from Thomas Comitta Associates. Landscaping shall be provided in accordance with Township Ordinances (§210-21.A(14) & §210-39.C(6)).
13. A Development Agreement, Improvement Security Agreement, Stormwater Operation and Maintenance Agreement and Declaration of Easements, Obligations, Covenants, Conditions and Restrictions must be executed between the applicant and the Township prior to (or concurrent with) recording the land development plan (§210-11.A & Chapter 198, §198-29).

#### DRAINAGE DESIGN AND STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS (CHAPTER 198)

14. Storm sewer pipe material must conform to the Stormwater Management Ordinance. Concrete pipe is required outside of basin areas, but High-Density Polyethylene is proposed. **The applicant is requesting a waiver of this requirement** (refer to enclosed correspondence dated April 1, 2026, from the design engineer) (§198-19):
15. In accordance with Act 167, a Stormwater Management Agreement is required for the perpetual maintenance of stormwater management facilities proposed in conjunction with this land development. Agreement(s) must be reviewed by the Township and Township Solicitor and must be recorded concurrently with the Final Plan. Upon completion of all plan revisions, an 8.5 by 11-inch legible paper exhibit (identified as "Exhibit A"), consisting of the contents of the approved land development plan related to post-construction stormwater management controls (such as construction details, layout and dimensions) and long-term operation and maintenance provisions (for those controls, as required by Chapter 198), must be prepared and submitted for review by the Township. This exhibit will be recorded with the Agreement. In-lieu-of the aforementioned exhibit, the post-construction stormwater management plan and related notes/detail plan sheets can be added to the recording set for the land development, and that set of recorded sheets can be referenced in the maintenance agreement (§198-33, §198-35 and §198-40).

#### GENERAL COMMENTS

16. Guiderail is proposed along the top of the gravity retaining wall shown on the plan. The design engineer should verify there is sufficient separation between the guiderail posts and the face of the wall.

17. All plan review comments from the Township Traffic Engineer, McCormick Taylor, must be addressed to the satisfaction of the Township.
18. All plan review comments from the Township Lighting Consultant, McCormick Taylor, must be addressed to the satisfaction of the Township.
19. Upon resubmission the applicant must include a response letter addressing every comment made within this review letter, the design engineer must also submit electronic copy of each plan sheet and reports in "pdf" format, to both the Township.

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,  
Kelly Engineers and Surveyors  
Township Engineer



Eric J. Janetka, P.E.  
Senior Project Engineer

Enclosures

cc: John McMullan, Township Manager (via email)  
John R. Ibach, Jr., Manager, MTSA (via email)  
John F. Walko, Esquire, Kilkenny Law, LLC (via email)  
Pinnacle Wash-1, LLC, Attn: Garry Hesselbacher (via email)  
Charles A. Dobson, P.E., President, InLand Design (via email)  
File

**SUMMARY OF REQUIRED PERMITS, REVIEWS AND APPROVALS**

<b>No.</b>	<b>Description</b>	<b>Review</b>	<b>Status</b>
1.	<i>Receipt of Delaware County Planning Department Review</i>		Resolved
2.	<i>Middletown Township Director of Planning and Development</i>	6/23/2025	Resolved
3.	<i>Township Fire Chief Review</i>		<u>Unresolved</u>
4.	<i>Middletown Township Sewer Authority</i>	4/22/2026	<u>Unresolved</u>
5.	<i>Middletown Township Traffic Engineer</i>	6/27/2025	<u>Unresolved</u>
6.	<i>Middletown Township Lighting Consultant</i>	6/26/2025	<u>Unresolved</u>
7.	<i>PADEP Planning Module (or approval of exemption)</i>		<u>Unresolved</u>
8.	<i>AQUA Pennsylvania Water Service Availability</i>	7/9/2025	Resolved
9.	<i>Preliminary Approval</i>		<u>Unresolved</u>
10.	<i>Delaware County Conservation District Erosion Control Plan Review</i>		<u>Unresolved</u>
11.	<i>PADEP NPDES Permit</i>		<u>Unresolved</u>
12.	<i>Park and Recreation/Opens Space Land or Fee</i>		<u>Unresolved</u>
13.	<i>Final Approval</i>		<u>Unresolved</u>
14.	<i>Development/Security Agreement</i>		<u>Unresolved</u>
15.	<i>Declaration of Easement, Obligations, Covenants, Conditions and Restrictions</i>		<u>Unresolved</u>
16.	<i>Stormwater Management Maintenance Agreement</i>		<u>Unresolved</u>
17.	<i>Financial Security Estimate</i>		<u>Unresolved</u>
18.	<i>Legal Descriptions</i>		<u>Unresolved</u>

**LAND DEVELOPMENT PLAN SHEET LIST**

**SHEET INDEX**

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	MIDDLETOWN TOWNSHIP NOTES PLAN
3	OVERALL EXISTING FEATURES PLAN
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	CONSTRUCTION DETAILS 'A'
9	CONSTRUCTION DETAILS 'B'
10	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
11	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 'A'
12	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 'B'
13	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 'C'
14	CONSERVATION, SEDIMENT & EROSION CONTROL PLAN - STAGE 1
15	CONSERVATION SEDIMENT & EROSION CONTROL PLAN - STAGE 2
16	SEDIMENT & EROSION CONTROL DETAILS 'A'
17	SEDIMENT & EROSION CONTROL DETAILS 'B'
18	SEDIMENT & EROSION CONTROL NOTES
19	LANDSCAPE PLAN
20	LIGHTING PLAN
21	VEHICLE TURNING TEMPLATE PLAN - SUV
22	VEHICLE TURNING TEMPLATE PLAN - FIRE TRUCK
23	VEHICLE TURNING TEMPLATE PLAN - TRASH TRUCK

April 28, 2026

Mr. John McMullan, Township Manager  
27 N. Pennell Rd.  
P.O. Box 157  
Lima, PA 19037

**RE: Pinnacle Wash-1, LLC**

**Traffic Review #2**

Record Owner: The Estate of Laura Biordi  
Applicant: Pinnacle Wash-1, LLC  
Property Address: 1216 West Baltimore Pike, Media, PA 19063 (Middletown Township)  
MT No.: 5504.45

Dear Mr. McMullan:

We are in receipt of the Preliminary/Final Land Development submission dated April 2, 2026, submitted on behalf of the applicant, Pinnacle Wash-1, LLC. For our Traffic Review #2, we considered the following documents that were part of the submission:

- 1) *Preliminary/Final Land Development Plan for Pinnacle Wash-1, LLC*, prepared by Inland Design, dated June 4, 2025, last revised April 2, 2026
- 2) *Transportation Impact Assessment for 1216 West Baltimore Pike Car Wash*, prepared by TPD, dated June 4, 2025, last revised March 27, 2026

**PROJECT OVERVIEW**

The project is located along the south side of West Baltimore Pike (SR 0001), the north side of Printers Way (private road), and west of Pennell Road (SR 0452). It is just west of the small Middletown Pizza strip retail plaza (Flick Brothers property). The applicant intends to construct and operate a proposed one wash tunnel, 4,574 sf automated self-service car wash on 1.49 acres. Access to the site is proposed via a right-in/right-out driveway on Baltimore Pike and an interconnection through the existing cross access easement to the adjacent Flick Brothers property which has a driveway on Pennell Road (SR 0452). The site also proposes to have a future full-access unsignalized driveway on Printers Way once that roadway is dedicated to Middletown Township.

## PURPOSE

The purpose of this review is to assess and comment on items of concern relevant to vehicular traffic and pedestrian operations, circulation and safety within the subject site and the surrounding off-site study area of the one wash tunnel, 4,574 sf automated self-service car wash proposed to be located at 1216 West Baltimore Pike (SR 0001).

The following are initial traffic-related comments offered for your consideration. We reserve the right to provide additional comments upon further review of this submission, upon coordination with the Township and/or applicant, upon presentations and/or discussions in Township meetings, and/or upon review of future submissions for this project. **Upon resubmission, the applicant must provide responses to these comments along with revised submission materials as appropriate.**

## Transportation Impact Assessment (TIA)

1. As previously noted, the applicant must obtain a Highway Occupancy Permit (HOP) from PennDOT. The applicant has already submitted a HOP application (EPS 376992), and they received Cycle 1 review comments in a PennDOT response letter dated July 3, 2025. The applicant must submit the revised TIA and HOP plans/documents to PennDOT, and address PennDOT's review comments as needed. Copy the Township on all future submissions to PennDOT, and provide copies of PennDOT's review comments and applicant responses.
2. Revise the Executive Summary (page II) and the Recommendations section on page 17 to indicate the proposed access on Printers Way would be a future condition that would not be completed and opened to traffic until Printers Way is dedicated to Middletown Township.
3. In the Programmed Improvements section on page 5, remove the information about the US 1 & SR 452 Loop Road Project. It is no longer planned.
4. As previously noted, revise footnotes below Table 6. It appears that footnotes 2 and 3 should be switched.
5. In the interim scenario (Figure 5), 38% of entering site traffic is coming from Baltimore Pike from west of Donovan Drive, and 25% of entering site traffic is coming from Baltimore Pike from east of Pennell Road. These percentages do not match the exiting percentages going out from the site to those same parts of the roadway network (which are 28% going out to the west and 35% going out to the east), nor do they match the "regional" trip distributions of the full-build scenario (Figure 10), which shows 28% to/from the west and 35% to/from the east. There is no reason the "regional" trip distribution (i.e., at the extents of Baltimore Pike) should be any different for the interim scenario versus the full-build scenario. It appears there was simply an error in the "regional" percentages of entering traffic from the extents of Baltimore Pike in the interim scenario (Figure 5). These interim scenario entering percentages should be revised to match the "regional" entering percentages from the full-build scenario. Ensure that the downstream trip distribution percentages for entering traffic in the interim scenario are adjusted as needed to match the new sum of upstream entering percentages. Ensure that the revised trip distributions for entering traffic in the interim scenario are carried through to volume figures, volume development spreadsheets, analysis, and results tables.
6. As previously requested, provide electronic Synchro files (version 12) for review.

7. Delays and queues on some movements and approaches of Baltimore Pike (SR 0001) & Pennell Road (SR 0452) are indicated to be significant in the future without development conditions and would increase in the future with development conditions. Per Middletown Code Chapter 275-117.9.A., the applicant should propose improvements as needed to address the Township's concerns at this intersection due in part to traffic from the proposed development. We acknowledge that PennDOT's US Route 1 and PA 352 Interchange Improvement Project will implement significant improvements at this intersection, but our understanding is that project will not be constructed until at least the mid-2030's. We further acknowledge that the major intersection improvements proposed by that project are not the responsibility of this developer to implement. However, some type of intersection improvements should be implemented in the meantime. To address this, the applicant should assist with modernization of existing signal equipment at this intersection, including but not necessarily limited to replacement of older signal heads and installation of yellow reflective backplates on all signal heads that do not yet have them. Applicant should coordinate with Township Traffic Engineer, Public Works and PennDOT to determine details of this improvement.
8. Due to potential operational and safety concerns related to increased traffic volumes that would enter and exit via the Middletown Pizza driveway on Pennell Road (SR 0452) during the interim condition (prior to the car wash having direct access on Printers Way), the Township will require a post-development traffic study at the Middletown Pizza driveway. The post-development study must include evaluation of volumes, queues, gaps, and crash/safety issues during the weekday PM and Saturday mid-day peak hours to determine if any signing or pavement markings need to be added or revised, or if any movements (such as potentially the left-out movement) must be restricted, or if other mitigation may be necessary. The study must be conducted within six months of when the car wash is constructed and fully operational. As a condition of approval, the applicant must provide a Condition Statement to summarize what the post-development study would entail and potential next steps based on study findings. Coordination with the Township, the Flick Brothers, and PennDOT will be required when the study is completed to determine what, if any, mitigation will be required at this driveway as a result of the post-development study. When considering potential mitigation requirements, if any, the updated schedule for the anticipated opening of the direct access onto Printers Way should also be taken into account. If direct access onto Printers Way is expected to open within six months of when the car wash opens, the post-development study would not be required.

### **Land Development Plans**

9. Clarify what will happen with the cross access easement to the adjacent Flick Brothers property once the car wash is able to open direct access onto Printers Way (once that roadway is dedicated to Middletown Township). Once the Printers Way access is open, the Township desires at minimum to significantly reduce the volume of traffic that would enter and exit the car wash via the cross access easement and the Middletown Pizza access on Pennell Road (SR 0452). The applicant should indicate if the intention is to extinguish the cross access easement (and remove the interconnection), or if it would be changed to Authorized Vehicles Only (with appropriate signage), or other.

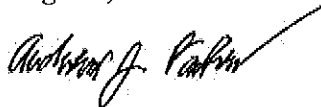
10. As previously noted, the Township remains concerned about the potential for a high volume of cut-through traffic traveling from Baltimore Pike to Printers Way (and continuing on to southbound Pennell Road) in the full-build scenario, as well as in the interim scenario cutting through to the Flick Brothers property and going directly out to Pennell Road, by using the proposed roadway east of the car wash building as a shortcut. The applicant should install signage along with traffic calming measures on the proposed roadway (i.e. speed bumps, etc) to strongly discourage cut-through traffic.
11. Add End of Roadway object markers (sign OM4-3) on the proposed wood guiderail that will prevent egress to Printers Way during the interim condition.
12. Install Do Not Enter signs (R5-1) on the roadway east of the car wash building just after the cross access easement interconnection to the Flick Brothers property (in advance of the bail-out lane opening and the wood guiderail).
13. To the extent feasible, revise the alignment of the proposed sidewalk along the Baltimore Pike site frontage on both sides of the site driveway to lessen the abrupt turns in the sidewalk. We acknowledge that sidewalk turns and/or diagonal sections are needed due to the site driveway crosswalk being setback from the frontage sidewalk, but efforts should be made to make the transitions smoother. Otherwise, we would expect some pedestrians to not follow the sidewalk but rather cut across the grass on the shortest path. Note that the proposed water meter pit location on the east side of the site driveway may need to be moved to a different location to accommodate an adjusted sidewalk alignment. If sidewalk adjustments are made, note that all ADA requirements for curb ramps and other elements must still be satisfied.
14. As previously noted, the applicant should coordinate with the Project Manager (Madeleine Fausto, [mfausto@pa.gov](mailto:mfausto@pa.gov)) for PennDOT's US Route 1 and PA 352 Interchange Improvement Project to determine what improvements are contemplated on Baltimore Pike along the frontage of the car wash property. The applicant may need to account for that future project as the car wash land development plan and/or HOP plan advances.

### CONCLUSION

I trust that the foregoing will assist Middletown Township in their evaluation of this Land Development Application for Pinnacle Wash-1, LLC. Additional review comments may follow upon receipt and review of responses to these comments and any revised submission materials.

Feel free to contact me directly with questions or concerns by phone at 484-873-2408 or by email at [ajparker@mccormicktaylor.com](mailto:ajparker@mccormicktaylor.com).

Regards,

A handwritten signature in black ink, appearing to read "Andrew J. Parker".

**Andrew J. Parker, P.E., PTOE**  
Township Traffic Engineer



April 1, 2026

Middletown Township Council  
27 N. Pennell Road  
Media, PA 19063

**Re: Waiver Request Letter (revised April 1, 2026)**  
**1216 Baltimore Pike – Preliminary/Final Land Development Plan**  
Inland Design Project No. 12199

Dear Council Members:

On behalf of the applicant Pinnacle Wash – 1, LLC, we respectfully request waivers from the following provisions of the Middletown Township Ordinance.

1. **§ 210-9 and § 210-10** of the Middletown Township Subdivision and Land Development Ordinance: to allow the above referenced Land Development Plan to be reviewed as a Preliminary/Final Plan.
2. **§198-19.C.(2)** of the Middletown Township Stormwater Management Ordinance: to utilize high-density polyethylene (HDPE) piping outside of the infiltration bed areas and public right-of-way.

The waivers above are also shown on the submitted plans on the Cover Sheet.

Please feel free to contact me should you have any questions or comments regarding this request.

Very Truly Yours,

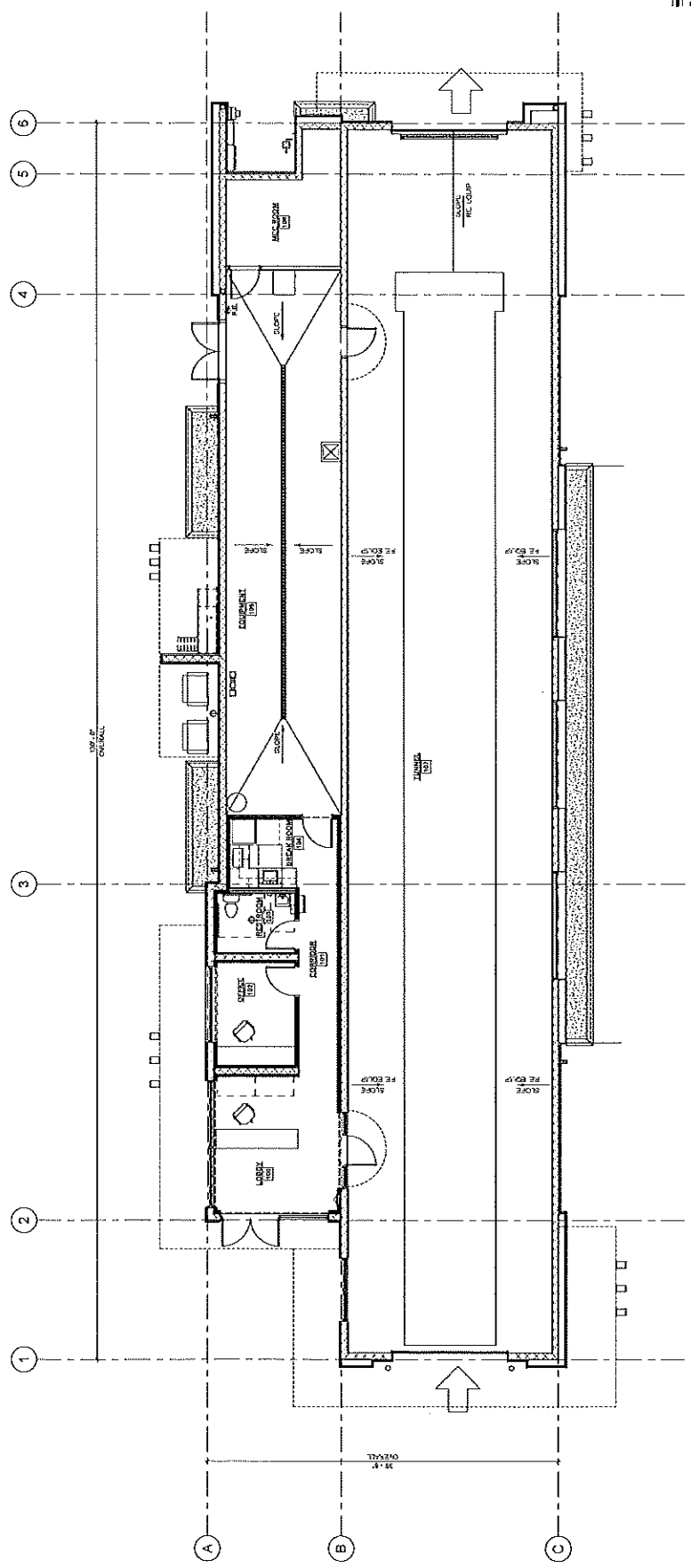
Charles A. Dobson, P.E.  
President

/cad

# PINNACLE WASH - CONCEPTUAL DESIGN

1216 W BALTIMORE TURNPIKE, MEDIA, PA

Item 7A



DATE:	08/06/2008
SCALE:	1/8" = 1'-0"
DRAWN BY:	JDE
CHECKED BY:	ASM

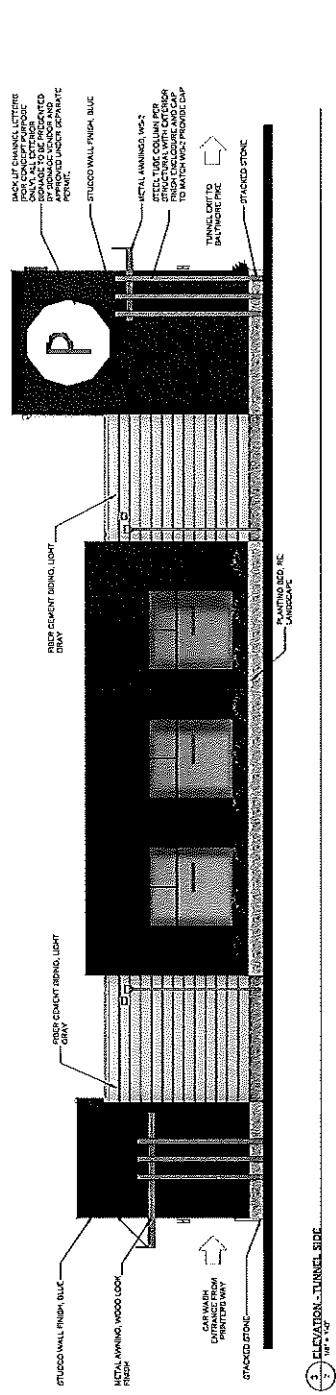
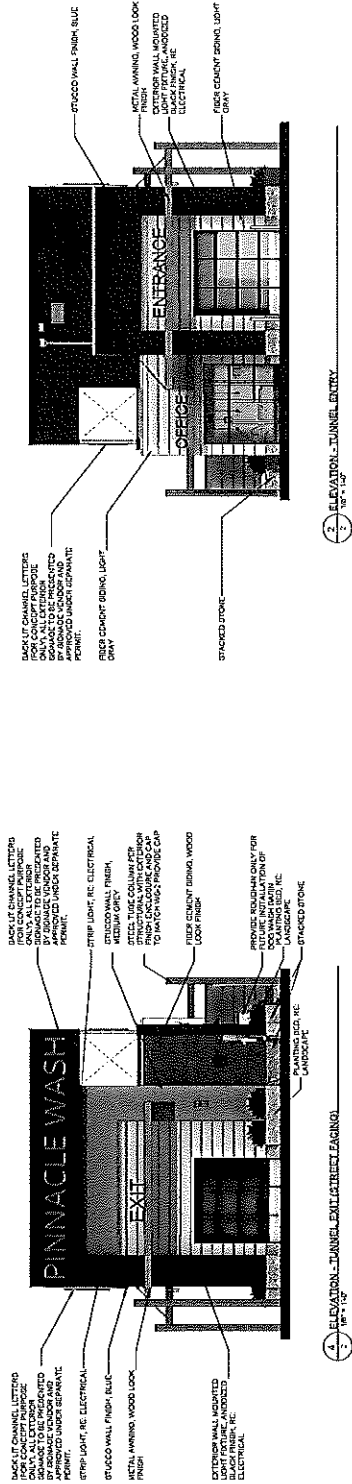
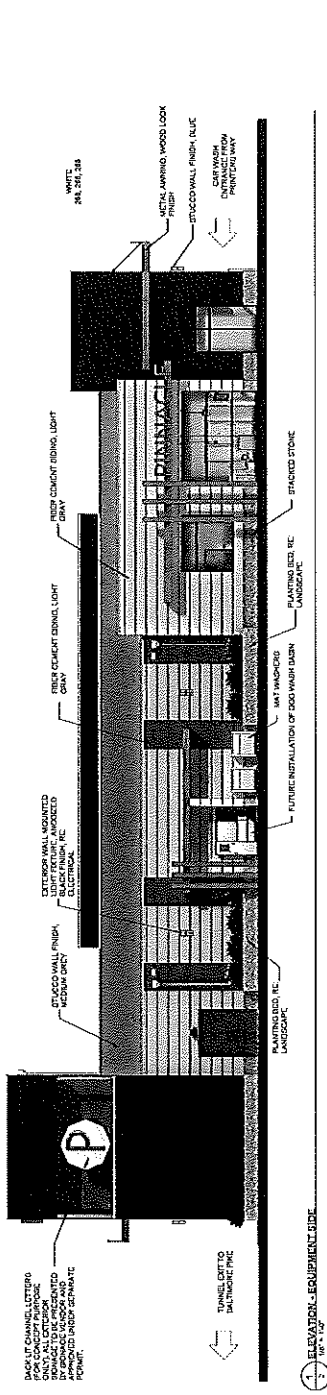
**HOWER**  
ARCHITECTURE  
1000 PENNSYLVANIA AVENUE  
PHILADELPHIA, PA 19106  
TEL: 215-562-1000  
WWW.HOWERARCHITECTURE.COM

PROJECT NUMBER:	0302.049
SHEET:	1 OF 3
FLOOR PLAN:	

1 FLOOR PLAN - PLANNING  
3/08/08

# PINNACLE WASH - CONCEPTUAL DESIGN

1216 W BALTIMORE TURNPIKE, MEDIA, PA



DATE: 08/20/2016  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JDE  
CHECKED BY: ASH

**H O V E R**  
ARCHITECTURE  
3001 S. 10TH ST.  
PHILADELPHIA, PA 19104

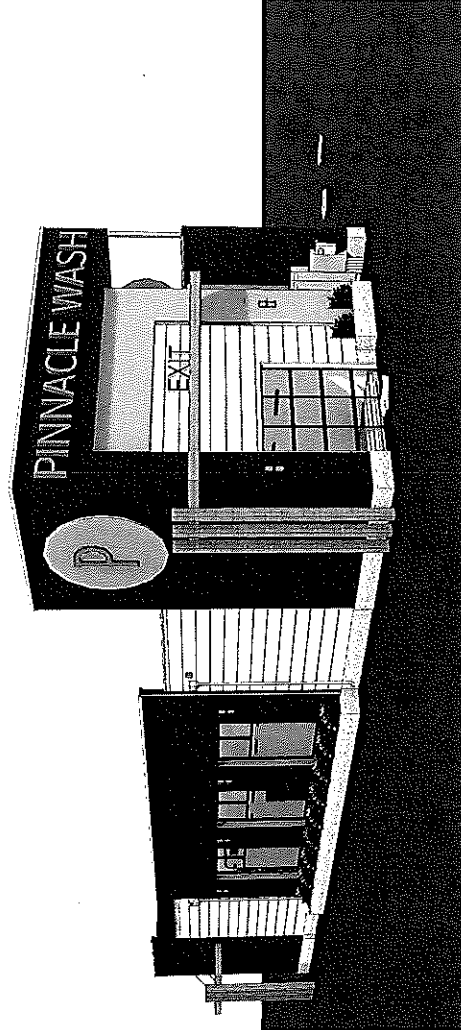
COPYRIGHT NOTICE  
PROJECT NUMBER: 3001340  
SHEET: 2 OF 3  
ELEVATIONS - COLOR

# PINNACLE WASH - CONCEPTUAL DESIGN

1216 W BALTIMORE TURNPIKE, MEDIA, PA



1 ENTRY PERSPECTIVE



2 EXIT PERSPECTIVE

DATE: \_\_\_\_\_ PROJECT NO: \_\_\_\_\_  
SCALE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**H O V E R**  
ARCHITECTURE  
1000 W. BALTIMORE AVENUE, SUITE 100  
MEDIA, PA 19063

**COPYRIGHT NOTICE**  
This drawing is the property of H O V E R ARCHITECTURE. It is to be used only for the project and site identified herein. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of H O V E R ARCHITECTURE.

PROJECT NUMBER: 3002.040

SHEET: 3 OF 3

RENDERINGS

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PA  
RESOLUTION 2026-13

---

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A  
FORMAL LAND DEVELOPMENT APPLICATION FOR CASA MIA RESTAURANT TO CONSTRUCT A  
516 SQ.FT. BUILDING ADDITION AT 1175 W. BALTIMORE PIKE**

**WHEREAS**, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Middletown Township Council ("Council") to regulate subdivisions and land developments within the Middletown Township, Delaware County ("Township");

**WHEREAS**, the Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents and visitors;

**WHEREAS**, Robert Keates, for himself and on behalf of the other landowners of record ("Applicant"), is a legal landowner of record of the property located at 1175 W. Baltimore Pike, Middletown Township, Delaware County, Pennsylvania (being Delaware County Parcel Number 27-00-00043-00) (the "Property") where the Casa Mia Restaurant is currently located;

**WHEREAS**, the Applicant is proposing to construct a 516 +/- sq.ft. building addition, with 483 sq.ft. of interior space, onto the Casa Mia Restaurant building to accommodate larger dining groups (the "Project"). A plan for the Project is attached hereto as Exhibit "A" and incorporated herein;

**WHEREAS**, due to the limited nature and extent of the Project, the limited impact of the Project on the public and the surrounding neighbors, the lack of public improvements associated with the Project, and other unique aspects of the Project presented to Council, the Applicant has requested that the Township waive the entirety of Chapter 210, Subdivision and Land Development, including a waiver of the required approval process for submitting, reviewing, and approving land development plans;

**WHEREAS**, The Applicant has obtained all necessary zoning relief from the Township Zoning Hearing Board needed for the Plan to remain zoning compliant granted under Case 2026-07 on April 22, 2026;

**WHEREAS**, the request for the waiver of land development has been reviewed by the Township staff and Land Planning Committee, who believe that, under the unique and limited circumstances of the Project and the conditions agreed to by the Applicant as set forth herein, a waiver of land development would be an appropriate consideration for Council;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of Middletown Township that, due to the limited nature and extent of the Project, the limited impact of the Project on the public and the

surrounding neighbors, the lack of public improvements associated with the Project, and other unique aspects of the Project presented to Council, the entirety of Chapter 210, Subdivision and Land Development, and the approvals required therein, are hereby **WAIVED** upon acceptance of the conditions set forth below, and the Plan is hereby conditionally **APPROVED**, subject to the following conditions:

1. The Project shall be developed as depicted in the Plan attached as Exhibit "A". After construction of the Project, the Plan, or another revised plan documenting the existence of the Project to the satisfaction of the Township Engineer, shall be recorded in the Delaware County Recorder of Deeds Office as an "As-Built" Plan.

2. The Applicant must undergo any additional *necessary* reviews from any outside agency having jurisdiction (e.g. Delaware County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation) if applicable and obtain any necessary planning modules, approvals, or permits from such agencies, if any, before the issuance of any building permits for the Project.

3. The Applicant shall comply with any requirements set forth in any engineering, zoning, building, fire safety or any other code review letters issued by Township engineers or staff, prior to the issuance of any building permits for the Project.

4. This Resolution shall not serve as a waiver of any other Township Code chapter requirements or permit requirements. The Applicant and the Project shall satisfy the requirements of all other Middletown Township Codes, including the Township Zoning Code, Township Building Code, and the Township Stormwater Code, unless additional relief is obtained. Such compliance shall specifically include, but is not limited to, compliance with the Township's fire code and the need to obtain a building permit and a stormwater permit for the Project.

5. The Applicant shall be responsible for payment of all Township consultant, professional review, and inspection fees related to the Project prior to the issuance of the building permit for the Project.

6. All future developments on the Property shall be subject to a new application and approval by the Township.

7. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

This Resolution shall bind the Applicant, Landowner, and the Applicant/Landowner's successors and assigns. This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waiver and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's signature below. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptance of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

**RESOLVED AND APPROVED** this \_\_\_\_\_ day of May, 2026 by the Middletown Township Council, Delaware County, Pennsylvania, at a regularly scheduled public meeting.

**ATTEST:**

**TOWNSHIP COUNCIL:**

\_\_\_\_\_  
John McMullan, Township Manager

\_\_\_\_\_  
Christopher Stump, Council Chair

**ACCEPTANCE OF CONDITIONS:**

**APPLICANT:** I, Robert Keates, being the authorized person to act on behalf of the Applicant and Landowners, do hereby acknowledge and accept the conditions of this waiver of land development approval issued by the Middletown Township Council and understand and accept the conditions of approval contained therein as recited above. I also represent that I have the authority to bind the Applicant and Landowners to this approval and these conditions of approval.

**APPLICANT: Robert Keates**

By: \_\_\_\_\_  
Robert Keates

Date: \_\_\_\_\_

**ATTEST/WITNESS:**

\_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_



Item 7B

April 15, 2026

Meredith F. Merino, MPA  
Director of Planning and Development  
Middletown Township  
27 N. Pennell Road - PO Box 157  
Lima, PA 19037-0157

**RE: Proposed 516 S.F. Addition  
Casa Mia Restaurant  
1175 West Baltimore Pike  
Request for Waiver of Formal Land Development Process**

Dear Ms. Merino

As you are aware, the owners of the Casa Mia Restaurant at 1175 W. Baltimore Pike are proposing to construct a 516 s.f. 1-story addition on the east side of their existing 2,136 s.f. restaurant building that is predominately a 2-story structure.

Because of the limited scope of work, we believe that a modification to allow a Waiver of the requirement for Land Development may be appropriate for the proposed addition. On behalf of the Applicant, we are respectfully requesting a consideration for a Waiver of the Formal Land Development process.

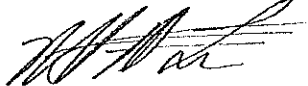
In support of the request, I offer the following facts:

1. The 516 s.f. increase in building footprint is nominal in comparison to the existing 2,136 s.f. building footprint.
2. The addition will only result in an increase in building coverage from 12.4% to 15.4%, whereas 25% building coverage is allowed.
3. Only a 12-foot-wide front façade of the addition will be visible from Baltimore Pike, and we are enhancing the aesthetics of the existing building façade to match the façade of the addition.

4. No changes to the parking areas, curb cuts, or existing site features are proposed.
5. The costs associated with pursuit of the formal Land Development process are extensive for a small addition.

Based upon these facts, we would appreciate your consideration of the Land Development Waiver Request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Linn', with a stylized flourish at the end.

Robert H. Linn, AIA  
Registered Architect  
Principal - Linn Architects

RHL/dr

**MIDDLETOWN TOWNSHIP ZONING HEARING BOARD**

27 N. PENNELL ROAD, MEDIA, PA 19063

610-565-2700

Jacquelyn S. Goffney

David Bialek, PharmD, R.Ph

Bryan Messick

Joseph Ward

Vacant

J. Adam Matlawski, Esquire, Solicitor

Meredith F. Merino, Zoning Officer

**FINAL DECISION AND ORDER**

IN RE: Application of: Robert Keates ZHB No. 2026-07

Case No. 2026-07: An application of Robert Keates for property at 1175 W. Baltimore Pike, zoned C-2, for variances from the following code sections to construct a 12'x43' addition to the existing restaurant building: *Section 275-87 A(7)* for front yard setback of 41.3 feet, where 60 feet is required. (Same as front yard setback of existing building); *Section 275-87 (A)7* for rear yard setback of 29.8 feet where 60 feet is required. (Existing building rear yard setback is 4.3 feet); *Section 275-87 A(9)* for right side yard setback of 9 feet, where 25 feet is required; *Section 275-87 A(4)* for increase of impervious surface by 3.1% from 92% to 95.1%; *Section 275-88C/275-168(A)* to allow for 30 parking spaces where 42 spaces are required; Any other relief as required to permit construction of the addition, as proposed.

The Zoning Hearing Board of Middletown Township, Delaware County, Pennsylvania, hereby gives written notice of a decision and order of the Board in the above referenced application, said Final Decision and Order rendered at a public meeting held on April 22, 2026 in the Township Building, 27 N. Pennell Road, Lima, Pennsylvania.

It is the Final Decision and Order of the Middletown Township Zoning Hearing Board that the above referenced application for zoning relief was:

Approved: X Denied: \_\_\_\_\_

Approved subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Unless otherwise specified by the Zoning Hearing Board, a Special Exception or Variance shall expire if the applicant fails to obtain a Building Permit within one (1) year from the date of authorization. Upon application, the Zoning Hearing Board may extend the expiration date for one (1) additional year.

Middletown Township Zoning Hearing Board

Date: 4/22/2026

[Signature]  
Secretary

A copy of this Final Decision and Order was issued to the Applicant and all other persons who have filed their name and addresses with the Board on April 23, 2026, the day following the date the decision was rendered on the matter.

[Signature]  
Meredith F. Merino, Zoning Officer



# MIDDLETOWN TOWNSHIP APPLICATION TO ZONING HEARING BOARD

27 N. Pennell Road | Media, PA 19063  
610-565-2700 | Fax 610-566-3640 [www.middletowndelcopa.gov](http://www.middletowndelcopa.gov)

Date 4/23/2026

Received

Application No. 2026-08

APR 24 2026

Middletown Township

Applicant Micheal Siciliano Address 207 Elm Ave Media, PA 19063

(When there are a number of applicants the additional names shall be entered on the back of this application)

Phone: 215-681-7394 Applicant Email Address: sic.cav2447@gmail.com

Attorney (if any) \_\_\_\_\_ Address: \_\_\_\_\_

Phone \_\_\_\_\_ Attorney Email Address: \_\_\_\_\_

LOCATION OF PROPERTY 207 Elm Avenue Media, PA 19063 Zoning District R3

Deed Book 7010 & 7126 Page No. 5352 & 1092

Owners Micheal and Alexandra Siciliano Address 207 Elm Ave Media, PA 19063

Agent \_\_\_\_\_ Address \_\_\_\_\_

If the applicant is not the agent or the owner, state his interest: \_\_\_\_\_

Application is made for a (variance) (~~special exception~~) from the following ordinance and/or section of ordinance:

For an installation for an above ground pool, Section 275 - 127.B (4) (6) [2]  
to authorize the location to within 10 feet of the  
rear property line.

State facts and/or basis of support of application (attach narrative if necessary) The subject property is constrained by the size and configuration of the lot and the placement of the existing dwelling, limiting the ability to install and above-ground pool in full compliance with the required setback. The proposed location places the pool approximately 10 feet from the property line, which is close to the required setback and represents a minimal deviation. The pool is intended solely for personal residential use and will be located in the rear yard in a manner that minimizes visibility and impact on neighboring properties. It will not adversely affect light, air, drainage, or the character of the neighborhood. The requested variance represents the minimum relief necessary to allow reasonable use of the property and is consistent with similar residential uses in the area. Granting this variance will not be detrimental to the public, health, safety or welfare.

**Note:** This application must be sworn to. The affidavit below must be executed before a Notary Public.

Where there are a number of Applicants the additional names shall be entered below.

Applicant Michael Siciliano Address 207 Elm Ave Media PA 19063

Applicant \_\_\_\_\_ Address \_\_\_\_\_

Applicant \_\_\_\_\_ Address \_\_\_\_\_

Applicant \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
Applicant Sign Here

COMMONWEALTH OF PENNSYLVANIA,  
COUNTY OF DELAWARE,

} SS.

On this, the 29<sup>th</sup> day of April, 2026, before me Michele Smith, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in Delaware County, personally appeared Michael Siciliano, who being duly sworn according to law, doth depose and say: that all the above statements and/or drawings and/or attached plans are true.

Michele Smith

Notary Seal  
 Michele Smith, Notary Public  
 Delaware County  
 My commission expires June 4, 2027  
 Commission number 1347033  
 Member, Pennsylvania Association of Notaries

PA 4/29/26 \$750.00 CLK#112



Middletown Township

 Payments for Ratification - April Check  
 Issue Dates: 4/1/2026 - 4/30/2026

Vendor Name	GL Account	Invoice Description	Amount
<b>CAPITAL RESERVE FUND</b>			
KELLY ENGINEERS AND SURVEYORS	30-492-795-90	FEB Lenni Rd Ped Trail	5,850.00
Total CAPITAL RESERVE FUND:			5,850.00
<b>DEBT SERVICE FUND</b>			
THE BANK OF NEW YORK MELLON	23-472-020-95	LOAN# CT2007892 (i)	172,000.00
THE BANK OF NEW YORK MELLON	23-472-119-95	LOAN#MIDTWN2019 (i)	43,000.00
THE BANK OF NEW YORK MELLON	23-472-019-95	LOAN#MIDTWN2019 (i)	37,700.00
Total DEBT SERVICE FUND:			252,700.00
<b>GENERAL FUND</b>			
AMERICAN FIRE APPARATUS	01-411-300-70	Eng 46 Repairs	5,436.77
AQUA AUTOPAY	01-411-384-75	Township Hydrants APR	9,068.01
BARBACANE THORNTON & COMPANY LL	01-402-311-75	2025 Twp Financial Stmt Audit	63,000.00
COLLINSON INC.	01-438-245-70	Guide Rail Replace	5,050.00
DWD MECHANICAL CONTRACTOR INC.	01-458-310-85	HVAC Maintenance/Repair 1/19-1/21	6,974.69
GO2 TECH, INC.	01-407-300-75	MAR 2026 IT	5,327.19
KELLY ENGINEERS AND SURVEYORS	01-408-310-75	FEB Engineering - GF	17,436.75
KEYSTONE MUNICIPAL SERVICES, INC.	01-413-300-75	Building Inspection 03/16-03/27	5,775.00
MIDDLETOWN FIRE COMPANY #50	01-411-532-70	2026 1Q VFSEP	36,645.00
MIDDLETOWN FIRE COMPANY #50	01-411-531-70	2025 3Q VIP	11,625.51
MIDDLETOWN FIRE COMPANY #50	01-411-531-70	2025 4Q VIP	11,729.62
MIDDLETOWN FIRE COMPANY #50	01-411-532-70	2026 2Q VFSEP	32,040.00
OPDNAKER INC.	01-426-300-75	MAR RECYCLING AC #14321600	55,399.72
PA MUNICIPAL HEALTH INS. COOPERATIV	01-487-196-55	APR Health Insurance	45,795.37
PLGIT- CC GF AUTOPAY	01-453-336-70	HM CC-Trips	13,982.00
ROCKY RUN FIRE COMPANY #46	01-411-531-70	2025 3Q VIP	6,374.49
ROCKY RUN FIRE COMPANY #46	01-411-531-70	2025 4Q VIP	6,270.38
UCOMP	01-481-300-55	2026 1Q Unemployment Contribution	9,821.49
Total GENERAL FUND:			347,751.99
Grand Totals:			606,301.99

Approved by \_\_\_\_\_

Date \_\_\_\_\_