

# **Board of Supervisors Regular Meeting**

**Monday, May 12, 2025 | 7:00 p.m.**

## **1) Call to Order, Pledge of Allegiance**

Mr. Ksiazek called the meeting to order at 7:00 p.m.

## **2) National Anthem performed by Sophia and Seraphina Pale.**

Mr. Ksiazek extended a warm welcome to Sophia and Seraphina Pale, who performed the National Anthem. He thanked them for their performance.

## **3) Roll Call**

After the Pledge of Allegiance, Ms. Quirple called roll. Supervisors Ksiazek, Hannah, Kane, and Strouse were in attendance. Also present were Township Manager Stephanie Teoli Kuhls, Assistant Township Manager Nick Valla, Solicitor James Esposito, Township Engineer Isaac Kessler, Chief Joseph Bartorilla, Director of Building and Zoning, Jim Ennis, Director of Public Works, Eric Gartenmayer, Director of Finance, Laura Hucklebridge, and Director of Parks & Recreation, Paul Kopera.

## **4) Upcoming Meetings**

a) Next Board of Supervisors Meeting – Monday, June 9, 2025, at 7:00 p.m.

## **5) Special Items**

a) Swearing in of Officer Gianna Zanino

Chief Joseph Bartorilla introduced Police Officer Gianna Zanino highlighting her background, as a Levittown native, Officer Zanino graduated with honors from Cairn University in 2024, earning a Bachelor's Degree in Criminal Justice in just two years. She previously worked in private security at Sesame Place and recently began her training at the Temple University Police Academy in Ambler, where she will graduate in six months.

Chief Bartorilla welcomed Officer Zanino as the newest member of the Middletown Township Police Department. Officer Zanino was officially sworn in by Mr. Ksiazek.

b) National Public Works Week Proclamation

Mr. Ksiazek read the Proclamation aloud.

c) Recognition of Township Manager Stephanie Teoli Kuhls

Stephanie Teoli Kuhls, Township Manager, received a standing ovation at her final Board of Supervisors meeting marking the end of 13 years of dedicated service to the community.

Ms. Teoli Kuhls, joined Middletown Township in 2012 from Upper Makefield Township and previously managed Hatfield Township in Montgomery County. She has also served as adjunct faculty for the Department of Public Administration at Villanova University.

During a recognition ceremony, Chairperson Mike Ksiazek presented Teoli Kuhls with a decorative street sign named in her honor — *Teoli Kuhls Way* — along with a commemorative plaque and flowers.

Mr. Ksiazek expressed that many people do not realize how complex the role of township manager truly is. Adding that to the role of Township Manager you need to be an expert in so many fields — overseeing our police, fire, emergency services, public works, finance, IT, parks, and recreation. It's a demanding and vital position.

In addition to local acknowledgments, representatives from State Senator Frank Farry, Representatives Joe Hogan offices presented citations celebrating her years of leadership. A staff member from Congressman Brian Fitzpatrick's office presented Ms. Teoli Kuhls with an American flag that had flown over the U.S. Capitol in honor of her service. The Staff Member noted that Ms. Teoli Kuhls' outstanding career reflects a deep commitment to public service and that her leadership will continue to inspire those who follow.

The evening was also attended by several current and former municipal managers from across the region, many of whom spoke of Ms. Teoli Kuhls as a mentor who shaped their careers:

Rick Mellor, Executive Director of Delaware Valley Trusts, highlighted Ms. Teoli Kuhls' longstanding role on the Delaware Valley Workers' Comp Trust Board, where she served for 17 years, most recently as chair. Mr. Mellor shared that when he was a young 22-year-old starting in this field, there weren't many people who looked like me in local government. Adding that Ms. Teoli Kuhls was someone who took me under her wing, as she has for so many throughout her career.

Upper Gwynedd Township Manager Sandra Zadell called herself "Stephanie's proudest mentee." Ms. Zadell shared that Ms. Teoli Kuhls showed by example what it means to care about your community and those you serve. She added that she dedicated time to helping me prepare for job interviews and guided me through the challenges of my early days as a Township Manager.

Debbie Lamanna, former Middletown Parks and Recreation Director and Interim Township Manager, said she immediately knew Ms. Teoli Kuhls was right for the job when they first met.

Among those in attendance was Ms. Teoli Kuhls' father Jim Teoli, who proudly watched as his daughter was celebrated. He noted that "I'm Steph's dad. I just want to say I'm proud."

The following individuals spoke in recognition of Ms. Teoli Kuhls' distinguished career and contributions to Middletown Township, Bucks County, and Montgomery Township:

- Carolyn McCreary, Township Manager at Montgomery Township (comments read by Sandra Zadell)
- Amanda Serock, Township Manager at Concord Township
- Bekir Altunbas, Parks and Recreation Specialist at Upper Gwynedd Township
- Angela Benner, Township Manager at Warrington Township
- Eileen Bradley, Retired Township Manager from Sellersville Borough
- Ed Murphy, Attorney at Wisler Pearlstine

The Board of Supervisors also took time to recognize Ms. Teoli Kuhls' family — her husband and sons — acknowledging the personal sacrifices made for the demanding role of Township Manager.

Each supervisor reflected on the profound impact she had on their own development as public officials.

Mr. Ksiazek said that Ms. Teoli Kuhls is without question, a mentor to me. He added that more than anyone I've ever worked with, Stephanie taught me the intricacies of local government.

Ms. Strouse emphasized Ms. Teoli Kuhls' influence as a trailblazing female leader. Her remarks expressed that as a younger woman navigating local government, Ms. Teoli Kuhls was a mentor to her, teach Ms. Strouse so much — not only about being an elected official but about being a woman in a traditionally male-dominated field. She concluded her remarks by stating that Ms. Teoli Kuhls blazed that trail long before she did.

Ms. Kane spoke of Ms. Teoli Kuhls' true leadership, her dedication to keeping the Board well-informed, and ensuring they had the knowledge needed to lead effectively. She also expressed gratitude for the strong, capable team that Ms. Teoli Kuhls built during her tenure at Middletown Township

Ms. Quirple expressed her heartfelt gratitude to Ms. Teoli Kuhls, admitting it's difficult to believe her final day has arrived. She praised her for her tireless dedication, constant availability, and remarkable leadership, noting the strong, appreciative staff she's built. On a personal note, Ms. Quirple recalled how Ms. Teoli Kuhls immediately reached out to support and guide her and fellow newly elected officials, always offering mentorship, answers, and friendship. While saddened by her departure, she wished Ms. Teoli Kuhls the best in her next chapter and encouraged her to take time to relax and enjoy her well-deserved retirement.

Ms. Hannah reflected on meeting Ms. Teoli Kuhls when volunteering for the newly formed Human Relations Commission (HRC). She explained that although the group was just starting out and unsure of its direction, Ms. Teoli Kuhls excelled at connecting them with the right resources and people. Ms. Hannah praised Ms. Teoli Kuhls' people-first leadership, clear communication, and ability to simplify complex government processes. She concluded by expressing her gratitude for Ms. Teoli Kuhls' competence, compassion, mentorship, and friendship, noting how anyone who works with her is inspired to carry a part of her leadership style forward.

Mr. Valla echoed the heartfelt sentiments shared by others, expressing deep gratitude for Ms. Teoli Kuhls' impact on his life. He shared that they first met her as a professor at Villanova University, seven years ago and emphasized that few people leave such a profound, life-changing influence as she has.

Mr. Valla credited Ms. Teoli Kuhls for significantly shaping the course of their life and sincerely thanked her for everything she has done for him.

Ms. Teoli Kuhls expressed deep gratitude and humility for the kind words and recognition she received. She thanked the elected officials, township employees, and residents for the opportunity to serve Middletown Township, emphasizing how special it was to work in a community that consistently puts its people first. She reflected on the challenges faced and progress made, she shared pride in the collective accomplishments and confidence in the Township's bright future.

Ms. Teoli Kuhls also thanked her family, sharing personal memories of lessons from her parents and the support of her sisters (Michele and Kristy), four sons (Michael, Sam, Jackson and Rafe), and her husband, Joe Kuhls.

Ms. Teoli Kuhls acknowledged the surprise visit from her fellow municipal managers and expressed how meaningful their presence was. She closed by saying she will always carry the spirit of the community with her, cheering on Middletown from afar, and expressed sincere thanks for the overwhelming recognition. She said it has been an honor to work alongside our elected officials, dedicated employees, and, most importantly, the residents, always keeping the community's best interests at heart.

## **6) Upcoming Events**

- a) Bucks County Police Memorial Day -- Monday, May 19, 2025
  - Middletown Township Memorial Ceremony honoring Detective Christopher Jones at the Municipal Center starting at 12:00 p.m.

## **7) Public Comment – Non-Agenda Items**

Dave Cahill, 462 Cynthia Ave, reiterated his ongoing frustration about the perceived lack of transparency surrounding the loan documents for Tower 8.

Carmine Carfagno, 37 Hillside Ave, inquired about delays to the Hillside storm drain project.

Isaac Kessler, Township Engineer, explained the delay stems from the inability to secure an easement from a private property owner, which is essential for the project to proceed.

Shelton Post, Red Rose Gate, noted improvement in clarity of agenda items, using an example of a zoning hearing item that was vague in March but clearly described in April. Mr. Post thanked staff for the effort to improve public transparency in meeting agendas.

Lance Sagers, 98 Queen Lily Road, thanked Ms. Teoli Kuhls for her years of service.

Mr. Sagers raised concerns about early morning trash collection occurring before the permitted 6:00 a.m. start time per Township ordinance and contract. Mr. Valla noted that he will address the issue with Waste Management.

Mr. Sagers had questioned if the Board had reviewed Neshaminy School District's recent capacity study amid ongoing land development approvals. He noted concerns about the Township approving zoning overlays and variances that enable increased residential development, potentially impacting school capacity and taxes. Mr. Ksiazek acknowledged ongoing dialogue with school leadership but had not reviewed the capacity study document specifically.

## 8) Consent Agenda Items

- a) Consideration of authorizing payment of May 12, 2025, Bills List in the amount of \$1,905,929.02.
- b) Consideration of approving the April 7, 2025, Minutes of the Public Meeting of Middletown Township Board of Supervisors.
- c) Consideration of approving Resolution#25-10R, applying for to Department of Community and Economic Development (DCED) Watershed Restoration and Protection Program (WRPP) Grant.
- d) Consideration of approving Resolution#25-11R, applying for to Department of Community and Economic Development (DCED) Flood Mitigation Grant.
- e) Consideration of Financial Security Release #3 for site items completed to date for Stone Farm Land Development (S/LD #22-7), in the amount of \$354,725.00.
- f) Consideration of Amendment of Minor Subdivision for previously approved Minor Subdivision S/LD 22-2, 750 Olive Street.

*Action: Ms. Quirple made a motion to approve consent agenda items A-F seconded by Ms. Strouse. A motion carried by a vote of 5-0.*

- 9) Consideration of Preliminary/Final Land Development Approval, 1411 Highland Avenue, Rising Star Day Care, to expand existing Day Care and reconfigure of existing parking lot, R-2 – Residential Zoning District, S/LD 25-1.

Frank Dylan, Attorney for the Applicant, explained that the Applicant proposes to expand the existing Rising Star Daycare located at 1411 Highland Avenue. He explained that the Applicant is proposing to construct a 1,082-square-foot second floor building addition to an existing one-story accessory building and a one-story 30-square-foot building addition to connecting the accessory building with the primary building on a 1.22-acre site. He noted that other proposed improvements include a redesign of the driveways and parking lot restriping at the back of the buildings. The existing one-story daycare center building is to remain.

Mr. Dylan reviewed in full the waivers requested. He also explained that the Applicant had been granted relief by the Zoning Hearing Board, is commitment to comply with all engineering review letter comments.

The issue regarding the PECO utility pole was raised, and the applicant agreed to coordinate with both the Township and PECO to address and resolve the matter as needed.

Isaac Kessler, Township Engineer, confirmed that his office had no objections to the waivers, confirmed that the Applicant would either pay a fee in lieu or plant required trees elsewhere.

Ms. Kane asked whether the trees waived from the parking lot requirement would be planted elsewhere on the site, noting that this is typically what's done in similar situations.

Mr. Dylan responded that if the Township is requesting a fee in lieu of planting the parking lot trees, they are willing to provide that.

Mr. Esposito noted that a resident raised traffic concerns on the road during Planning Commission meeting. He explained that it was determined to be related to school buses, not daycare operations. The Planning Commission recommended referring this to the Citizen Traffic Commission.

*Action: Ms. Quirple made a motion to grant Land Development Plan approval for the Rising Star Daycare expansion at 1411 Highland Avenue, S/LD #25-01, with the following conditions:*

*1. Applicant shall comply in full with all requirements of the Middletown Township subdivision and land development ordinance and the Middletown Township zoning ordinance, unless relief was granted by the body having jurisdiction.*

*2. Any remaining review comments shall be addressed in full.*

*3. Applicant to pay a fee in-lieu for parking lot trees that have been waived, in the amount determined by the Township Engineer.*

*Seconded by Ms. Hannah. A motion carried by a vote of 5-0.*

- 10) Consideration of Preliminary/Final Land Development Approval, 1411 Woodbourne Road, to construct a new 3,360 Square foot office building with associated improvements including utilities, concrete sidewalk, asphalt parking, and stormwater basin, P – Professional, S/LD 24-8.

David Boginsky, P.E. for the Applicant, presented the proposed land development plan for a property currently improved with a 5,571 square foot office building and associated parking. He noted that the plan proposes constructing a new 3,360 square foot office building at the rear of the site while retaining the existing building and parking. He noted that associated site improvements include new drive aisles, additional parking areas, landscaping, lighting, stormwater management facilities, and utility connections.

Mr. Boginsky noted that due to poor soil infiltration, a Managed Release Concept (MRC) basin is proposed for stormwater management, with the basin design reviewed and accepted by the Township Engineer.

Ms. Strouse confirmed with Mr. Kessler that his office is stratified with stormwater management.

Mr. Boginsky outlined three requested waivers: combining preliminary and final plan submissions, reducing the required parking setback from 15 feet to 8.7 feet to match existing conditions, and allowing existing and proposed drive aisles that do not meet the required 12-foot setback from property lines, though improvements move them further away than current conditions.

He reviewed agency approvals, noting that the Bucks County Conservation District has granted approval, sewage planning approval is pending from the Lower Bucks County Joint Municipal Authority, and the PennDOT Highway Occupancy Permit is in progress. All other review comments have been addressed or will be upon receipt.

Finally, Mr. Boginsky explained that a concern raised during the Planning Commission about potential wetlands in the rear basin area was investigated through a professional wetland delineation study, which confirmed the area is a poorly maintained, constructed stormwater basin and not a federally regulated wetland.

Ms. Strouse questioned if Mr. Kessler's office was satisfied with the results of the wetland study.

Mr. Kessler explained that while mapping sites initially flagged the area as a potential wetland, this required an on-site field investigation. He noted that the Applicant's team conducted a professional wetland delineation, and their report confirmed that the area is not a federally regulated wetland.

Mr. Kessler explained that the Applicant's team conducted a wetland delineation and confirmed the area in question is not a federally regulated wetland. He then asked the Applicant to expand on the proposed basin at the rear of the property, identifying the proposed MRC (Managed Release Concept) basin, and to explain how it is designed to manage stormwater on the site.

Mr. Boginsky explained that the MRC basin was designed in accordance with Department of Environmental Protection (DEP) standards for sites with poor soil infiltration. He shared that since infiltration wasn't viable based on testing, the MRC basin will capture stormwater, allow it to be absorbed by vegetation, and slowly release it at a controlled rate — even slower than a typical detention basin. He added that the design helps manage runoff while supporting plant and soil health.

He noted that the basin's design has been reviewed and accepted by the Township Engineer, and added that the rear of the property where the basin will be discharged is heavily wooded with no nearby structures, making this the most appropriate and environmentally sensitive solution for the site.

Mr. Kessler noted that the proposed MRC basin design has been thoroughly reviewed and is considered the most appropriate and effective option for managing stormwater at the rear of the property, given the site's poor infiltration results and surrounding wooded area.

*Action: Ms. Strouse made a motion to grant Preliminary/Final Land Development Approval for 1411 Woodbourne Road, S/LD #24-08, with the following conditions:*

*1. Applicant shall comply in full with all requirements of the Middletown Township subdivision and land development ordinance and the Middletown Township zoning ordinance, unless relief was granted by the body having jurisdiction.*

*2. All remaining review comments shall be addressed in full.*

*Seconded by Ms. Hannah. A motion carried by a vote of 5-0.*

- 11) Consideration of Preliminary/Final Land Development Approval of a new Chick-fil-A Restaurant with Dual Drive-Thru Lanes, a Bypass Lane, Order Point/M Meal Delivery Canopies, and other Site Improvements, GB – General Business, S/LD #24-6.

Ed Murphy, Attorney for the Applicant, began by referencing a conversation with the Board of Supervisors from four months ago, in January, when they reviewed the merits of a development plan, review letters, and associated waivers. At that time, the Board deferred action to allow the Applicant to address a request from the Township Traffic consultant to consider installing an offsite sidewalk along Buckstown Drive (from Oxford Valley Road to the project site).



For the audience, Mr. Murphy clarified that the project is located at 2424 Lincoln Highway, proposing to modify the existing parking lot and drive-thru at the existing Chick-fil-A restaurant. He added that the project includes the new construction of a 5,335 square foot building with site improvements that include dual drive-thru lanes, modifications to the parking lot, grading, landscaping, stormwater management, lighting, and erosion & sediment control.

Mr. Ksiazek clarified for the record that the Chick-fil-A being discussed is at the location where an existing Chick-fil-A already operates — at the intersection of Oxford Valley Road, Buckstown Drive, and Lincoln Highway, directly across from Sesame Place. Mr. Murphy confirmed this is correct and that the project involves a redevelopment of the existing Chick-fil-A, not a new location.

Mr. Murphy explained that the current Chick-fil-A location was originally a Krispy Kreme, which Chick-fil-A later acquired and retrofitted. He added that however, it has never featured the brand's modern layout and customer amenities. He reminded the board that another Chick-fil-A is currently under construction at the former Ruby Tuesday's site on US-1 Business.

He added that the existing Chick-fil-A at 2424 Lincoln Highway will remain open and operational until the new Route 1 location is completed, open for business, and any operational issues are resolved. As a result, redevelopment of the existing location likely won't begin until sometime in 2026.

Ms. Quirple asked whether the planned improvements would help improve traffic flow in the area, noting that the location is currently congested and difficult to navigate, especially within the parking lot.

Mr. Murphy acknowledged the current traffic challenges at the site and noted that the traffic consultant agrees the proposed improvements should help manage traffic better than it is today. He agreed with Ms. Quirple's observation that it's currently a difficult area to navigate and expressed hope the changes would improve the situation.

Ms. Kane questioned if there were any questions or concerns with the new site configuration developed by township staff, and it was noted that the plans look good.

Mr. Kessler stated that there are no concerns with the new configuration, noting that both township staff and the traffic consultant have reviewed the site plans and vehicle circulation. He clarified that the property line sits back from the roadway, which is why the sidewalk would typically be placed in front of the restaurant — but in this case, that area falls on Simon's property. This situation led to the earlier coordination attempt, and since the sidewalk couldn't be installed there, the applicant agreed to pay a fee in lieu of installation.

Ms. Kane asked if, after receiving Simon's letter declining permission, there were any further discussions or attempts to negotiate with them. She expressed disappointment that sidewalks won't be installed there, especially since the location is close to nearby apartments by the mall, where pedestrian access would be important.

Mr. Valla confirmed there were no further follow-up discussions with Simon Properties after the initial response. Explaining that Bucks Town Road is privately owned by Simon, so the Township cannot require Simon to install the sidewalks, despite the township's preference to have them there.

Mr. Kessler clarified that the Chick-fil-A site is located off Oxford Valley Road, where the sidewalks shown in the aerial are all existing. The project aims to improve vehicle flow around the site while maintaining the current sidewalks.

He noted that the apartments are on the other side of the mall, closer to Woodborne, and that the existing sidewalk network is on the road Simon owns, near Sesame Place and Oxford Valley Road. However, Oxford Valley Road itself currently lacks a continuous sidewalk along that stretch, so there isn't an existing sidewalk connection to tie into at that location.

Ms. Strouse agreed with Ms. Kane's comments, adding her disappointed that sidewalks can't be installed around the ring road, as it would be a useful improvement. They noted the applicant tried hard to make it happen and paid a fee instead of building the sidewalk. She suggested setting aside that fee for future use, hoping it could help pay for sidewalks later when talking with Simon Properties or Cornerstone Tracy about nearby apartments.

***Action: Ms. Quirple made a motion to grant Preliminary/Final Major Site Plan Approval for 2424 Lincoln Highway (Chick-fil-A), S/LD #24-06, with the following conditions:***

***1. Applicant shall comply in full with all requirements of the Middletown Township subdivision and land development ordinance and the Middletown Township zoning ordinance, unless relief was granted by the body having jurisdiction.***

***2. All comments still outstanding in review letters shall be fully addressed for plans to be considered final, including the approvals of outside agencies (i.e. PennDOT) for completion of the plans in their jurisdiction.***

***3. Applicant to pay a fee in-lieu of sidewalk along South Bucks Town Road in the amount to be determined by the Township Engineer.***

***Seconded by Ms. Strouse. A motion carried by a vote of 5-0.***

## **12) Presentation –Farms Edge at Shady Brook Petition to Rezone.**

Ed Murphy, Attorney for the Applicant, began the information presentation by providing a brief overview of the project's progress, noting that they met with the Planning Commission last week for an in-depth discussion. He explained that they would not be giving the full presentation again but would highlight a few slides comparing the original plan presented in January/February to the revised version, which was updated based on feedback from neighboring communities over the past three months.

Mr. Murphy clarified that the purpose of the evening's presentation was not to seek action on the project itself, but to formally request the Board direct staff to advertise the proposed text and zoning ordinance amendments necessary to move the revised plan forward. He emphasized that full review and action on the proposal would take place at the June 9th meeting.

Joe Morrissey of Foxlane Homes presented a revised plan for the Farm's Edge at Shady Brook project to the Middletown Township Board of Supervisors. He explained that the proposal calls for 150 age-restricted carriage homes for residents 55+ on a 53-acre property adjacent to Shady Brook Farm, reducing from the original 161-unit plan introduced in February. He added that the revision reflects feedback from the Township professional staff and neighboring residents, incorporating more open space and design adjustments

Mr. Morrissey addressed concerns from adjacent residents, Foxlane removed homes previously proposed near the Silver Lake neighborhood and increased buffer areas throughout the property. In response to strong neighborhood opposition, he noted that the revised plan also eliminates a proposed road connection to Township Line Road behind the Villas of Shady Brook. Instead, Foxlane proposes a future trail easement in that location, offering an optional, pedestrian-only connection for Villas residents.

He noted that Foxlane Homes enhanced the landscape plan by increasing the number and density of plantings along the property borders with Farms Edge, Silver Lake, and the Villas of Shady Brook. He added that his team is committed to working directly with impacted neighbors to select plant varieties and arrange plantings to best meet their screening needs. As a good-faith effort, Mr. Morrissey commented that Foxlane Homes will plant 11 flowering trees and additional buffer landscaping along the most affected property lines in early fall of this year.

In collaboration with Middletown Township's Parks & Recreation Department, Foxlane is exploring multimodal trail connections to link the new neighborhood with nearby amenities such as Middletown Community Park, Core Creek Park, and Maple Point Middle School. He explained that these connections will be coordinated with the Township's Multimodal Plan to enhance pedestrian and bicycle accessibility throughout the area.

Mr. Morrissey noted that stormwater management remains a significant focus of the proposal. He reviewed that the revised plan increases the number and size of stormwater basins, with special attention to addressing existing drainage issues on neighboring properties, particularly those affecting the Morelli family on Clifton Place and several Silver Lake homes. He confirmed that Foxlane Homes assures the community that stormwater improvements would be designed to mitigate current runoff concerns and protect adjacent properties.

He then discussed emergency access, the proposal includes a gated emergency-only access road via Chilton Place, as recommended by the Fire Marshal. He noted that a secondary emergency access option near 777 Township Line Road remains available if needed for safety reasons.

Foxlane highlighted proposed community amenities, including an enhanced pond feature at the entrance, a clubhouse, swimming pool, pickleball courts, a meandering neighborhood trail system, a community vegetable garden area, and wildflower meadows featuring native plantings.

Mr. Morrissey shared a comparison of projected tax revenues between the proposed active adult community and a traditional single-family home development on the same site. The active adult plan would generate approximately \$2.14 million in combined tax revenue (Township, School District, and County) without adding school-age children to the district, while a traditional single-family neighborhood would produce roughly \$274,000 in tax revenue and add an estimated 24 students.

He acknowledged the importance of preserving the existing 52-acre Shady Brook Farm property and expressed a willingness to collaborate on future complementary uses for that site as appropriate.

Mr. Morrissey noted that Foxlane Homes expects to prepare a formal plan submission for Board of Supervisors review in June and continue outreach with neighboring communities to address remaining concerns and provide plan updates.

Ms. Hannah acknowledged that Foxlane homes has clearly been listening to residents and is considering the Township's multimodal plan. However, she emphasized that a recurring concern among residents is the proposed density of the development. While she appreciates the shift from single-family homes to carriage homes within a 55+ community and recognizes the appealing tax revenue projections, she questioned whether there might still be room to reduce the density.

Ms. Hannah suggested finding a balance that maintains the 55+ model and tax benefits while easing residents' concerns about the concentration of development, particularly given the already active nature of the surrounding area. She urged further consideration on this point to both support community needs and preserve the Township's livability.

Mr. Morrissey acknowledged Ms. Hannah's concerns as fair and provided context regarding the proposed density. Mr. Morrissey reaffirmed a willingness to continue working with nearby residents and the township to address concerns and adjust plans as needed.

Ms. Hannah followed up by noting that while the project is 55+ community and traffic is expected to be less, she asked Mr. Morrissey to elaborate on the traffic study that was conducted.

Mr. Morrissey explained that a traffic study measured peak hours in the morning and afternoon, showing a minimal increase in traffic for the proposed 55+ community. He noted that during the morning peak, one additional car would enter or exit the neighborhood about every 2 minutes and 20 seconds, and every 3 minutes in the evening. While acknowledging a slight uptick, he stressed it wouldn't meaningfully affect intersection performance or be noticeable to residents and added that a traffic expert would join them for a more detailed review in June.

Ms. Kane and Ms. Strouse both expressed appreciation for the applicant's engagement with the community but raised concerns about the proposed density. Together they acknowledged FoxLane Homes efforts while emphasizing that the property is zoned R1, intended to preserve open space and limit congestion. They suggested exploring a compromise that reduces density to better align with the R1 character while still addressing community needs.

Ms. Strouse added that she hadn't initially realized there was a by-right option for 32 single-family homes and noted that, in similar rezoning cases, increased density is typically concentrated into a smaller area to preserve more open space on the parcel — something she felt was lacking in this plan. She asked the Applicant to explain why the Board of Supervisors should consider allowing higher density without the usual trade-off of significantly increased open space, as seen in comparable projects.

Mr. Morrissey explained that the site's layout, with its creek, wetlands, and required buffers, makes clustering homes and creating larger open spaces difficult. They prioritized strategic home placement, particularly near existing neighborhoods like Silver Lake and the Villas of Shady Brook, to minimize impacts and develop a balanced plan they hope the Township and residents will support.

Ms. Kane stressed that since only this part of the property is in Middletown's control, the Township must develop it thoughtfully with residents' concerns in mind, especially given the higher density. She emphasized the need to weigh what trade-offs the community gains in exchange for increased coverage and impervious surfaces.

Mr. Morrissey emphasized key benefits of the development, including increased tax revenue and no added school-age children, easing school impacts. He welcomed ideas for community benefits like park connections and noted the farm's long family ownership.

Mr. Morrissey expressed commitment to working with the Township and neighbors to refine the plan and find a solution everyone supports.

#### Public Comment:

Carissa Zeldin, 2406 Village Road, raised concerns about rezoning the Farm's Edge property, which she believed to be the largest remaining low-density RA1 parcel in Middletown. She urged considering nearby Lower Makefield developments before allowing over 100 homes on a site zoned for only 32, emphasizing the need to protect the area's quiet, natural character and consider impacts beyond just Middletown.

Tom Morelli, 203 Chilton Place, praised FoxLane Homes for their communication and responsiveness, especially on stormwater issues affecting his property. While concerned about density, he prefers the revised plan with higher density over the original, which had homes too close to his. The new plan adds a meadow and better stormwater management, reducing runoff and

erosion. He supports the revision and is open to adjustments, as long as it doesn't revert to the original design.

Mr. Quirple thanked FoxLane Homes for their collaboration with residents and noted the plan's improvement over the first. While concerned about density amid ongoing development in Bucks County, she noted their appreciated efforts to preserve open space and valued input from neighbors like Mr. Morelli.

Mr. Esposito explained that the Shady Brook project involves two parts: the Land Development plan, which already has been reviewed by the Township Planning Commission, and a petition to amend the zoning ordinance.

He recommended that the Board of Supervisors authorize advertisement of the proposed Zoning Ordinance Amendment, allowing both the Land Development and zoning changes to be presented to the Board of Supervisors at next month's meeting.

He clarified that advertising does not approve the project but simply notifies the public. He confirmed that this process doesn't prevent continued discussions or revisions based on Board concerns. He then asked for a motion to advertise the petition for rezoning.

*Action: Mr. Ksiazek made a motion to advertise the proposed zoning ordinance amendment.*

*Ms. Kane voiced concern about being asked to authorize advertising a zoning amendment she hadn't reviewed.*

*Mr. Ksiazek said he couldn't fault Ms. Kane for wanting to review the petition before voting to advertise it and asked if there was a way to address that concern.*

*Mr. Esposito clarified that the Board is not required to authorize advertising the ordinance amendment, as the applicant covers all advertising costs through escrow. It was placed on the agenda primarily to notify the public. He explained that authorizing it would simply indicate the Board's willingness to consider the proposal at the June meeting, without approving or committing any decisions.*

*Mr. Ksiazek called for a second to his motion. The motion failed on a lack of a second.*

Mr. Ksiazek acknowledged that a motion wasn't necessary to advertise the ordinance but requested that Mr. Esposito share a copy of the proposed ordinance with the entire Board of Supervisors for review.

The Board of Supervisors, Ms. Kane, thanked Mr. Murphy, Joe Morrissey, their team, and the Fleming Family for their work, noting their appreciation for their efforts in listening to both the Board and the residents throughout the process.

13) Consideration of awarding the 2025 Road Program Bid to James D. Morrissey, Inc. in the amount of \$440,233.16.

Mr. Kessler presented a recommendation to award this year's Road Program contract, funded by the Township's Liquid Fuels (Highway Aid) allocation. He outlined the bid structure, which included a base bid for milling and paving North Flowers Mill Road (between Maple Avenue and Winchester Avenue) and a section of Big Oak Road; Alternate #1 for repaving Erica Drive, which would also require ADA curb ramp upgrades; and Alternate #2 for concrete and paving work associated with a rectangular rapid flashing beacon (RRFB) at the Maple Point crossing. He explained that including the RRFB work with the road program would help secure better unit pricing, with the signal equipment itself to be bid separately later this summer.

He explained that grant funding of \$146,283 has already been secured for this portion of the project. He also noted that \$500,000 was budgeted for the 2025 road program, with the North Flowers Mill drainage project previously awarded at \$114,087, including a turn lane improvement.

Mr. Kessler explained that the base bid for paving work came in at \$393,165.46, bringing the total to \$507,252.46, slightly over budget. However, he noted that certain line items such as leveling courses are typically overestimated, and it is expected that final costs will come in closer to or under the budgeted amount.

He announced that two bids were received and reviewed, with James D. Morrissey, Inc. identified as the low, qualified bidder.

His recommendation was to award the base bid and Alternate #2, for a total of \$440,233.16, and to postpone Alternate #1 (Erica Drive) due to its additional cost of \$130,523, which would push the program further over budget.

Ms. Strouse asked whether, if there are leftover funds from the leveling portion of the Road Program, it might be possible to use those savings to pick up the Erica Drive paving work. She inquired if that option would be available given that the Township already has pricing for that alternate bid.

Mr. Kessler responded that it's unlikely the project would come in far under budget to cover the cost of Alternate #1, which includes both the ADA ramp work and paving of Erica Drive, totaling \$130,523. He explained that for this reason, the recommendation is to defer that work to a future road program.

***Action: Mr. Ksiazek made a motion to award the Base Bid and Alternate Bid #2 for the 2025 Middletown Township Liquid Fuels Road Program in the amount of \$440,233.16 to James D. Morrissey, Inc, seconded by Ms. Quirple. A motion carried by a vote of 5-0.***

14) Consideration of awarding Summer Recreation Bus Bid to Durham Bus Services in the amount of \$24,645.50.

Patrick Graham, Assistant Director of Parks & Recreation, noted that at the February Board of Supervisors meeting, permission was given to Parks & Recreation to put the bus services for the Summer Recreation program out to bid. He noted that the bid process started in mid-March and bids closed on April 8th.

Mr. Graham stated that Durham Bus Services was the lowest bidder who met the requirements for the project with a bid of \$24,645.50. Adding that, Durham Bus Services has provided bus services for Parks & Recreation in the past.

*Action: Ms. Strouse made a motion to execute a contract for bus services for the 2025 Summer Recreation program with Durham Bus Service LP totaling \$24,645.50, seconded by Mr. Ksiazek. A motion carried by a vote of 5-0.*

15) Consideration of authorizing the following Department of Public Works purchases:

Eric Gartenmayer, Public Works Director, requested the following three purchases for the Department of Public Works:

- Air Operated Coolant Machine in the amount of \$3,735.00
- TerrainCut Front Mower in the amount of \$45,199.24
- Portacool Apex 4000 in the amount of \$4,500.00

Mr. Gartenmayer explained that two of the requested equipment purchases are for the Public Works garage. The first is a coolant exchange machine, which is essential for properly flushing and replacing coolant in the Township's fleet of over 100 vehicles. He noted that this modern equipment improves efficiency and eliminates the need to outsource this work.

The second is a portable cooling fan, which will provide much-needed air circulation in the garage, especially when vehicles are running during maintenance. He emphasized this is a safety concern to ensure mechanics aren't exposed to fumes and to help cool the work environment.

He noted that \$19,500 was budgeted for shop equipment in the 2025 budget, and these two items together would cost \$8,235, leaving room for additional planned purchases.

Regarding the mower purchase, Mr. Gartenmayer stated that the Department opted for a different style mower, moving away from a traditional zero-turn model. The new equipment, which includes a cab for operator comfort, features a larger 72" deck and the ability to add attachments for year-round use, such as winter sidewalk and trail plowing. While slightly over budget by \$199.24, he confirmed the total cost is coming from the Road Machinery Fund.



Finally, he clarified that the coolant machine and portable cooling fan would be funded through the Capital Fund.

*Action: Mr. Ksiazek made a motion authorize the purchase of one (1) Air Operated Coolant Machine from Brian Kennedy Snap On Tools, Newtown, PA for a total of \$3,735; one (1) 1575 TerrainCut Front Mower from Deere & Company, Cary, NC for a total of \$45,199.24, and (1) one Portacool Apex 4000 from Brian Kennedy Snap On Tools, Newtown, PA for a total of \$4,500; seconded by Ms. Quirple. A motion carried by a vote of 5-0.*

#### 16) Q1 Financial Report.

Laura Hucklebridge, Director of Finance, presented the internal Q1 2025 financials. The analysis included an overview of budget-to-actual results for all Operating funds and a comparison to prior year results. For the General Fund, a graph of historic revenue and expense trends was presented, along with the current fund balance. A summary of funding, expenditures, and fund balance for the Capital Fund was also presented. Year-to-date performance for the Investment Fund was also reviewed. Finally, the Q1 2025 activity and Rates of Return were reviewed for both Pension Plans.

Mr. Ksiazek expressed his appreciation for Ms. Hucklebridge's summary as that was a nice way to wrap up her presentation.

#### 17) Consideration of appointing Interim Township Manager.

Mr. Ksiazek acknowledged and officially accepted the retirement of Stephanie Teoli Kuhls as Middletown Township Manager, adding how difficult it is to fully comprehend her departure. He expressed gratitude for her service.

He happily announced the appointment of Nick Valla, Assistant Township Manager to become Interim Township Manager.

*Action: Mr. Ksiazek made a motion to appoint Assistant Manager, Nick Valla as Interim Township Manager, seconded by Ms. Quirple. A motion carried by a vote of 5-0.*

Mr. Ksiazek congratulated Mr. Valla on his appointment.

#### 18) Other Business.

Mr. Esposito announced that the Board of Supervisors held an executive session prior to this meeting discussing ongoing personnel and litigation matters.

Mr. Esposito thanked Ms. Teoli Kuhls, as over the past 7 years it has been an honor and privilege, professionally and personally.

Mr. Valla thanked the Board for appointing him as Interim Township Manager and extended his congratulations to Ms. Teoli Kuhls as she embarks on her next chapter. He expressed his gratitude for her trust and confidence in him and shared that he looks forward to working with her in this new capacity.

Township Staff and the Board of Supervisors took turns expressing their gratitude and wishes to Ms. Teoli Kuhls, upon her retirement as Middletown Township Manager.

They thanked her for her leadership, mentorship, and personal support over the years, highlighting her positive impact on the Township, staff, and the community. Each shared personal sentiments, recalling daily collaborations, meaningful conversations, and the legacy she leaves behind.

The Board of Supervisors congratulated the newly appointed Interim Manager, Nick Valla.

Ms. Teoli Kuhls closed by thanking everyone for their kind words and support, expressing how deeply touched she was and promising to carry Middletown Township with her in her heart.

#### 19) Adjournment.

Ms. Strouse moved to adjourn the public meeting of the Middletown Township Board of Supervisors' public meeting at 9:40 p.m., seconded by Ms. Quirple. Motion carried by a vote of 5-0.