

Board of Supervisors Regular Meeting

Monday, October 6th, 2025 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Mr. Ksiazek called the meeting to order at 7:03 p.m.

2) Roll Call

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

3) Upcoming Meetings

- a) Next Board of Supervisors Meeting – Monday, November 17, 2025, at 7:00 p.m.
- b) Budget Workshops – Monday, October 13, 2025, and Monday, October 20, 2025, at 6:00 p.m. at the Middletown Township Municipal Center

4) Special Items

Proclamations

Mr. Ksiazek read the following proclamations out loud:

- Fire Prevention Month Proclamation
- Community Planning Month Proclamation
- Disability Employment Awareness Month Proclamation

Ms. Quirple announced there will be a Fire Prevention Expo on October 11, 2025 from 10:00 a.m. to 2:00 p.m. at Restaurant Depot featuring local fire companies, vendors and events for the community to enjoy.

5) Public Comment – Non Agenda Items

David Cahill, 462 Cynthia Ave, (Penndel Borough Resident) addressed the Board regarding the financing and ownership status of Penndel Fire Company's "Tower 8". He requested that the loan documents be made available and called for an investigation if irregularities are found.

Todd Phillippi, 1325 Old Highway, expressed concern about rising Township taxes and fees, including the newly implemented stormwater maintenance fee, and their impact on residents with fixed incomes. He requested that the stormwater fee be waived for properties that already manage 100% of their runoff through on-site systems, noting similar exemptions in other municipalities. Mr. Ratliff responded that the Stormwater

Advisory Committee is developing a credit policy for such properties, with recommendations expected in November.

Joe McGrath, Hawthorne Ave, spoke regarding the properties known as “Molly’s Acres” at Maple Avenue/Flowers Mill Road and Bellevue Avenue/Playwicki Field, urging the Township to support preservation-minded redevelopment that honors the area’s historic character. The Board thanked Mr. McGrath for his comments and noted that while the properties are privately owned, the Township values public interest in preserving local character.

Kevin Griffin Jr., 1131 Jeffrey Lane, spoke about the RC3 Superhighway Project, expressing concern over the lack of communication and transparency regarding plans to remove the access road between Fox Court and Bellevue Avenue. He cited traffic and safety concerns, particularly for children and emergency responders. Mr. Griffin requested that the Township improve public access to project information and consider retaining the access road to maintain safe neighborhood connectivity.

David Horn, Jeffrey Lane spoke in opposition to the RC3 Superhighway Project, citing concerns that the proposed design would worsen neighborhood traffic and limit emergency access. He expressed frustration over the lack of resident input and asked the Township to support residents in advocating for modifications and ensuring local feedback is included in the project review.

Bob Griggs, 1144 Jeffrey Lane discussed an alternative Route 1 RC3 project plan recently presented by Langhorne Manor Borough’s transportation engineer, which would retain the existing service roads while addressing PennDOT’s safety concerns. Mr. Griggs urged the Township to reconsider any perceived approval and allow review of alternative designs. He emphasized the importance of the service road as a key local route and warned that its removal would increase traffic and safety risks on smaller neighborhood streets. He concluded by noting residents support Route 1 safety improvements but want the service roads preserved.

Brooke Buttari, 32 Deep Dale Drive East, joined by several Deep Dale Drive East residents, spoke about the neighborhood park known as the grass basketball park. Ms. Buttari requested that the Township consider adding a small pavilion and power access to better support neighborhood gatherings, similar to improvements made at Lions Park. Ms. Buttari requested that the project be considered in future budget planning.

Lance Sager, 98 Queen Lily Road, expressed concern about Township funding for a fire department loan, emphasizing the need for stronger oversight and transparency when taxpayer money is involved. Mr. Sager questioned why Supervisor Amy Strouse’s absence had not been addressed, noting her recent move out of the Township. The Board explained that her and her husband’s resignations would be

accepted. The Board stated it was a unanimous, bipartisan decision made to avoid politicizing the vacancy.

6) Consent Agenda Items

- a) Consideration of authorizing payment of October 6, 2025, Bills List in the amount of \$2,964,916.89.
- b) Consideration of approving the September 8, 2025, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of Financial Security Release #1 (Final) for Popeye's Restaurant (S/LD #21-9), in the amount of \$446,712.18.
- d) Consideration of Financial Security Release #1 (Final) for Chick-Fil-A Restaurant (S/LD #23-8), in the amount of \$1,143,230.00.
- e) Consideration of Change Order #1 for the Stormwater Pipe Lining Project in the net amount of \$58,401.00.
- f) Consideration of authorizing an intergovernmental agreement with Langhorne Borough regarding MS4 credits for a stormwater project to be completed by Langhorne Borough.
- g) Consideration of awarding the 2025-2026 Bucks County Consortium Rock Salt contract to Morton Salt, Inc. of Chicago, IL.
- h) Consideration of authorizing traffic signal easement agreements with Neshaminy School District and County of Bucks for Core Creek Elementary School.
- i) Consideration of authorizing Resolution #25-23R Authorizing Sale of one (1) 2015 Ford Explorer to Neshaminy School District.

Action: Ms. Quirple made a motion to approve the consent agenda items A-I, seconded by Ms. Hannah. A motion carried by a vote of 4-0.

7) Conditional Use Hearing CU #25-2, Thatcher Square Townhome Community by WB Homes, applicant, to construct a 34-unit townhouse development where 20% of the units will be attainable housing at the property, 1492 Woodbourne Road, Levittown, PA 19057, TMP #22-055-196, P – Professional Zoning District.

Attorney Ed Murphy appeared on behalf of WB Homes/Redford Acquisitions LP for a conditional use request to construct a 34-unit townhouse development at 1492 Woodbourne Road, Levittown, in the P-Professional zoning district. Seven units (20%) will be designated as attainable housing in partnership with Habitat for Humanity of Bucks County.

Mr. Murphy stated this was a public hearing and advised the present court stenographer to be taking notes on the hearing.

8) Consideration of Preliminary/Final Subdivision / Land Development Plan Approval for the Thatcher Square Townhome Community by WB Homes at 1492 Woodbourne Road,

Levittown, PA 19057, TMP #22-055-196, P – Professional Zoning District, former Knights of Columbus.

Mr. Murphy, representing WB Homes, presented the preliminary and final subdivision and land development plan for the proposed Thatcher Square Townhome Community at 1492 Woodbourne Road, the former Knights of Columbus property. The 34-unit townhouse development includes 20% attainable housing and was previously recommended for approval by the Planning Commission, contingent upon compliance with all outstanding engineering comments and the granting of several waivers.

Board discussion focused on the combined preliminary/final plan approval process, tree replacement requirements, attainable housing selection procedures, site buffering, and homeowners association (HOA) restrictions. The applicant confirmed that the wooded buffer at the rear of the property will remain, that all reasonable efforts will be made to meet tree planting requirements, and that the HOA will prohibit accessory structures, such as sheds and above-ground pools, while managing trash and snow removal services.

Action: Ms. Quirple made a motion to grant Preliminary/Final Land Development Plan Approval for the Thatcher Square Townhome Community by WB Homes at 1492 Woodbourne Road with the following conditions seconded by Ms. Kane. Motion carried by a vote of 4-0.

- 1. Applicant shall comply in full with all Township Subdivision Land Development, and Zoning requirements unless relief by the body granting jurisdiction is granted;**
- 2. Applicant shall address all remaining review comments;**
- 3. Applicant shall provide a fee in lieu for required street trees if necessary**
- 4. Applicant shall be subject to the condition of no accessory structures as agreed to by the applicant**

10) Consideration of authorizing advertisement of bid specifications for the Maple Avenue / North Flowers Mill Road Signal Improvement Project.

Mr. Valla presented the proposed signal project extending from Maple Avenue and North Flowers Mill Road, covering six intersections from Langhorne-Yardley Road to Wheeler Way. The Township received a \$139,000 PennDOT Green Light-Go grant to upgrade outdated signal equipment and improve traffic flow and safety. The project includes installing PennDOT's new four-light flashing yellow left-turn system and serves as a first step toward future adaptive signal technology. Staff noted that while this project is not subject to the Responsible Contractor Ordinance, other public works bids are vetted for compliance. In response to Board questions, staff explained that

while this project is not subject to the Township's Responsible Contractor Ordinance (RCO), other public works bids include detailed vetting procedures and documentation to ensure contractor compliance with RCO requirements.

Action: Ms. Hannah made a motion authorize advertisement of bid specifications for the Maple Avenue/North Flowers Mill Road Signal Improvement Project, seconded by Ms. Kane. Motion carried by a vote of 4-0.

11) Consideration of authorizing purchase of a microphone system for the Public Hall.

Mr. MeGeed reported that the current microphones, approximately ten years old, are no longer supported by the manufacturer and insufficient in number. He explained that the system produces excessive echo and poor sound clarity. After evaluating proposals from three vendors, Mr. Megeed recommended purchasing a Telvic microphone system from Laro, a Co-Stars vendor the Township has worked with since 2019. The proposed system includes built-in speakers and reprogramming of the hall's audio to improve clarity and reduce echo. The total cost is \$32,866.44.

Action: Mr. Ksiazek moved to authorize the purchase of the Telvic system from Laro in the amount of \$32,866.44, seconded by Ms. Hannah. Motion carried by a vote of 4-0

12) Consideration of accepting resignation of Kevin Strouse from the Zoning Hearing Board.

The Board considered the resignation of Kevin Strouse from the Zoning Hearing Board. The Board announced that the Township is seeking applications to fill the vacancy, and interested residents may submit an application through the Township website.

Action: Ms. Ksiazek made a motion to accept the resignation of Kevin Strouse from the Zoning Hearing Board, seconded by Ms. Hannah. Motion carried by a vote of 4-0.

- Brief Recess -

13) 2026 Budget Workshop Presentation – Revenue

Finance Director Laura Hucklebridge presented an overview of the Township's revenue sources, current financial position, and 2026 budget projections. The Township's 2025 budgeted deficit of \$2.8 million is now projected at approximately \$2 million. Ms. Hucklebridge reviewed the Township's primary revenue streams, including real estate and earned income taxes, fees, and service reimbursements.

She noted that only 8.3% of a resident's total real estate tax bill supports Township operations, with the average Middletown household contributing approximately \$560 annually. Property assessments have declined slightly since 2007, and large appeals, particularly at Oxford Valley Mall, have impacted revenues.

Staff will continue evaluating fee structures to ensure cost recovery and explore strategies to address the structural deficit, including potential service adjustments or tax and fee changes. Supervisors discussed the challenges of maintaining service levels without a tax increase, noting that Township taxes have not been raised since 2014.

14) Other Business

Mr. Ratliff thanked the budget team and all department directors for their hard work in preparing the budget and presentation materials, noting the significant internal effort that goes into the process each year. He also encouraged residents to attend upcoming Fire Prevention Week activities hosted by local volunteer fire companies, with event details available on Township and fire company social media pages.

Supervisor Kane invited residents to attend the Bucks County Bridge 304 dedication ceremony on Silver Lake Road in Middletown, honoring First Lieutenant Lee Fulton Clickner, a Levittown/Langhorne native who was killed in action during the Vietnam War. Ms. Kane shared remarks in memory of Lieutenant Clickner, recognizing his service and the lasting tribute his name will hold in the community.

15) Adjournment

Mr. Ksiazek moved to adjourn the meeting of the Middletown Township Board of Supervisors' public meeting at 10:00 p.m