

Board of Supervisors Regular Meeting
Monday, September 8, 2025 | 7:00 p.m.

Agenda

1) Call to Order, Pledge of Allegiance

2) Roll Call

Mike Ksiazek, Chair	<input type="checkbox"/>
Bernadette Hannah, Vice Chair	<input type="checkbox"/>
Dawn Quirple, Secretary	<input type="checkbox"/>
Dana Kane	<input type="checkbox"/>
Amy Strouse	<input type="checkbox"/>

3) Upcoming Meetings/Events

- a) Next Board of Supervisors/Budget Workshop Meeting – Monday, Oct. 6, 2025, 7:00 p.m.
- b) Budget Workshops – Monday, October 13, 2025 and October 20, 2025 at 6:00 p.m.
- c) Groovin' at the Gates – Saturday, September 27th, Noon to 5:00 p.m. at Forsythia Crossing Park

4) Special Items

- a) Ovarian Cancer Awareness Month Proclamation

5) Public Comment – Non Agenda Items

6) Consent Agenda Items

- a) Consideration of authorizing payment of the September 8, 2025, Bills List in the amount of \$2,142,924.15.
- b) Consideration of approving the August 11, 2025, and August 18, 2025, Minutes of the Public Meeting and Budget Workshop Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of approving Resolution #25-15R, for an Intergovernmental Agreement to participate in Grant Application for Towns Against Graffiti.
- d) Consideration of suspending Ordinance 337-103(D) on Saturday 9/27/25, Saturday 10/4/25 and Thursday 12/11/25 for the purpose of hosting Beer Gardens on Township Property.
- e) Consideration of Financial Security Release #9 for site items completed to date for Oxford Valley Mall Multi-Family Redevelopment (S/LD #20-68), in the amount of \$44,804.50.

- f) Consideration of Financial Security Release #10 (Final) for site items completed to date for Oxford Valley Mall Multi-Family Redevelopment (S/LD #20-68), in the amount of \$241,752.75.
- 7)** Consideration of the Land Development Plan Approval for the St. Mary Medical Center MRI Expansion at 1201 Langhorne-Newtown Road, Langhorne, PA 19047, TMP 22-004-019, S/LD #25-05, RA-2 Zoning District.
- 8)** Consideration of executing a memorandum of understanding (MOU) with Penndel Fire Company for joint ownership of Tower 8 Fire Apparatus.
- 9)** Consideration of awarding a bid for the Community Development Block Grant (CDBG) 2025 ADA Curb Ramp Program.
- 10)** Consideration of authorizing the purchase of one (1) 2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F), (1) liftgate, plow and post puller (1) lightbar and radio for a total of \$138,417.87.
- 11)** Presentation of the 2026 Minimum Municipal Obligation (MMO) for Middletown Pension Plans.
- 12)** Consideration of approving the following 2026 Regional Development Authority (RDA) Grant Program Application Resolutions:
- Resolution #25-16R – Police Vehicles
 - Resolution #25-17R – Public Works Vehicles
 - Resolution #25-18R – Police Records Management Software System
 - Resolution #25-19R – North Fire/EMS Station Improvements
 - Resolution #25-20R – Penndel/Middletown Emergency Squad
 - Resolution #25-21R – William Penn Fire Companies
 - Resolution #25-22R – Parkland Training Room Renovation
- 13)** Other Business.
- 14)** Adjournment.

Proclamation

RECOGNIZING SEPTEMBER AS NATIONAL OVARIAN CANCER AWARENESS MONTH IN MIDDLETOWN TOWNSHIP

WHEREAS, Almost 21,000 people are diagnosed with ovarian cancer in the United States every year, the deadliest of all female reproductive system cancers; and

WHEREAS, Ovarian Cancer is the fifth leading cause of cancer deaths of women in the United States and causes more deaths than any other gynecologic cancer; and

WHEREAS, in the United States, a woman's lifetime risk of being diagnosed with ovarian cancer is about 1 in 91; and

WHEREAS, women's lives can be saved through increased public awareness of ovarian cancer and its risk factors, signs, and symptoms; and

WHEREAS, During National Ovarian Cancer Awareness Month, we stand in solidarity with the brave women fighting this terrible disease. We honor the mothers, sisters, daughters, wives, and friends we have tragically lost. And we renew our commitment to ending cancer as we know it; and

WHEREAS, each year, during September, people living with ovarian cancer, their families and supporters, along with patient advocacy organizations, come together to raise awareness about ovarian cancer; and

NOW, THEREFORE, the Middletown Township Board of Supervisors, hereby proclaim September as Ovarian Cancer Awareness month in Middletown Township.

MIDDLETOWN TOWNSHIP BOARD OF SUPERVISORS
Proclaimed this day, the 8th of September 2025.



Mike Ksiazek, Chairperson

Fund Summary

Fund	Payment Amount
01 - General Fund	934,081.36
02 - Street Lighting Tax Fund	23,494.62
03 - Fire Protection	66,025.71
04 - Parks & Recreation	68,660.36
06 - Road Machinery Tax Fund	45,199.24
07 - Fire Hydrant Tax Fund	3,060.72
09 - Sanitation Fund	1,218.52
11 - Farm Fund	136.74
23 - Debt Service	10,783.98
30 - Capital Reserve	941,714.08
35 - Highway Aid	2,645.43
73 - Escrow Fund	45,903.39
Grand Total:	2,142,924.15



Middletown Township - Bucks County, PA

Middletown Township BOS Bills Listing

By Fund

Payment Dates 08/13/2025 - 09/09/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Fund: 01 - General Fund					
Vendor: 21stC - 21st Century Media					
21st Century Media	INV0033624	08/22/2025	ZHB-Legal Advertising-Meetin...		376.06
21st Century Media	INV0033744	09/09/2025	ZHB-Legal Advertising-Meetin...		780.11
21st Century Media	INV0033745	09/09/2025	ZHB-Legal Advertising-Meetin...		342.33
Vendor 21stC - 21st Century Media Total:					1,498.50
Vendor: AFLAC - AFLAC					
AFLAC	INV0033551	08/28/2025	Employee Deduction		240.78
AFLAC	INV0033552	08/28/2025	Employee Deduction - Pre-Tax		176.06
AFLAC	INV0033669	08/28/2025	Employee Deduction		240.78
AFLAC	INV0033670	08/28/2025	Employee Deduction - Pre-Tax		176.06
Vendor AFLAC - AFLAC Total:					833.68
Vendor: AMAZON - AMAZON CAPITAL SERVICES					
AMAZON CAPITAL SERVICES	1NK7-LWL7-N767	08/22/2025	FM-Supplies/Dry Erase Marke...		35.16
AMAZON CAPITAL SERVICES	1PCY-7GK7-DV3J	08/22/2025	Pol-Supplies-Padlock		9.49
AMAZON CAPITAL SERVICES	1PV7-QLKJ-F7MX	08/22/2025	Pol-Office Supplies		63.23
AMAZON CAPITAL SERVICES	111W-CC6F-1YDC	09/09/2025	Pol-Portable Power Station		219.99
AMAZON CAPITAL SERVICES	1LQ4-6M94-3NF9	09/09/2025	Adm-Office Supplies		32.40
Vendor AMAZON - AMAZON CAPITAL SERVICES Total:					360.27
Vendor: XCASEY - ASHLEY CASEY					
ASHLEY CASEY	25 7-Cell	08/22/2025	25 7-Cell Phone Reimburseme...		50.00
ASHLEY CASEY	INV0033609	08/22/2025	Employee Mileage Reimburse...		2.80
Vendor XCASEY - ASHLEY CASEY Total:					52.80
Vendor: AISI - ASSOCIATED IMAGING SOLUTIONS INC					
ASSOCIATED IMAGING SOLUT...	INV543049	09/09/2025	Aug Adm Monthly Copier Mai...		286.03
ASSOCIATED IMAGING SOLUT...	INV543049	09/09/2025	Aug Pol Monthly Copier Maint...		181.22
ASSOCIATED IMAGING SOLUT...	INV543049	09/09/2025	Aug B&Z Monthly Copier Main...		206.09
ASSOCIATED IMAGING SOLUT...	INV543049	09/09/2025	Aug DPW Monthly Copier Mai...		86.39
Vendor AISI - ASSOCIATED IMAGING SOLUTIONS INC Total:					759.73
Vendor: XBARTO - BARTORILLA, JOSEPH					
BARTORILLA, JOSEPH	INV0033628	08/22/2025	Employee Reimbursement/T-...		2,750.50
BARTORILLA, JOSEPH	INV0033750	09/09/2025	Employee Uniform/Equip Allo...		20.00
BARTORILLA, JOSEPH	INV0033750	09/09/2025	Employee Parking Fee Reimbu...		20.00
BARTORILLA, JOSEPH	INV0033750	09/09/2025	Employee Vehicle Gasoline Re...		15.00
Vendor XBARTO - BARTORILLA, JOSEPH Total:					2,805.50
Vendor: XBECKJ - BECK, JOHN					
BECK, JOHN	INV0033629	08/21/2025	Emp Airfare Reimb-Trng-Explo...		580.95
BECK, JOHN	INV0033629	08/21/2025	Emp Lodging Reimb-Trng-Expl...		200.01
BECK, JOHN	INV0033629	08/21/2025	Emp Baggage Reimb-Trng-Exp...		270.00
BECK, JOHN	INV0033629	08/21/2025	Emp Meal Allow-Trng-Explosi...		165.00
BECK, JOHN	INV0033629	08/21/2025	Emp Mileage Reimb-Trng-Expl...		100.80
BECK, JOHN	INV0033629	08/21/2025	Emp Tolls Reimb-Trng-Explosi...		9.95
Vendor XBECKJ - BECK, JOHN Total:					1,326.71
Vendor: BLUEP - BLUEPEARL OPERATIONS					
BLUEPEARL OPERATIONS	488961	09/08/2025	Pol-K9 Consultation-Vaccinati...		317.04
BLUEPEARL OPERATIONS	489249	09/08/2025	Pol-K9-Consultation-Vaccinati...		190.08
Vendor BLUEP - BLUEPEARL OPERATIONS Total:					507.12
Vendor: XBARRY - BRIAN BARRY					
BRIAN BARRY	25 1-8	09/09/2025	25 1-8 Cell Phone Reimburse...		400.00
Vendor XBARRY - BRIAN BARRY Total:					400.00

Middletown Township BOS Bills Listing

Payment Dates: 08/13/2025 - 09/09/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: BCFSSI - BUCKS COUNTY FIRE SAFETY SERVICES INC.,					
BUCKS COUNTY FIRE SAFETY S...	44411	08/22/2025	FM-Annual Fire Extinguisher-...		1,113.00
Vendor BCFSSI - BUCKS COUNTY FIRE SAFETY SERVICES INC., Total:					1,113.00
Vendor: CARQUEST - CARQUEST OF LANGHORNE					
CARQUEST OF LANGHORNE	15373-149509	08/21/2025	Veh Maint Mat'l & Sup		17.80
CARQUEST OF LANGHORNE	15373-149525	08/21/2025	Veh Maint Mat'l & Sup		174.85
CARQUEST OF LANGHORNE	15373-149538	08/21/2025	Veh Maint Mat'l & Sup		473.58
CARQUEST OF LANGHORNE	15373-149778	08/21/2025	Veh Maint Mat'l & Sup		58.17
CARQUEST OF LANGHORNE	15373-149860	08/21/2025	Veh Maint Mat'l & Sup		64.91
CARQUEST OF LANGHORNE	15373-149888	08/21/2025	Veh Maint Mat'l & Sup		296.02
CARQUEST OF LANGHORNE	15373-149941	08/21/2025	Veh Maint Mat'l & Sup		2.79
CARQUEST OF LANGHORNE	15373-149992	08/21/2025	Veh Maint Mat'l & Sup		525.51
CARQUEST OF LANGHORNE	15373-150004	08/21/2025	Veh Maint Mat'l & Sup		459.99
Vendor CARQUEST - CARQUEST OF LANGHORNE Total:					2,073.62
Vendor: XSMELTZ - CATHERINE SMELTZ					
CATHERINE SMELTZ	25 8-Cell	08/22/2025	25 8-Cell Phone Reimburseme...		50.00
Vendor XSMELTZ - CATHERINE SMELTZ Total:					50.00
Vendor: CITYPHITR - CITY OF PHILADELPHIA					
CITY OF PHILADELPHIA	26224523	09/08/2025	Pol-Motorcycle Training 7/7/2...		800.00
Vendor CITYPHITR - CITY OF PHILADELPHIA Total:					800.00
Vendor: CLEAN - CLEANWISE SUPPLIES COMPANY					
CLEANWISE SUPPLIES COMPA...	9772	08/22/2025	P&R-Janitorial Supplies/Admin...		1,077.93
Vendor CLEAN - CLEANWISE SUPPLIES COMPANY Total:					1,077.93
Vendor: COMERICA - COMERICA					
COMERICA	INV0033565	08/14/2025	Non-Uniform Pension Contrib...		144.56
COMERICA	INV0033566	08/14/2025	Non-Uniform Pension Contrib...		8,511.39
COMERICA	INV0033567	08/14/2025	Police Pension Contribution		15,741.25
COMERICA	INV0033568	08/14/2025	Police Pension Contribution ...		600.26
COMERICA	INV0033684	08/28/2025	Non-Uniform Pension Contrib...		144.56
COMERICA	INV0033685	08/28/2025	Non-Uniform Pension Contrib...		8,542.22
COMERICA	INV0033686	08/28/2025	Police Pension Contribution		14,963.04
COMERICA	INV0033687	08/28/2025	Police Pension Contribution ...		839.30
Vendor COMERICA - COMERICA Total:					49,486.58
Vendor: CURTIN - CURTIN & HEEFNER LLP					
CURTIN & HEEFNER LLP	10165679	08/22/2025	General Representation		4,332.00
CURTIN & HEEFNER LLP	10165680	08/22/2025	RTK Request		361.00
CURTIN & HEEFNER LLP	10165681	08/22/2025	Building and Zoning Matters/...		1,235.00
CURTIN & HEEFNER LLP	10165685	08/22/2025	596 Langhorne-Yardley Rd Zon...		38.00
CURTIN & HEEFNER LLP	10165686	08/22/2025	185 Red Rose Zoning Violations		38.00
CURTIN & HEEFNER LLP	10165689	08/22/2025	Stormwater Impact Fee Ordin...		1,216.00
CURTIN & HEEFNER LLP	10165693	08/22/2025	T-Mobile USA Tower Lease		342.00
CURTIN & HEEFNER LLP	10165697	08/22/2025	57 Fallenrock Rd-Pool Grading...		219.00
CURTIN & HEEFNER LLP	10165703	08/22/2025	201 Cherry Street Zoning App...		178.00
CURTIN & HEEFNER LLP	10165704	08/22/2025	119 Fairway Dr-Pool Grading ...		183.00
CURTIN & HEEFNER LLP	10165706	08/22/2025	149 Roberts Ave-Pool Grading...		213.00
CURTIN & HEEFNER LLP	10165707	08/22/2025	47 Queen Lily Rd-Pool Grading...		219.00
CURTIN & HEEFNER LLP	10165708	08/22/2025	2 Hardy Drive-Pool Grading Pe...		192.00
CURTIN & HEEFNER LLP	10165709	08/22/2025	563 Fawnhill Dr-Pool Grading ...		198.00
CURTIN & HEEFNER LLP	10165713	08/22/2025	RTK Request re; Rich Doyle		988.00
CURTIN & HEEFNER LLP	10165714	08/22/2025	RTK Request re; Patrick Vagno...		133.00
Vendor CURTIN - CURTIN & HEEFNER LLP Total:					10,085.00
Vendor: DELAGE - DE LAGE LANDEN					
DE LAGE LANDEN	591326938	09/09/2025	Aug Adm Monthly Copier Leas...		607.20
DE LAGE LANDEN	591326938	09/09/2025	Aug Pol Monthly Copier Lease...		331.20
DE LAGE LANDEN	591326938	09/09/2025	Aug B&Z Monthly Copier Lease...		255.73
Vendor DELAGE - DE LAGE LANDEN Total:					1,194.13
Vendor: DELVHTR - DELAWARE VALLEY HEALTH TRUST					
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		9,007.08

Middletown Township BOS Bills Listing
Payment Dates: 08/13/2025 - 09/09/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		6,570.04
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		1,926.35
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		6,216.27
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		143,693.59
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		4,132.99
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		11,077.04
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		40,133.67
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		33,638.07
Vendor DELVHTR - DELAWARE VALLEY HEALTH TRUST Total:					256,395.10
Vendor: DENNEY - DENNEY ELECTRIC SUPPLY/NESH					
DENNEY ELECTRIC SUPPLY/NE...	S102449703.001	08/21/2025	DPW-Electrical Supplies		83.60
Vendor DENNEY - DENNEY ELECTRIC SUPPLY/NESH Total:					83.60
Vendor: DTBFIRE - DTB FIRE PROTECTION					
DTB FIRE PROTECTION	1001464-1	08/21/2025	FM-Adm Bldg-Installed Escutc...		311.64
DTB FIRE PROTECTION	1003160-2	08/21/2025	FM-Pol-Repair Leak-Hallway b...		698.05
Vendor DTBFIRE - DTB FIRE PROTECTION Total:					1,009.69
Vendor: DVAPPO - DVAPPO					
DVAPPO	INV0033727	08/27/2025	Pol-Excellence Award Banquet...		450.00
Vendor DVAPPO - DVAPPO Total:					450.00
Vendor: EAGLEP - EAGLE POINT GUN					
EAGLE POINT GUN	230674	09/08/2025	Pol-Ammunition		4,265.54
Vendor EAGLEP - EAGLE POINT GUN Total:					4,265.54
Vendor: ECKERT - ECKERT SEAMANS CHERIN & MELLOTT, LLC					
ECKERT SEAMANS CHERIN & ...	1884426	09/08/2025	July-Legal-Special Counsel-R. ...		1,794.00
ECKERT SEAMANS CHERIN & ...	1884427	09/08/2025	July-Legal-Special Counsel-S. ...		9,246.00
ECKERT SEAMANS CHERIN & ...	1884428	09/08/2025	July-Legal-Special Counsel Ass...		866.30
Vendor ECKERT - ECKERT SEAMANS CHERIN & MELLOTT, LLC Total:					11,906.30
Vendor: ELANCORP - ELAN CORPORATE					
ELAN CORPORATE	INV0033661	08/26/2025	Leg Bod-Lunch Meeting-Mgr ...		54.64
ELAN CORPORATE	INV0033661	08/26/2025	Leg Body-Parking-BC Manager...		3.00
ELAN CORPORATE	INV0033661	08/26/2025	Leg Body-Meeting-Mgr w/BOS...		16.65
ELAN CORPORATE	INV0033661	08/26/2025	Adm-Meeting-Valla/Ratliff-Ha...		73.16
ELAN CORPORATE	INV0033661	08/26/2025	Adm-Member Registration-Rat..		525.00
ELAN CORPORATE	INV0033661	08/26/2025	Adm-Manager's Office Meetin...		118.58
ELAN CORPORATE	INV0033661	08/26/2025	IT-CID Cloud Back Up/Wasabi		7.01
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Software-Pickleball/Court..		151.00
ELAN CORPORATE	INV0033661	08/26/2025	IT-Yearly Zoom Billing/Zoom		1,618.80
ELAN CORPORATE	INV0033661	08/26/2025	IT-P&R Forms/Jot Form		368.88
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Monthly Conference Call ...		19.99
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Uniforms-Tie Bars & Collar...		317.79
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Holsters/Wethepeoplehol...		102.80
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Monthly Services-CID/Ga...		9.99
ELAN CORPORATE	INV0033661	08/26/2025	IT-Pol-Monthly Substation Pho...		8.27
ELAN CORPORATE	INV0033661	08/26/2025	FM-Printer Ribbons-ID Maker/...		250.00
ELAN CORPORATE	INV0033661	08/26/2025	B&Z-Staff Apparel/Lands End		270.41
ELAN CORPORATE	INV0033661	08/26/2025	B&Z-Code Books/ICC		142.57
ELAN CORPORATE	INV0033661	08/26/2025	B&Z-Membership Dues-Vanza...		125.00
ELAN CORPORATE	INV0033661	08/26/2025	ZHB-Dais Name Plates/Bank S...		28.73
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Vehicle Gasoline-7/29/25-...		41.00
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Vehicle Gasoline-7/18/25-...		26.88
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Vehicle Gasoline-8/4/25-S...		51.48
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Vehicle Gasoline-8/1/25-S...		13.95
ELAN CORPORATE	INV0033661	08/26/2025	Pol-Vehicle Car Wash-7/29/25...		12.00
ELAN CORPORATE	INV0033661	08/26/2025	Adm-Manager Staff Reception...		112.43
Vendor ELANCORP - ELAN CORPORATE Total:					4,470.01
Vendor: ELASTEC INC - ELASTEC INC					
ELASTEC INC	49719	09/09/2025	Incinerator		6,010.00
Vendor ELASTEC INC - ELASTEC INC Total:					6,010.00

Middletown Township BOS Bills Listing
Payment Dates: 08/13/2025 - 09/09/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: MILANO - ELIZABETH D. MILANO					
ELIZABETH D. MILANO	2025014	08/22/2025	Adm-Steno Serv-Police Tenure...		1,275.00
ELIZABETH D. MILANO	2025034	09/09/2025	ZHB-Stenographic Services-M...		175.00
Vendor MILANO - ELIZABETH D. MILANO Total:					1,450.00
Vendor: FBIEAST - FBINAA EASTERN PA CHAPTER					
FBINAA EASTERN PA CHAPTER	INV0033751	09/08/2025	Pol-Welcome Back Lunch Even...		50.00
FBINAA EASTERN PA CHAPTER	INV0033752	09/08/2025	Pol-Welcome Back Lunch Even...		50.00
Vendor FBIEAST - FBINAA EASTERN PA CHAPTER Total:					100.00
Vendor: XFEENE - FEENEY, PETE					
FEENEY, PETE	INV0033633	08/22/2025	Employee Uniform/Equip Allo...		1,100.00
Vendor XFEENE - FEENEY, PETE Total:					1,100.00
Vendor: FETCH - FETCH INSURANCE SERVICES, LLC					
FETCH INSURANCE SERVICES, ...	INV0033630	08/21/2025	Pol-K9 Pet Insurance #WAG61...		4,349.61
FETCH INSURANCE SERVICES, ...	INV0033631	08/21/2025	Pol-K9 Pet Insurance #WAG61...		2,099.16
Vendor FETCH - FETCH INSURANCE SERVICES, LLC Total:					6,448.77
Vendor: FOSTDIG - FOSTER DIGITAL MEDIA PROD, LLC					
FOSTER DIGITAL MEDIA PROD,...	1925	09/09/2025	BOS-Broadcast & Various Serv...		1,837.50
FOSTER DIGITAL MEDIA PROD,...	1949	09/09/2025	BOS-Broadcast & Various Serv...		512.50
Vendor FOSTDIG - FOSTER DIGITAL MEDIA PROD, LLC Total:					2,350.00
Vendor: FREDB - FRED BEANS FORD KIA					
FRED BEANS FORD KIA	264115L	08/21/2025	Veh Maint Mat'l & Sup		158.18
FRED BEANS FORD KIA	264128L	08/21/2025	Veh Maint Mat'l & Sup		170.50
Vendor FREDB - FRED BEANS FORD KIA Total:					328.68
Vendor: GANNETT - GANNETT PENNSYLVANIA LOCALIQ					
GANNETT PENNSYLVANIA LO...	0007163702	08/22/2025	June Advertising Charges		2,574.46
GANNETT PENNSYLVANIA LO...	0007216491	08/22/2025	July Advertising Charges		1,323.76
GANNETT PENNSYLVANIA LO...	0007216491	08/22/2025	July Advertising Charges		1,503.26
Vendor GANNETT - GANNETT PENNSYLVANIA LOCALIQ Total:					5,401.48
Vendor: BARKER - GENEVIEVE M. BARKER-DO NOT USE					
GENEVIEVE M. BARKER-DO N...	INV0188	08/22/2025	Aug-Adm/Pol/DPW Cleaning S...		1,000.00
GENEVIEVE M. BARKER-DO N...	INV0188	08/22/2025	Aug-Adm/Pol/DPW Cleaning S...		2,887.50
GENEVIEVE M. BARKER-DO N...	INV0188	08/22/2025	Aug-Adm/Pol/DPW Cleaning S...		300.00
Vendor BARKER - GENEVIEVE M. BARKER-DO NOT USE Total:					4,187.50
Vendor: GLICK - GLICK FIRE EQUIPMENT COMPANY, INC					
GLICK FIRE EQUIPMENT COM...	356014	08/22/2025	FM-Parts-Bulbs/12V-Engine 8		439.95
Vendor GLICK - GLICK FIRE EQUIPMENT COMPANY, INC Total:					439.95
Vendor: GRANICUS - GRANICUS					
GRANICUS	212672	09/09/2025	Aug Monthly Streaming/EASE ...		367.51
Vendor GRANICUS - GRANICUS Total:					367.51
Vendor: XHATHA - HATHAWAY, GERALD					
HATHAWAY, GERALD	INV0033625	08/22/2025	2025 Clothing Allowance Rei...		189.79
Vendor XHATHA - HATHAWAY, GERALD Total:					189.79
Vendor: HILLW - HILL WALLACK LLP					
HILL WALLACK LLP	816594	08/22/2025	July-Legal-Labor Counsel		17.50
HILL WALLACK LLP	816604	08/22/2025	July-Legal-Labor Counsel-HR ...		37.00
HILL WALLACK LLP	816621	08/22/2025	July-Legal-Special Counsel-S. ...		8,172.70
Vendor HILLW - HILL WALLACK LLP Total:					8,227.20
Vendor: XHOAG - HOAGLAND, SCOTT					
HOAGLAND, SCOTT	25 8-Cell	08/22/2025	25 8-Cell Phone Reimburseme...		50.00
Vendor XHOAG - HOAGLAND, SCOTT Total:					50.00
Vendor: HOMEDE - HOME DEPOT CREDIT SERVICES					
HOME DEPOT CREDIT SERVICES	INV0033746	09/08/2025	DPW-Supplies-Salt Barn Repai...		83.98
Vendor HOMEDE - HOME DEPOT CREDIT SERVICES Total:					83.98

Middletown Township BOS Bills Listing

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: XHYAMS - HYAMS, BRIAN					
HYAMS, BRIAN	INV0033634	08/22/2025	Employee Uniform/Equip Allo...		118.00
Vendor XHYAMS - HYAMS, BRIAN Total:					118.00
Vendor: INDEPA - INDEP ASSOC MIDDTWP DPW					
INDEP ASSOC MIDDTWP DPW	INV0033675	08/28/2025	DPW Union Dues		420.00
Vendor INDEPA - INDEP ASSOC MIDDTWP DPW Total:					420.00
Vendor: INSPIRA HSA - INSPIRA HSA					
INSPIRA HSA	INV0033557	08/14/2025	HSA Employee Contribution		1,606.89
INSPIRA HSA	INV0033676	08/28/2025	HSA Employee Contribution		1,606.89
Vendor INSPIRA HSA - INSPIRA HSA Total:					3,213.78
Vendor: IRS - INTERNAL REVENUE SERVICE					
INTERNAL REVENUE SERVICE	INV0033606	08/14/2025	Federal Income Tax Withhel		82,676.75
INTERNAL REVENUE SERVICE	INV0033606	08/14/2025	Social Security Tax		34,804.60
INTERNAL REVENUE SERVICE	INV0033606	08/14/2025	Medicare Tax		18,695.48
INTERNAL REVENUE SERVICE	CM0000430	08/28/2025	Federal Income Tax Withhel		-35.89
INTERNAL REVENUE SERVICE	CM0000430	08/28/2025	Social Security Tax		-20.24
INTERNAL REVENUE SERVICE	CM0000430	08/28/2025	Medicare Tax		-4.72
INTERNAL REVENUE SERVICE	INV0033668	08/28/2025	Social Security Tax		385.87
INTERNAL REVENUE SERVICE	INV0033668	08/28/2025	Medicare Tax		90.24
INTERNAL REVENUE SERVICE	INV0033725	08/28/2025	Federal Income Tax Withhel		77,515.24
INTERNAL REVENUE SERVICE	INV0033725	08/28/2025	Social Security Tax		29,714.64
INTERNAL REVENUE SERVICE	INV0033725	08/28/2025	Medicare Tax		16,985.70
Vendor IRS - INTERNAL REVENUE SERVICE Total:					260,807.67
Vendor: KEYMUN - KEYSTONE MUNICIPAL SVS					
KEYSTONE MUNICIPAL SVS	39438	08/22/2025	Building Code Official Services		3,000.00
KEYSTONE MUNICIPAL SVS	39497	09/09/2025	Building Code Official Services		3,262.50
Vendor KEYMUN - KEYSTONE MUNICIPAL SVS Total:					6,262.50
Vendor: Kilkenny - KILKENNY LAW, LLC					
KILKENNY LAW, LLC	17738	09/09/2025	Aug-General Legal Services/Z...		5,292.00
Vendor Kilkenny - KILKENNY LAW, LLC Total:					5,292.00
Vendor: KTrade - Ktrade					
Ktrade	INV0033553	08/14/2025	BWM 457		600.84
Ktrade	INV0033554	08/14/2025	BWM 457		4,689.66
Ktrade	INV0033555	08/14/2025	BWM 457 Loan pymt		841.86
Ktrade	INV0033671	08/28/2025	BWM 457		538.69
Ktrade	INV0033672	08/28/2025	BWM 457		4,689.66
Ktrade	INV0033673	08/28/2025	BWM 457 Loan pymt		841.86
Vendor KTrade - Ktrade Total:					12,202.57
Vendor: LEXIS - LEXISNEXIS RISK DATA MANAGEMENT INC					
LEXISNEXIS RISK DATA MANA...	1100181958	08/22/2025	July Monthly Billing Law Enfor...		131.00
Vendor LEXIS - LEXISNEXIS RISK DATA MANAGEMENT INC Total:					131.00
Vendor: LOWES - LOWES					
LOWES	INV0033747	09/09/2025	Bldg-Mat'l & Sup/Adm-Pol		663.66
LOWES	INV0033747	09/09/2025	DPW-Mat'l & Sup/38 Teal Dr		252.07
LOWES	INV0033747	09/09/2025	DPW--Mat'l & Sup/Garage		62.32
Vendor LOWES - LOWES Total:					978.05
Vendor: XHENDER - MARY HENDERSHOT					
MARY HENDERSHOT	25 5-Cell	09/09/2025	25 5-Cell Phone Reimburseme...		50.00
MARY HENDERSHOT	25 6-Cell	09/09/2025	25 6-Cell Phone Reimburseme...		50.00
MARY HENDERSHOT	25 7-Cell	09/09/2025	25 7-Cell Phone Reimburseme...		50.00
MARY HENDERSHOT	25 8-Cell	09/09/2025	25 8-Cell Phone Reimburseme...		50.00
Vendor XHENDER - MARY HENDERSHOT Total:					200.00
Vendor: MCDON - MCDONALD UNIFORMS					
MCDONALD UNIFORMS	247463	08/21/2025	Pol-Uniforms/Equipment Allo...		89.10
MCDONALD UNIFORMS	247818	08/21/2025	Pol-Uniforms/Twp-Rocher		1,800.77
MCDONALD UNIFORMS	247821	08/21/2025	Pol-Uniforms/Twp-Rocher		81.00
MCDONALD UNIFORMS	248213	08/21/2025	Pol-Uniforms/Twp-Gracie		89.98

Middletown Township BOS Bills Listing
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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
MCDONALD UNIFORMS	248619	08/21/2025	Pol-Uniforms/Equipment Allo...		40.49
MCDONALD UNIFORMS	245068	09/08/2025	Pol-Uniform/Equip Allowance...		72.00
MCDONALD UNIFORMS	249196	09/08/2025	Pol-Uniforms/Twp-Brosius		51.30
Vendor MCDON - MCDONALD UNIFORMS Total:					2,224.64
Vendor: MERCYSYS - MERCURY SYSTEMS, LLC					
MERCURY SYSTEMS, LLC	38701	08/21/2025	Admin Buildings - Fire & Securi..		540.00
MERCURY SYSTEMS, LLC	38701	08/21/2025	DPW - Fire & Security Monitor...		320.00
Vendor MERCYSYS - MERCURY SYSTEMS, LLC Total:					860.00
Vendor: MTPBA - MIDD TWP PBA					
MIDD TWP PBA	INV0033569	08/14/2025	Police Pension Dues		1,350.00
MIDD TWP PBA	INV0033688	08/28/2025	Police Pension Dues		1,350.00
Vendor MTPBA - MIDD TWP PBA Total:					2,700.00
Vendor: MISSION - MISSION SQUARE RETIREM'T TRUST457 301774					
MISSION SQUARE RETIREM'T ...	INV0033558	08/14/2025	ICMA 457 - Uniform		27,364.52
MISSION SQUARE RETIREM'T ...	INV0033559	08/14/2025	457 ICMA		1,257.20
MISSION SQUARE RETIREM'T ...	INV0033560	08/14/2025	ICMA 457% - Uniform		4,363.90
MISSION SQUARE RETIREM'T ...	INV0033561	08/14/2025	ICMA Employer Contribution		1,460.14
MISSION SQUARE RETIREM'T ...	INV0033564	08/14/2025	ICMA- RC 457 Loan pymt		2,699.35
MISSION SQUARE RETIREM'T ...	INV0033677	08/28/2025	ICMA 457 - Uniform		27,664.52
MISSION SQUARE RETIREM'T ...	INV0033678	08/28/2025	457 ICMA		1,257.20
MISSION SQUARE RETIREM'T ...	INV0033679	08/28/2025	ICMA 457% - Uniform		4,242.77
MISSION SQUARE RETIREM'T ...	INV0033680	08/28/2025	ICMA Employer Contribution		1,460.14
MISSION SQUARE RETIREM'T ...	INV0033683	08/28/2025	ICMA- RC 457 Loan pymt		2,699.35
Vendor MISSION - MISSION SQUARE RETIREM'T TRUST457 301774 Total:					74,469.09
Vendor: MCPWA - MONTGOMERY CTY PUBLIC WORKS ASSN					
MONTGOMERY CTY PUBLIC ...	INV0033627	08/21/2025	2025 Annual Membership Due...		110.00
Vendor MCPWA - MONTGOMERY CTY PUBLIC WORKS ASSN Total:					110.00
Vendor: NORTHAPD - NORTHAMPTON TWP POLICE DEPT					
NORTHAMPTON TWP POLICE ...	INV0033755	09/08/2025	Pol-SERT Portion-Training-CTS...		338.26
Vendor NORTHAPD - NORTHAMPTON TWP POLICE DEPT Total:					338.26
Vendor: PASCD - PA SCDU-ACH					
PA SCDU-ACH	INV0033556	08/14/2025	Support Payment		2,491.56
PA SCDU-ACH	INV0033674	08/28/2025	Support Payment		2,491.56
Vendor PASCD - PA SCDU-ACH Total:					4,983.12
Vendor: PASTATE W/H - PA State Withholding					
PA State Withholding	CM0000431	08/14/2025	State Withholding Tax		-5.01
PA State Withholding	INV0033607	08/14/2025	State Withholding Tax		19,451.33
PA State Withholding	INV0033726	08/28/2025	State Withholding Tax		17,788.75
Vendor PASTATE W/H - PA State Withholding Total:					37,235.07
Vendor: PDQPR - PDQ PRINTING					
PDQ PRINTING	13244	09/08/2025	Adm-Printing-Business Cards/...		25.75
PDQ PRINTING	13253	09/08/2025	Adm-Printing-Business Cards/...		36.25
PDQ PRINTING	13255	09/08/2025	FM-Printing-Signature Conver...		42.00
Vendor PDQPR - PDQ PRINTING Total:					104.00
Vendor: P105 - PECO ENERGY					
PECO ENERGY	INV0033649	08/21/2025	Electric Service-Brine Building...		51.57
Vendor P105 - PECO ENERGY Total:					51.57
Vendor: P110 - PECO ENERGY					
PECO ENERGY	INV0033638	08/21/2025	Electric Serv-Beechwood Ave S..		47.27
Vendor P110 - PECO ENERGY Total:					47.27
Vendor: P120 - PECO ENERGY					
PECO ENERGY	INV0033666	08/26/2025	Electric Srv-3 Municipal Way-...		11,771.08
Vendor P120 - PECO ENERGY Total:					11,771.08
Vendor: P126 - PECO ENERGY					
PECO ENERGY	INV0033650	08/21/2025	Electric Services-Veterans Hig...		1,225.64
Vendor P126 - PECO ENERGY Total:					1,225.64

Middletown Township BOS Bills Listing
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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: P160 - PECO ENERGY					
PECO ENERGY	INV0033663	08/26/2025	Electric Srv-1741 L/Y Rd-Gara...		121.04
Vendor P160 - PECO ENERGY Total:					121.04
Vendor: P210 - PECO ENERGY					
PECO ENERGY	INV0033654	08/21/2025	Electric Services-Traffic Lights-...		720.44
Vendor P210 - PECO ENERGY Total:					720.44
Vendor: PETTYP - PETTY CASH-POLICE					
PETTY CASH-POLICE	INV0033749	09/08/2025	Replenish-4/5/24-8/28/25		142.66
PETTY CASH-POLICE	INV0033749	09/08/2025	Replenish-4/5/24-8/28/25		86.02
PETTY CASH-POLICE	INV0033749	09/08/2025	Replenish-4/5/24-8/28/25		32.00
Vendor PETTYP - PETTY CASH-POLICE Total:					260.68
Vendor: POSPRO - POSITIVE PROMOTIONS					
POSITIVE PROMOTIONS	07608801	09/08/2025	Items for National Night Out 2...		1,656.41
Vendor POSPRO - POSITIVE PROMOTIONS Total:					1,656.41
Vendor: REMING - REMINGTON & VERNICK ENGINEERS					
REMINGTON & VERNICK ENGI...	PBMTTP565-5	08/22/2025	Pool Review-6 Red Rose Way-...		170.50
REMINGTON & VERNICK ENGI...	PBMTTP571-3	08/22/2025	Pool Review-563 Fawnhill Driv...		320.00
REMINGTON & VERNICK ENGI...	PBMTTP577-3	08/22/2025	Pool Review-239 Cobalt Ridge...		331.90
REMINGTON & VERNICK ENGI...	PBMTTP578-4	08/22/2025	Pool Review-94 Fieldstone Ro...		310.00
REMINGTON & VERNICK ENGI...	PBMTT096-39	08/22/2025	Water & Sewer Capacity Revi...		1,725.00
REMINGTON & VERNICK ENGI...	PBMTT116-12	08/22/2025	Stormwater Assessment & An...		3,990.00
REMINGTON & VERNICK ENGI...	PBMTT118-7	08/22/2025	2025 General Engineering		12,505.00
Vendor REMING - REMINGTON & VERNICK ENGINEERS Total:					19,352.40
Vendor: RODENG - RODRIGUEZ ENGRAVING, INC.					
RODRIGUEZ ENGRAVING, INC.	24175	08/21/2025	FM-Plaque/Harris		195.00
Vendor RODENG - RODRIGUEZ ENGRAVING, INC. Total:					195.00
Vendor: RUGGED - RUGGED SOLUTIONS AMERICA, LLC					
RUGGED SOLUTIONS AMERICA..	61706	08/22/2025	Pol-Parts-Windscreen		72.54
Vendor RUGGED - RUGGED SOLUTIONS AMERICA, LLC Total:					72.54
Vendor: SCRAPP - SCRAPPY'S AUTO SERVICE INC					
SCRAPPY'S AUTO SERVICE INC	104955	08/22/2025	Pol-Repairs-2016 Dodge Char...		4,446.25
Vendor SCRAPP - SCRAPPY'S AUTO SERVICE INC Total:					4,446.25
Vendor: SHELL - SHELL					
SHELL	INV0033753	09/08/2025	Pol-2025-Jan thru June Fuel St...		243.95
Vendor SHELL - SHELL Total:					243.95
Vendor: SNAPONE - SNAP ON EQUIPMENT					
SNAP ON EQUIPMENT	ARS/17765875	08/21/2025	DPW-AC Machine Repair/Insp...		694.27
Vendor SNAPONE - SNAP ON EQUIPMENT Total:					694.27
Vendor: SNAPBK - SNAP ON TOOLS					
SNAP ON TOOLS	INV0033626	08/21/2025	DPW-Monthly Subscription-TR...		96.73
Vendor SNAPBK - SNAP ON TOOLS Total:					96.73
Vendor: SOUTHL - SOUTHLAND INDUSTRIES,					
SOUTHLAND INDUSTRIES,	959604581	08/22/2025	DPW-A/C Unit Repair/Compre...		3,852.00
Vendor SOUTHL - SOUTHLAND INDUSTRIES, Total:					3,852.00
Vendor: SPARK - SPARKLE CAR WASH					
SPARKLE CAR WASH	INV0033632	08/21/2025	July Car Washes/Pol		240.50
Vendor SPARK - SPARKLE CAR WASH Total:					240.50
Vendor: SPECIALTY - SPECIALTY VEHICLE INSTITUTE OF AMERICA					
SPECIALTY VEHICLE INSTITUTE...	SV-34023	09/09/2025	Pol-ATV Instructor Trng-9/18-...		2,500.00
Vendor SPECIALTY - SPECIALTY VEHICLE INSTITUTE OF AMERICA Total:					2,500.00
Vendor: STAPLE - STAPLES ADVANTAGE					
STAPLES ADVANTAGE	6029119251	08/21/2025	Adm-Office Supplies		308.94
STAPLES ADVANTAGE	6039110694	08/21/2025	Adm-Office Supplies		32.01
STAPLES ADVANTAGE	6039110694	08/21/2025	B&Z-Office Supplies		158.90
STAPLES ADVANTAGE	6039356075	09/08/2025	Pol-Office Supplies		76.18

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
STAPLES ADVANTAGE	6039661917	09/08/2025	Adm-Office Supplies		366.82
Vendor STAPLE - STAPLES ADVANTAGE Total:					942.85
Vendor: STARS - STARS & STRIPES H-D					
STARS & STRIPES H-D	1418679	09/08/2025	Pol-2023 Motorcycle Mainten...		794.04
Vendor STARS - STARS & STRIPES H-D Total:					794.04
Vendor: STATENJ - STATE OF NEW JERSEY					
STATE OF NEW JERSEY	INV0033605	08/14/2025	NJ State Withholding		348.15
STATE OF NEW JERSEY	INV0033724	08/28/2025	NJ State Withholding		166.04
Vendor STATENJ - STATE OF NEW JERSEY Total:					514.19
Vendor: TEAMS - TEAMSTERS LOCAL 107					
TEAMSTERS LOCAL 107	INV0033570	08/28/2025	Teamsters Dues - FT		1,104.50
TEAMSTERS LOCAL 107	INV0033571	08/28/2025	Teamsters Initiation Fee		100.00
TEAMSTERS LOCAL 107	INV0033572	08/28/2025	Teamsters Dues - PT		168.00
TEAMSTERS LOCAL 107	INV0033689	08/28/2025	Teamsters Dues - FT		1,103.00
TEAMSTERS LOCAL 107	INV0033690	08/28/2025	Teamsters Initiation Fee		125.00
TEAMSTERS LOCAL 107	INV0033691	08/28/2025	Teamsters Dues - PT		168.00
Vendor TEAMS - TEAMSTERS LOCAL 107 Total:					2,768.50
Vendor: THOMSON - THOMSON REUTERS-WEST					
THOMSON REUTERS-WEST	852320575	08/22/2025	July-CLEAR Online Services/CID		389.55
Vendor THOMSON - THOMSON REUTERS-WEST Total:					389.55
Vendor: TMOBILE - T-MOBILE USA, INC					
T-MOBILE USA, INC	9612891102	08/22/2025	Pol-Special Investigations #44...		50.00
Vendor TMOBILE - T-MOBILE USA, INC Total:					50.00
Vendor: TRAISR - TRAISR, INC					
TRAISR, INC	3749	09/09/2025	B&Z-Permit Software Fee-July...		2,250.00
Vendor TRAISR - TRAISR, INC Total:					2,250.00
Vendor: TRASHD - TRASH DADDY, LLC					
TRASH DADDY, LLC	42128	08/21/2025	DPW-Dumpster Fee		545.00
Vendor TRASHD - TRASH DADDY, LLC Total:					545.00
Vendor: XSTANL - TYLER STANLEY					
TYLER STANLEY	INV0033635	08/22/2025	Emp Meal Allow-Trng-On Sce...		150.00
TYLER STANLEY	INV0033635	08/22/2025	Emp Mileage Rei-Trng-On Sce...		639.10
TYLER STANLEY	INV0033635	08/22/2025	Emp Fuel Reimb-Trng-On Sce...		148.65
Vendor XSTANL - TYLER STANLEY Total:					937.75
Vendor: TylerTech - Tyler Technologies, INC					
Tyler Technologies, INC	025-525197	09/08/2025	Annual Maintenance Fees-10/...		43,546.75
Vendor TylerTech - Tyler Technologies, INC Total:					43,546.75
Vendor: ULINE - ULINE INC					
ULINE INC	196285387	08/22/2025	Thermal Receipt Paper Rolls		126.43
Vendor ULINE - ULINE INC Total:					126.43
Vendor: UNITEDIN - UNITED INSPECTION AGENCY INC					
UNITED INSPECTION AGENCY ...	166833	09/09/2025	Electrical Inspections/Reviews		17,545.00
Vendor UNITEDIN - UNITED INSPECTION AGENCY INC Total:					17,545.00
Vendor: VANTROTH - VANTAGE PT TRNSFR AGENTS 70571					
VANTAGE PT TRNSFR AGENTS...	CM0000426	08/14/2025	ICMA Roth IRA		-450.00
VANTAGE PT TRNSFR AGENTS...	INV0033562	08/14/2025	ICMA Roth IRA %		40.72
VANTAGE PT TRNSFR AGENTS...	INV0033563	08/14/2025	ICMA Roth IRA		4,425.23
VANTAGE PT TRNSFR AGENTS...	INV0033681	08/28/2025	ICMA Roth IRA %		40.07
VANTAGE PT TRNSFR AGENTS...	INV0033682	08/28/2025	ICMA Roth IRA		3,925.23
Vendor VANTROTH - VANTAGE PT TRNSFR AGENTS 70571 Total:					7,981.25
Vendor: XWEBER - WEBER, ROBERT					
WEBER, ROBERT	INV0033636	08/21/2025	Employee Study Mat'l Reimbu...		81.43
WEBER, ROBERT	INV0033636	08/21/2025	Employee Tuition Reimburse...		4,752.00
Vendor XWEBER - WEBER, ROBERT Total:					4,833.43
Vendor: WIGGINS - WIGGINS SHREDDING					
WIGGINS SHREDDING	118603	08/21/2025	Pol-Shredding Services/Confid...		55.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
WIGGINS SHREDDING	118627	08/21/2025	Pol-Shredding Services/Confid...		285.00
Vendor WIGGINS - WIGGINS SHREDDING Total:					340.00
Vendor: WILLAW - WILLIAMSON LAW BOOK COMPANY					
WILLIAMSON LAW BOOK CO...	207736	09/08/2025	BOS-Minute Books & Sheets		579.43
Vendor WILLAW - WILLIAMSON LAW BOOK COMPANY Total:					579.43
Fund 01 - General Fund Total:					934,081.36
Fund: 02 - Street Lighting Tax Fund					
Vendor: FASTEN - FASTENAL COMPANY					
FASTENAL COMPANY	PASOU161085	08/22/2025	DPW-Parts/Street Lights		48.00
Vendor FASTEN - FASTENAL COMPANY Total:					48.00
Vendor: P200 - PECO ENERGY					
PECO ENERGY	INV0033653	08/21/2025	Electric Services-Street Lights...		23,446.62
Vendor P200 - PECO ENERGY Total:					23,446.62
Fund 02 - Street Lighting Tax Fund Total:					23,494.62
Fund: 03 - Fire Protection					
Vendor: LANGHBO - BOROUGH OF LANGHORNE					
BOROUGH OF LANGHORNE	INV0033660	08/21/2025	2025-2026 Lanh MT Fire-Wo...		29,711.21
Vendor LANGHBO - BOROUGH OF LANGHORNE Total:					29,711.21
Vendor: DELVHTR - DELAWARE VALLEY HEALTH TRUST					
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		11,357.33
Vendor DELVHTR - DELAWARE VALLEY HEALTH TRUST Total:					11,357.33
Vendor: HULME - HULMEVILLE BORO					
HULMEVILLE BORO	INV0033659	08/21/2025	2025-2026 William Penn Fire ...		24,957.17
Vendor HULME - HULMEVILLE BORO Total:					24,957.17
Fund 03 - Fire Protection Total:					66,025.71
Fund: 04 - Parks & Recreation					
Vendor: AMAZON - AMAZON CAPITAL SERVICES					
AMAZON CAPITAL SERVICES	1646-V3T9-4HHM	08/22/2025	DPW-P&R-Parts-Carburetor/B...		20.88
AMAZON CAPITAL SERVICES	1GJF-FKYP-VMQV	08/22/2025	P&R-Supplies/Park Buildings		61.10
AMAZON CAPITAL SERVICES	1PMN-7TR1-7PV6	08/22/2025	P&R-Supplies/Recreation Prog...		41.99
AMAZON CAPITAL SERVICES	1VFR-17PD-XCMM	08/22/2025	DPW-P&R-Parts-Hydraulic Gre...		7.78
AMAZON CAPITAL SERVICES	1XTH-1NW1-KJQP	08/22/2025	DPW-P&R-Parts-Weed Whack...		76.97
AMAZON CAPITAL SERVICES	1XXK-6TWT-MJ74	08/22/2025	P&R-Supplies/Recreation Prog...		33.99
AMAZON CAPITAL SERVICES	1CGW-QKV1-JXKM	09/09/2025	P&R-Supplies/Community Cen...		69.99
Vendor AMAZON - AMAZON CAPITAL SERVICES Total:					312.70
Vendor: BENSLAWN - BENSALEM LAWN EQUIPMENT					
BENSALEM LAWN EQUIPMENT	83592	08/22/2025	DPW-P&R-Parts-Ignition/Zero ...		151.00
BENSALEM LAWN EQUIPMENT	83739	08/22/2025	DPW-P&R-Parts-Wheel and B...		467.98
BENSALEM LAWN EQUIPMENT	83788	08/22/2025	DPW-P&R-Parts-Wheel and Ti...		173.98
Vendor BENSLAWN - BENSALEM LAWN EQUIPMENT Total:					792.96
Vendor: CHERRY2 - CHERRY VALLEY TRACTOR SALES					
CHERRY VALLEY TRACTOR SAL...	43337D	08/22/2025	DPW-P&R-Parts/Side Arm Trac..		619.88
Vendor CHERRY2 - CHERRY VALLEY TRACTOR SALES Total:					619.88
Vendor: NEWKIRK - CORDERO NEWKIRK					
CORDERO NEWKIRK	INV0033619	08/22/2025	P&R-Summer Rec Basketball L...		945.00
CORDERO NEWKIRK	INV0033738	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor NEWKIRK - CORDERO NEWKIRK Total:					985.00
Vendor: KILGARR - CORNELIUS KILGARRIFF					
CORNELIUS KILGARRIFF	INV0033623	08/21/2025	P&R-Summer Rec Basketball L...		90.00
Vendor KILGARR - CORNELIUS KILGARRIFF Total:					90.00
Vendor: SHEAD - DAVID SHEA					
DAVID SHEA	INV0033615	08/22/2025	P&R-Summer Rec Basketball L...		1,215.00
DAVID SHEA	INV0033734	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor SHEAD - DAVID SHEA Total:					1,255.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: DELVHTR - DELAWARE VALLEY HEALTH TRUST					
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		4,810.10
Vendor DELVHTR - DELAWARE VALLEY HEALTH TRUST Total:					4,810.10
Vendor: DURHAM - DURHAM SCHOOL SERVICES, L.P.					
DURHAM SCHOOL SERVICES, L...	2621317-072025	08/22/2025	Summer Rec Bus Trips		-0.01
DURHAM SCHOOL SERVICES, L...	2621317-072025	08/22/2025	Durham School Services- Su...		17,508.34
DURHAM SCHOOL SERVICES, L...	2621317-082025	09/09/2025	Durham School Services- Su...		4,111.00
Vendor DURHAM - DURHAM SCHOOL SERVICES, L.P. Total:					21,619.33
Vendor: EAWAEJ - E A W SECURITY					
E A W SECURITY	55133	09/08/2025	Renewal-Annual Hosting Serv...		500.00
E A W SECURITY	55134	09/08/2025	Core License-New Cameras/Ba...		330.00
Vendor EAWAEJ - E A W SECURITY Total:					830.00
Vendor: EATERD - EATER, DEBORAH					
EATER, DEBORAH	INV0033742	09/08/2025	P&R-Instructor Fees-Knitting-5...		64.00
EATER, DEBORAH	INV0033743	09/08/2025	P&R-Instructor Fees-Drawing-...		240.00
Vendor EATERD - EATER, DEBORAH Total:					304.00
Vendor: ELANCORP - ELAN CORPORATE					
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Membership Renewal/S...		110.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Meeting/Styers...		54.04
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		108.18
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		12.08
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		20.26
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		83.75
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		76.84
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		16.48
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Tween Supplies-Summer...		69.99
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		23.95
ELAN CORPORATE	INV0033661	08/26/2025	P&R-CCP Supplies-Summer Re...		19.96
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Supplies-Summer Rec Pr...		47.92
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/P...		2,560.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/T...		320.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/Si...		2,301.11
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/J...		637.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/G...		642.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/T...		234.00
ELAN CORPORATE	INV0033661	08/26/2025	P&R-Summer Rec Field Trip/R...		503.28
Vendor ELANCORP - ELAN CORPORATE Total:					7,840.84
Vendor: GEOALL2 - GEORGE ALLEN					
GEORGE ALLEN	I235478	08/21/2025	P&R-Port Rstrm-Forsythia Xing..		178.00
GEORGE ALLEN	I236726	08/21/2025	P&R-Port Rstrm-Forsythia Xing..		178.00
GEORGE ALLEN	I237980	08/21/2025	P&R-Port Rstrm-Forsythia Xing..		178.00
GEORGE ALLEN	I239138	08/21/2025	P&R-Port Rstrm-Forsythia Xing..		178.00
GEORGE ALLEN	I240352	08/21/2025	P&R-Port Rstrm-Forsythia Xing..		178.00
GEORGE ALLEN	I240604	08/21/2025	P&R-Portable Rstrm-FF Pk-Pop..		271.00
GEORGE ALLEN	I240771	08/21/2025	P&R-Portable Restroom-Com...		89.00
GEORGE ALLEN	I241418	09/08/2025	P&R-Damaged Toilets -Forsyth...		800.00
Vendor GEOALL2 - GEORGE ALLEN Total:					2,050.00
Vendor: HORTON - GUY HORTON					
GUY HORTON	INV0033614	08/22/2025	P&R-Summer Rec Basketball L...		2,205.00
GUY HORTON	INV0033732	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor HORTON - GUY HORTON Total:					2,245.00
Vendor: HOMEDE - HOME DEPOT CREDIT SERVICES					
HOME DEPOT CREDIT SERVICES	INV0033746	09/08/2025	P&R-Supplies-Water Hose Noz...		39.96
Vendor HOMEDE - HOME DEPOT CREDIT SERVICES Total:					39.96
Vendor: BROWNJAM - JAMAR RAYMOND BROWN					
JAMAR RAYMOND BROWN	INV0033622	08/22/2025	P&R-Summer Rec Basketball L...		405.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
JAMAR RAYMOND BROWN	INV0033741	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor BROWNJAM - JAMAR RAYMOND BROWN Total:					445.00
Vendor: JASCO - JASCO CLEANING INC					
JASCO CLEANING INC	202508	08/22/2025	Aug-Cleaning Services/Park Bu...		1,735.00
Vendor JASCO - JASCO CLEANING INC Total:					1,735.00
Vendor: MORRISON - KEVIN MORRISON					
KEVIN MORRISON	INV0033610	08/21/2025	P&R-Summer Rec Basketball L...		675.00
KEVIN MORRISON	INV0033728	09/08/2025	P&R-Summer Rec Basketball ...		40.00
Vendor MORRISON - KEVIN MORRISON Total:					715.00
Vendor: KEYTREE - KEYSTONE TREE EXPERTS					
KEYSTONE TREE EXPERTS	S251273 S	09/08/2025	P&R-Apply Carp Ant Spray-(2) ...		140.00
Vendor KEYTREE - KEYSTONE TREE EXPERTS Total:					140.00
Vendor: HOFFKYLE - KYLE HOFFMAN					
KYLE HOFFMAN	INV0033621	08/22/2025	P&R-Summer Rec Basketball L...		495.00
KYLE HOFFMAN	INV0033740	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor HOFFKYLE - KYLE HOFFMAN Total:					535.00
Vendor: LECKS - LECKS EXTERMINATING, LLC					
LECKS EXTERMINATING, LLC	61937333	08/21/2025	P&R-Pest Control Service Agre...		60.00
LECKS EXTERMINATING, LLC	61937630	08/21/2025	P&R-Pest Control Service Agre...		53.00
Vendor LECKS - LECKS EXTERMINATING, LLC Total:					113.00
Vendor: LOWES - LOWES					
LOWES	INV0033747	09/09/2025	P&R-Mat'l & Sup/Parks, Senior..		520.71
Vendor LOWES - LOWES Total:					520.71
Vendor: MERCYSYS - MERCURY SYSTEMS, LLC					
MERCURY SYSTEMS, LLC	38700	08/21/2025	Park & Rec - Fire & Secuirty M...		483.00
MERCURY SYSTEMS, LLC	38701	08/21/2025	Park & Rec - Fire & Secuirty M...		1,240.00
MERCURY SYSTEMS, LLC	39149	09/08/2025	P&R-Fire System Repair/Barn		370.00
Vendor MERCYSYS - MERCURY SYSTEMS, LLC Total:					2,093.00
Vendor: GOODMAN - MICHAEL R. GOODMAN					
MICHAEL R. GOODMAN	INV0033616	08/21/2025	P&R-Summer Rec Basketball L...		945.00
MICHAEL R. GOODMAN	INV0033735	09/08/2025	P&R-Summer Rec Basketball ...		40.00
Vendor GOODMAN - MICHAEL R. GOODMAN Total:					985.00
Vendor: STOCKMI - MICHAEL STOCK					
MICHAEL STOCK	INV0033617	08/22/2025	P&R-Summer Rec Basketball L...		765.00
MICHAEL STOCK	INV0033736	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor STOCKMI - MICHAEL STOCK Total:					805.00
Vendor: MIDATLEV - MID ATLANTIC EVENT GROUP, LLC					
MID ATLANTIC EVENT GROUP,....Inv2025-1706		09/09/2025	Mobile Stage for Groviin' at th...		2,000.00
Vendor MIDATLEV - MID ATLANTIC EVENT GROUP, LLC Total:					2,000.00
Vendor: GERTZM - MITCHELL GERTZ					
MITCHELL GERTZ	INV0033620	08/22/2025	P&R-Summer Rec Basketball L...		540.00
MITCHELL GERTZ	INV0033739	09/09/2025	P&R-Summer Rec Basketball ...		85.00
Vendor GERTZM - MITCHELL GERTZ Total:					625.00
Vendor: MUSCO - MUSCO SPORTS LIGHTING, LLC					
MUSCO SPORTS LIGHTING, LLC	443473	09/09/2025	P&R-Bulbs/Simmons Park Ten...		1,555.00
Vendor MUSCO - MUSCO SPORTS LIGHTING, LLC Total:					1,555.00
Vendor: P10 - PECO ENERGY					
PECO ENERGY	INV0033648	08/21/2025	Electric Srv-MAA Field #3-7/10...		98.92
Vendor P10 - PECO ENERGY Total:					98.92
Vendor: P145 - PECO ENERGY					
PECO ENERGY	INV0033643	08/21/2025	Electric Srv-Poplar Park Tennis...		130.79
Vendor P145 - PECO ENERGY Total:					130.79
Vendor: P15 - PECO ENERGY					
PECO ENERGY	INV0033651	08/21/2025	Electric Srv-MAA Softball Field...		80.48
Vendor P15 - PECO ENERGY Total:					80.48

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: P165 - PECO ENERGY					
PECO ENERGY	INV0033646	08/21/2025	Electric Services-Jones Park-7/...		51.81
Vendor P165 - PECO ENERGY Total:					51.81
Vendor: P170 - PECO ENERGY					
PECO ENERGY	INV0033658	08/21/2025	Electric Srv-Walnut St-SVF-Re...		262.18
Vendor P170 - PECO ENERGY Total:					262.18
Vendor: P26 - PECO ENERGY					
PECO ENERGY	INV0033637	08/21/2025	Electric Srv-Simmons Pk Ball Lt...		339.21
Vendor P26 - PECO ENERGY Total:					339.21
Vendor: P30 - PECO ENERGY					
PECO ENERGY	INV0033665	08/26/2025	Electric Services-MCP Front-7...		2,176.31
Vendor P30 - PECO ENERGY Total:					2,176.31
Vendor: P35 - PECO ENERGY					
PECO ENERGY	INV0033667	08/26/2025	Electric Services-MCP-Rear-7/...		1,294.42
Vendor P35 - PECO ENERGY Total:					1,294.42
Vendor: P40 - PECO ENERGY					
PECO ENERGY	INV0033644	08/21/2025	Electric Services-Poplar Park L...		150.51
Vendor P40 - PECO ENERGY Total:					150.51
Vendor: P45 - PECO ENERGY					
PECO ENERGY	INV0033639	08/21/2025	Electric Serv-MAA Field #1-Sh...		648.76
PECO ENERGY	INV0033640	08/21/2025	Electric Serv-MAA Field #1-Sh...		592.30
PECO ENERGY	INV0033641	08/21/2025	Electric Serv-MAA Field #1-Sh...		579.07
PECO ENERGY	INV0033642	08/21/2025	Electric Serv-MAA Field #1-Sh...		188.40
PECO ENERGY	INV0033657	08/21/2025	Electric Serv-MAA Field #1-Sh...		103.31
Vendor P45 - PECO ENERGY Total:					2,111.84
Vendor: P55 - PECO ENERGY					
PECO ENERGY	INV0033645	08/21/2025	Electric Serv-Trenton Rd-Com...		2,008.81
Vendor P55 - PECO ENERGY Total:					2,008.81
Vendor: P60 - PECO ENERGY					
PECO ENERGY	INV0033652	08/21/2025	Electric Srv-2870 Trenton Rd-C...		77.36
Vendor P60 - PECO ENERGY Total:					77.36
Vendor: P65 - PECO ENERGY					
PECO ENERGY	INV0033647	08/21/2025	Electric Srv-698 Hulml Ave/L...		202.31
Vendor P65 - PECO ENERGY Total:					202.31
Vendor: P70 - PECO ENERGY					
PECO ENERGY	INV0033664	08/26/2025	Electric Srv-2600 L/Y Rd-MCP-...		378.42
Vendor P70 - PECO ENERGY Total:					378.42
Vendor: PENNHA - PENNDEL HARDWARE					
PENNDEL HARDWARE	307732	08/21/2025	DPW-Misc Nuts & Bolts		1.85
Vendor PENNHA - PENNDEL HARDWARE Total:					1.85
Vendor: RDTOTAL - RD'S TOTAL LAWN					
RD'S TOTAL LAWN	32690	08/22/2025	Landscaping-Senior Center		-0.01
RD'S TOTAL LAWN	32690	08/22/2025	Landscaping Services		695.01
Vendor RDTOTAL - RD'S TOTAL LAWN Total:					695.00
Vendor: LITTLES - ROBERT E. LITTLE, INC					
ROBERT E. LITTLE, INC	04-1198205	08/22/2025	DPW-P&R-Parts-Wheels/Mow...		126.72
ROBERT E. LITTLE, INC	04-1203733	08/22/2025	DPW-P&R-Parts-Throttle Kit/Z...		185.60
ROBERT E. LITTLE, INC	04-1205091	08/22/2025	DPW-P&R-Parts-JDC-Cap/Zero...		41.34
Vendor LITTLES - ROBERT E. LITTLE, INC Total:					353.66
Vendor: SIMOL SR - SIMOLIKE, WILLIAM ROBERT					
SIMOLIKE, WILLIAM ROBERT	INV0033613	08/22/2025	P&R-Summer Rec Basketball L...		405.00
SIMOLIKE, WILLIAM ROBERT	INV0033729	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor SIMOL SR - SIMOLIKE, WILLIAM ROBERT Total:					445.00
Vendor: SKVERS - SKVERSKY, ERIC					
SKVERSKY, ERIC	INV0033611	08/22/2025	P&R-Summer Rec Basketball L...		495.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
SKVERSKY, ERIC	INV0033731	09/09/2025	P&R-Summer Rec Basketball ...		40.00
Vendor SKVERS - SKVERSKY, ERIC Total:					535.00
Vendor: TORRED - TORRENTE, DENNIS					
TORRENTE, DENNIS	INV0033618	08/21/2025	P&R-Summer Rec Basketball L...		630.00
TORRENTE, DENNIS	INV0033737	09/08/2025	P&R-Summer Rec Basketball ...		40.00
Vendor TORRED - TORRENTE, DENNIS Total:					670.00
Vendor: SIMOLIKEJR - WILLIAM E SIMOLIKE					
WILLIAM E SIMOLIKE	INV0033612	08/21/2025	P&R-Summer Rec Basketball L...		495.00
WILLIAM E SIMOLIKE	INV0033730	09/08/2025	P&R-Summer Rec Basketball ...		40.00
Vendor SIMOLIKEJR - WILLIAM E SIMOLIKE Total:					535.00
Fund 04 - Parks & Recreation Total:					68,660.36
Fund: 06 - Road Machinery Tax Fund					
Vendor: DEERE - DEERE & COMPANY					
DEERE & COMPANY	117789352	08/21/2025	TerrainCut Front Mower		45,199.24
Vendor DEERE - DEERE & COMPANY Total:					45,199.24
Fund 06 - Road Machinery Tax Fund Total:					45,199.24
Fund: 07 - Fire Hydrant Tax Fund					
Vendor: NEWART - NEWTOWN ARTESIAN WATER CO					
NEWTOWN ARTESIAN WATER...	INV0033655	08/22/2025	July-(1) Fire Hydrant-Hill-FP-1...		39.24
NEWTOWN ARTESIAN WATER...	INV0033656	08/22/2025	July-(77) Fire Hydrant-FP-003-...		3,021.48
Vendor NEWART - NEWTOWN ARTESIAN WATER CO Total:					3,060.72
Fund 07 - Fire Hydrant Tax Fund Total:					3,060.72
Fund: 09 - Sanitation Fund					
Vendor: DELVHTR - DELAWARE VALLEY HEALTH TRUST					
DELAWARE VALLEY HEALTH T...	29855	09/09/2025	Sept Health Insurance-9/1/25...		1,218.52
Vendor DELVHTR - DELAWARE VALLEY HEALTH TRUST Total:					1,218.52
Fund 09 - Sanitation Fund Total:					1,218.52
Fund: 11 - Farm Fund					
Vendor: P140 - PECO ENERGY					
PECO ENERGY	INV0033662	08/26/2025	Electric Srv-1125 W/B Rd-Rei...		136.74
Vendor P140 - PECO ENERGY Total:					136.74
Fund 11 - Farm Fund Total:					136.74
Fund: 23 - Debt Service					
Vendor: UNIVES - UNIVEST BANK					
UNIVEST BANK	INV0033733	09/02/2025	Loan Payment/Streetlight Pro...		9,902.08
UNIVEST BANK	INV0033733	09/02/2025	Loan Payment/Streetlight Pro...		881.90
Vendor UNIVES - UNIVEST BANK Total:					10,783.98
Fund 23 - Debt Service Total:					10,783.98
Fund: 30 - Capital Reserve					
Vendor: ASPHALT - ASPHALT SERVICES LLC					
ASPHALT SERVICES LLC	INV0033608	08/21/2025	DRIVEWAY REPAIR STORM W...		6,318.59
Vendor ASPHALT - ASPHALT SERVICES LLC Total:					6,318.59
Vendor: AXONENT - AXON ENTERPRISES					
AXON ENTERPRISES	INUS365973	09/09/2025	2025 Payment for Car Camera...		42,680.93
Vendor AXONENT - AXON ENTERPRISES Total:					42,680.93
Vendor: CURTIN - CURTIN & HEEFNER LLP					
CURTIN & HEEFNER LLP	10165684	08/22/2025	Langhorne Gables Drainage Ea...		822.00
Vendor CURTIN - CURTIN & HEEFNER LLP Total:					822.00
Vendor: EAWAEJ - E A W SECURITY					
E A W SECURITY	55131	09/08/2025	Comm Pk Access Control Inst		0.01
E A W SECURITY	55131	09/08/2025	Community Park Access Contr...		26,854.36
Vendor EAWAEJ - E A W SECURITY Total:					26,854.37

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Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Vendor: JAMESD - JAMES D MORRISSEY INC					
JAMES D MORRISSEY INC	INV0033748	09/09/2025	Payment Cert #1 Final-N Flow...		103,186.40
Vendor JAMESD - JAMES D MORRISSEY INC Total:					103,186.40
Vendor: MILLEN - MILLENNIUM STRATEGIES, LLC					
MILLENNIUM STRATEGIES, LLC	19601	09/08/2025	Aug Grant Writing Services		3,500.00
Vendor MILLEN - MILLENNIUM STRATEGIES, LLC Total:					3,500.00
Vendor: MOTORN - MOTOROLA SOLUTIONS INC					
MOTOROLA SOLUTIONS INC	8282177954	08/21/2025	Remote Mount Mobile Radio		7,632.89
Vendor MOTORN - MOTOROLA SOLUTIONS INC Total:					7,632.89
Vendor: MUSCO - MUSCO SPORTS LIGHTING, LLC					
MUSCO SPORTS LIGHTING, LLC	441445	08/22/2025	LED Retrofit-Community Park...		710,000.00
Vendor MUSCO - MUSCO SPORTS LIGHTING, LLC Total:					710,000.00
Vendor: PLATELOG - PLATELOGIQ, LLC					
PLATELOGIQ, LLC	PL-211144	09/09/2025	Annual Service - BUCK30 Linco...		7,300.00
PLATELOGIQ, LLC	PL-211144	09/09/2025	Annual Service - BUCK32 Brist...		4,300.00
PLATELOGIQ, LLC	PL-211144	09/09/2025	Annual Service - BUCK31 Vete...		4,300.00
Vendor PLATELOG - PLATELOGIQ, LLC Total:					15,900.00
Vendor: REMING - REMINGTON & VERNICK ENGINEERS					
REMINGTON & VERNICK ENGI...	PBMTT068-24	08/22/2025	Hillside Ave Drainage Improv...		1,115.50
REMINGTON & VERNICK ENGI...	PBMTT086-32	08/22/2025	Langhorne Gables II Drainage ...		4,061.20
REMINGTON & VERNICK ENGI...	PBMTT101-31	08/22/2025	Reetz Ave Culvert Replacement		6,257.00
REMINGTON & VERNICK ENGI...	PBMTT112-15	08/22/2025	DPW-Drainage Projects Suppo...		1,590.60
REMINGTON & VERNICK ENGI...	PBMTT115-17	08/22/2025	2024 CDBG Grant-ADA Ramps...		648.00
REMINGTON & VERNICK ENGI...	PBMTT119-4	08/22/2025	2025 CDBG Grant-ADA Ramps...		4,840.60
REMINGTON & VERNICK ENGI...	PBMTT121-7	08/22/2025	North Flowers Mill Road Drain...		1,874.00
REMINGTON & VERNICK ENGI...	PBMTT122-6	08/22/2025	2025 MS4 Program		4,384.00
Vendor REMING - REMINGTON & VERNICK ENGINEERS Total:					24,770.90
Vendor: WITMER - WITMER PUBLIC SAFETY GROUP					
WITMER PUBLIC SAFETY GRO...	INV729059	09/09/2025	FM-Decals		48.00
Vendor WITMER - WITMER PUBLIC SAFETY GROUP Total:					48.00
Fund 30 - Capital Reserve Total:					941,714.08
Fund: 35 - Highway Aid					
Vendor: CARQUEST - CARQUEST OF LANGHORNE					
CARQUEST OF LANGHORNE	15373-149629	08/21/2025	Veh Maint Mat'l & Sup		15.97
Vendor CARQUEST - CARQUEST OF LANGHORNE Total:					15.97
Vendor: EUREKA - EUREKA STONE QUARRY INC					
EUREKA STONE QUARRY INC	674148	08/21/2025	DPW-Hot Asphalt		64.32
Vendor EUREKA - EUREKA STONE QUARRY INC Total:					64.32
Vendor: FREDB - FRED BEANS FORD KIA					
FRED BEANS FORD KIA	264175L	08/21/2025	Veh Maint Mat'l & Sup		31.72
Vendor FREDB - FRED BEANS FORD KIA Total:					31.72
Vendor: LOWES - LOWES					
LOWES	INV0033747	09/09/2025	DPW--Mat'l & Sup/Drainage P...		299.73
LOWES	INV0033747	09/09/2025	DPW--Mat'l & Sup/Line Painti...		27.93
Vendor LOWES - LOWES Total:					327.66
Vendor: NATHIGHW - NATIONAL HIGHWAY PRODUCTS					
NATIONAL HIGHWAY PRODUC...	PS-INV126746	08/22/2025	DPW-Sign Material		550.08
Vendor NATHIGHW - NATIONAL HIGHWAY PRODUCTS Total:					550.08
Vendor: P210 - PECO ENERGY					
PECO ENERGY	INV0033654	08/21/2025	Electric Services-Traffic Lights...		100.68
Vendor P210 - PECO ENERGY Total:					100.68
Vendor: REMING - REMINGTON & VERNICK ENGINEERS					
REMINGTON & VERNICK ENGI...	PBMTT120-7	08/22/2025	2025 Road Program		1,555.00
Vendor REMING - REMINGTON & VERNICK ENGINEERS Total:					1,555.00
Fund 35 - Highway Aid Total:					2,645.43

Middletown Township BOS Bills Listing

Payment Dates: 08/13/2025 - 09/09/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	(None)	Amount
Fund: 73 - Escrow Fund					
Vendor: CURTIN - CURTIN & HEEFNER LLP					
CURTIN & HEEFNER LLP	10165687	08/22/2025	Thomas Snyder-517 Deer Dr S...		503.25
CURTIN & HEEFNER LLP	10165688	08/22/2025	Wilkinson Lang-1440 E Linc H...		65.00
CURTIN & HEEFNER LLP	10165690	08/22/2025	WB Ridge-1700 W/B Rd-Land ...		922.50
CURTIN & HEEFNER LLP	10165691	08/22/2025	Turner Lot Line Change-735 H...		198.25
CURTIN & HEEFNER LLP	10165692	08/22/2025	Piazza Family Limited Partner...		65.00
CURTIN & HEEFNER LLP	10165695	08/22/2025	Farm's Edge at Shadybrook-#...		2,512.50
CURTIN & HEEFNER LLP	10165696	08/22/2025	580 Middletown Blvd Minor S...		426.25
CURTIN & HEEFNER LLP	10165699	08/22/2025	Foley-280 Trappe Lane-Gradin...		179.00
CURTIN & HEEFNER LLP	10165700	08/22/2025	Newport Plaza Holdings-4565...		975.00
CURTIN & HEEFNER LLP	10165701	08/22/2025	64 Tanglewood Dr-Grading Pe...		218.00
CURTIN & HEEFNER LLP	10165702	08/22/2025	SLR Acquisitions-866 Hulmevil...		179.00
CURTIN & HEEFNER LLP	10165705	08/22/2025	875Avenue E-Grading Permit-...		225.00
CURTIN & HEEFNER LLP	10165710	08/22/2025	Woods Meadowbrook Apt Bui...		3,412.50
CURTIN & HEEFNER LLP	10165711	08/22/2025	659 Valley View Road Grading...		263.00
CURTIN & HEEFNER LLP	10165712	08/22/2025	Korman Commercial Propertie...		195.00
CURTIN & HEEFNER LLP	10165715	08/22/2025	Petition to Vacate Paper Stree...		399.00
Vendor CURTIN - CURTIN & HEEFNER LLP Total:					10,738.25
Vendor: GANNETT - GANNETT PENNSYLVANIA LOCALIQ					
GANNETT PENNSYLVANIA LO...	0007163702	08/22/2025	June Advertising Charges		919.60
GANNETT PENNSYLVANIA LO...	0007216491	08/22/2025	July Advertising Charges		1,063.62
GANNETT PENNSYLVANIA LO...	0007216491	08/22/2025	July Advertising Charges		790.74
Vendor GANNETT - GANNETT PENNSYLVANIA LOCALIQ Total:					2,773.96
Vendor: REMING - REMINGTON & VERNICK ENGINEERS					
REMITON & VERNICK ENGI...	PA090665P001-1	08/22/2025	WB Homes-1492 W/B Rd LD ...		790.00
REMITON & VERNICK ENGI...	PBMTTP255-47	08/22/2025	Stone Farm-Toll Brothers-#15...		7,056.50
REMITON & VERNICK ENGI...	PBMTTP271-18	08/22/2025	US Home Properties/Orchard ...		645.60
REMITON & VERNICK ENGI...	PBMTTP334-50	08/22/2025	Oxford Valley Mall Redevelo...		1,092.00
REMITON & VERNICK ENGI...	PBMTTP382-17	08/22/2025	627 Old Lincoln Hwy-Dunkin ...		935.00
REMITON & VERNICK ENGI...	PBMTTP410-49	08/22/2025	Neshaminy School Dist-Maple...		2,627.52
REMITON & VERNICK ENGI...	PBMTTP419-28	08/22/2025	Neshaminy High School Athlet...		3,008.00
REMITON & VERNICK ENGI...	PBMTTP425-24	08/22/2025	Posel Ent-1791 E Linc Hwy-Po...		480.00
REMITON & VERNICK ENGI...	PBMTTP426-31	08/22/2025	CFT Plaza-2029 Lincoln Highw...		322.00
REMITON & VERNICK ENGI...	PBMTTP445-37	08/22/2025	213 Industrial/Foxfield-1600 E...		847.00
REMITON & VERNICK ENGI...	PBMTTP476-4	08/22/2025	1167 Centre St-Lot Grading-#...		160.00
REMITON & VERNICK ENGI...	PBMTTP483-19	08/22/2025	Wilkinson-Chick-Fil-A-1440 Lin...		627.00
REMITON & VERNICK ENGI...	PBMTTP494-5	08/22/2025	RJC Investments-856 Ralph Av...		366.00
REMITON & VERNICK ENGI...	PBMTTP500-13	08/22/2025	Scully Co-Orchard Square Apar...		160.00
REMITON & VERNICK ENGI...	PBMTTP524-7	08/22/2025	2350 Big Oak Rd Warehouse ...		480.00
REMITON & VERNICK ENGI...	PBMTTP552-4	08/22/2025	Williams LG-1366 Bristol/Ox V...		328.40
REMITON & VERNICK ENGI...	PBMTTP559-6	08/22/2025	Pennswood Village-Patio-#24-...		709.06
REMITON & VERNICK ENGI...	PBMTTP560-8	08/22/2025	Farm's Edge at Shadybrook-S/...		1,440.00
REMITON & VERNICK ENGI...	PBMTTP563-4	08/22/2025	64 Tanglewood Rd-Loadwick ...		706.00
REMITON & VERNICK ENGI...	PBMTTP568-6	08/22/2025	Feldman-1411 Highland Ave-R...		39.00
REMITON & VERNICK ENGI...	PBMTTP575-4	08/22/2025	Thomas Snyder-517 Deer Dr-G...		244.00
REMITON & VERNICK ENGI...	PBMTTP576-4	08/22/2025	Russo Acquisititions-Elm Ave-...		160.00
REMITON & VERNICK ENGI...	PBMTTP580-4	08/22/2025	Woods Meadowbrook Apt Bui...		1,657.50
REMITON & VERNICK ENGI...	PBMTTP581-3	08/22/2025	Korman Commercial Propertie...		645.60
REMITON & VERNICK ENGI...	PBMTTP583-3	08/22/2025	JP Morgan-Chase Bank-Grad-...		396.00
REMITON & VERNICK ENGI...	PBMTTP584-3	08/22/2025	Swope-385 Cottonwood Dr-A...		311.00
REMITON & VERNICK ENGI...	PBMTTP585-2	08/22/2025	1001 Playwicki St-Lot Grading...		240.00
REMITON & VERNICK ENGI...	PBMTTP586-2	08/22/2025	311 Veterans Highway-Lot Gr...		2,002.00
REMITON & VERNICK ENGI...	PBMTTP587-1	08/22/2025	St Mary Medical Center-MRI E...		1,918.00
REMITON & VERNICK ENGI...	PBMTTP588-1	08/22/2025	Taco Bell-640 E Lincoln Highw...		1,998.00
Vendor REMING - REMINGTON & VERNICK ENGINEERS Total:					32,391.18
Fund 73 - Escrow Fund Total:					45,903.39
Grand Total:					2,142,924.15

Board of Supervisors Regular Meeting

Monday, August 11, 2025 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Mr. Ksiazek called the meeting to order at 7:04 p.m.

2) 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 Eden Ratliff, Assistant Township Manager Nick Valla, Solicitor James Esposito, Township Engineer Dominic Cundari, Police Chief Joseph Bartorilla, Director of Building and Zoning Jim Ennis, Director of Finance Laura Hucklebridge, and Director of Parks & Recreation Paul Kopera.

3) Upcoming Meetings

- a) Next Board of Supervisors Meeting – Monday, September 8, 2025, at 7:00 p.m.
- b) Capital Planning Workshop – Monday, August 18, 2025, at 5:30 p.m. at the Raymond P. Mongillo Community Center, 2140 Trenton Road, Levittown, PA 19056.

4) Special Items

- a) Summer Recreation Program Charity Carwash presentation benefiting Fostering Hope Lower Bucks

The Summer Recreation Program proudly announced a record fundraising total of \$2,175, raised by campers from all three sites and presented to Fostering Hope Lower Bucks.

Core Creek Park Camp Supervisor Carol Garner credited personal donations, a successful charity car wash, and the "Kids Helping Kids" initiative for making a real impact in supporting local foster children. She noted the program's focus on building friendships, creativity, outdoor exploration, and learning, and described a long-standing tradition where campers receive a penny with a craft to grow through fundraising—benefiting charities such as the Bucks County SPCA, American Red Cross, Ronald McDonald House Camp, Sunshine Foundation, and Fostering Hope.

After visiting Fostering Hope's facility, the program chose to support them again this year, with representatives teaching campers about foster care. Sarah Burstein of Fostering Hope thanked the campers and staff, emphasizing that every dollar directly provides essentials and special gifts for children in foster care.

Mr. Ksiazek also expressed his gratitude to the campers and Parks and Recreation staff for their efforts.

5) Public Comment – Non Agenda Items

Chris Nowakowski, 29 Alberts Way, cited Grover Cleveland's quote, "A public office is a public trust," to accuse Middletown's Tax Collector and Republican Committee chair of breaching that trust by retaining a member alleged to have engaged in hate speech, despite earlier bipartisan condemnation.

6) Consent Agenda Items

- a) Consideration of authorizing payment of August 11, 2025, Bills List in the amount of \$2,419,959.00.
- b) Consideration of approving the July 14, 2025, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of approving Change Order #1 for the North Flowers Mill Drainage Project in the amount of negative \$11,620.00 for reduced quantities.
- d) Consideration of approving Payment Certificate #1 (final) for the North Flowers Mill Drainage Project in the amount of \$103,186.40 to James D. Morrissey, Inc.

Action: Ms. Quirple made a motion to approve the consent agenda items A-D, seconded by Ms. Hannah. A motion carried by a vote of 5-0.

7) Consideration of authorizing a contract with Armour & Sons Electric for purchase and installation of a rectangular rapid flashing beacon (RRFB) pedestrian signal at the intersection of Langhorne-Yardley Road and Maple Point Drive.

Nick Valla, Assistant Township Manager, requested authorization for signal components for the "Maple Point Crossing," a pedestrian push-button rectangular rapid flashing beacon—similar to the one at Middletown Community Park—to be installed on Langhorne Yardley Road near Maple Point Drive.

Mr. Valla explained that the Township earned a Multimodal Transportation Fund (MTF) grant from the Pennsylvania Department of Community & Economic Development (DCED) in 2023 for the purpose of adding a pedestrian signal to the existing crosswalk on Langhorne-Yardley Road near Maple Point Drive in the amount of \$146,283.

He noted that Armour and Sons will handle the purchase and installation of the signal components, and that related pavement work, including curb ramps and markings, was approved in May under the road improvement program.

Mr. Valla noted a missing item for maintenance and traffic protection adding approximately \$3,000, bringing the total cost under consideration to \$133,651.

Ms. Kane asked why the Maple Point Crossing wasn't included with the Briggs Road crossing being installed as part of the new elementary school construction.

Mr. Valla explained that the Briggs Road crossing is part of PennDOT's Langhorne-Yardley Road improvements, which end near Briggs Road, while the Maple Point Crossing lies outside those limits and is therefore a separate project the Township is taking on.

Mr. Ksiazek expressed his personal support for this project, noting that residents have long requested it and he's pleased to see it moving forward.

Action: Mr. Ksiazek made a motion to authorize a contract with Armour & Sons Electric for the purchase and installation of a rectangular rapid flashing beacon pedestrian signal at Langhorne-Yardley Road and Maple Point Drive in the amount of \$133,651.00, seconded by Ms. Strouse. The motion carried by a vote of 5-0.

8) Update from Township Manager Eden Ratliff.

Mr. Ratliff reflected on his first month as Township Manager, showing appreciation to staff for their warm welcome and teamwork. He emphasized listening and learning about the Township's culture, priorities, and master plans to inform strategic planning and capital allocation.

He highlighted and reported on the following key areas: (1) Oxford Valley Mall: Engaging with Simon Properties to align the board and community's vision for the property's future; (2) Fire and EMS services: Supporting volunteer and career responders, exploring enhanced regional collaboration, and ensuring statutory responsibilities are met; (3) Transparency: Publishing full agenda packets and exploring public workshops, FAQs, and staff presentations to improve engagement; (4) Budget development: Preparing a strategic, balanced budget aligned with comprehensive and master plans, noting the current operational deficit of nearly \$3 million and the need for long-term planning for capital projects.

Next steps include continuing relationship-building, organizing the Township Manager's office developing a work plan, and presenting a budget that reflects the board's priorities

Mr. Ksiazek thanked Mr. Ratliff for his update, expressed appreciation for his work so far, and looked forward to continuing to collaborate moving forward.

9) Other Business.

Mr. Valla reported that about 180 letters were sent to Langhorne Gables residents regarding an upcoming major stormwater project. He noted that an open-house meeting for the public, with Township engineers available to answer questions, will be held on Tuesday, August 26, 2025, from 6:00 to 8:00 p.m. at the Raymond P. Mongillo Community Center, 2140 Trenton Road, Levittown, PA 19056.

Mr. Valla congratulated Liz Martin, Township Public Information Officer (PIO), on the birth of her baby girl last week. He announced that Nicole Tener from the Parks and Recreation Department will be stepping into cover her duties during Ms. Martin's maternity leave.

Dominic Cundari, Township Engineer, noted that plans are available for signatures after the meeting.

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

Mr. Ratliff congratulated the Parks and Recreation Department on a successful summer camp for hundreds of children and praised the Police Department for a highly attended National Night Out, the largest in Bucks County.

He acknowledged the resignation of Executive Assistant Ashley Casey, thanking her for her excellent service, and celebrated Fire Chief Don Harris's retirement after over four years of leadership and dedication to the Township and a lifetime dedicated to fire services in Bucks County.

Ms. Quirple shared that she attended National Night Out and noted it was very well attended, with the organizers doing a fantastic job.

Ms. Hannah thanked Ms. Casey for her service, commended the strong turnout at National Night Out, and remarked on Ms. Tener's visible involvement around the township.

Mr. Ksiazek echoed congratulations to Ms. Martin and Mr. Harris, expressed that Ms. Casey will be greatly missed, and thanked her for her contributions to Middletown Township and the community.

10) Adjournment.

Ms. Strouse moved to adjourn the public meeting of the Middletown Township Board of Supervisors' public meeting at 7:44 p.m., seconded by Ms. Kane. Motion carried by a vote of 5-0.

Board of Supervisors Capital Planning Meeting

Monday, August 18, 2025 | 5:30 p.m. | Raymond P. Mongillo Community Center

1) Call to Order, Pledge of Allegiance, and Roll Call.

Supervisor Mike Ksiazek called the meeting to order at 5:37 p.m. and led the Pledge of Allegiance.

Supervisors Ksiazek, Hannah, Quirple, and Kane attended the meeting. Supervisor Strouse was absent. Also present were Township Manager Eden Ratliff, Assistant Township Manager Nick Valla, Finance Director Laura Hucklebridge, Director of Parks & Recreation Paul Kopera, Director of Building & Zoning Jim Ennis, Chief of Police Joseph Bartorilla, Police Lieutenant Zachary Brosius, Police Lieutenant Aileen Parker, Director of Public Works Eric Gartenmayer, Assistant Parks & Recreation Director Patrick Graham, Fire Marshal Alan Welsh, IT Manager Chad Megeed, Accountant Mary Hendershot, Acting Public Information Officer Nicole Tener, and Township Engineer Isaac Kessler.

2) Introduction.

Mr. Ksiazek turned the meeting over to Mr. Ratliff who providing an overview for the evening. He introduced the Budget Team, inclusive of Mr. Valla, Mr. Ennis, Ms. Hucklebridge, Ms. Hendershot, and Ms. Tener. The Budget Team has reviewed proposals from departments for the 2026 Capital Improvement Plan being presented at this meeting.

He added that going into the 2026 budget, the General Fund is expected to have a \$3.8 million operating deficit.

3) Planned Capital Maintenance Projects.

Mr. Ratliff explained the definitions of "Capital Maintenance" and "Capital Improvements," noting that Capital Maintenance is defined costs associated with maintaining or replacing existing capital assets, whereas Capital Improvements include things that are new or significant changes to existing assets. Mr. Ratliff provided an overview of \$4,961,000 of proposed Capital Maintenance Projects across all service areas.

Mr. Valla introduced an interactive tool for participants in the meeting to provide real-time feedback.

4) Proposed Capital Improvement Projects.

Staff members introduced specific Capital Improvement Projects for 2026. Projects totaled \$4,732,140 for 2026.

Mr. Valla outlined earned and potential grant funding for all proposed projects, totaling nearly \$4 million.

5) Conclusion.

Mr. Ratliff shared that with the existing projected \$3.8 million operating deficit, capital projects are expected to increase the total deficit to nearly \$10 million.

Mr. Ksiazek thanked Mr. Ratliff and Mr. Valla for a thorough and engaging presentation.

6) Public Comment.

None.

7) Other Business.

Mr. Valla shared that road paving is scheduled to begin on Big Oak Road and N. Flowers Mill Road later this week, and advised residents of upcoming meetings on Tuesday, August 26, about the Langhorne Gables Stormwater Improvement Project at the Raymond P. Mongillo Community Center, as well as the inaugural meeting of the Stormwater Advisory Committee on Wednesday, August 27, at the Municipal Center.

Ms. Kane thanked Mr. Ratliff and the staff for their efforts.

Ms. Hannah expressed appreciation of the resident engagement activities during the meeting.

8) Adjournment.

Supervisor Kane moved to adjourn the meeting; seconded by Supervisor Quirple.

The meeting was adjourned at 7:10 p.m.

SUBJECT: Consideration of approving Resolutions #25-15R for an Intergovernmental Agreement to participate in Grant Application for Towns Against Graffiti (TAG)

FROM: Nick Valla, Assistant Township Manager

TO: Board of Supervisors

DATE: September 8, 2025

BACKGROUND: Each year, the Townships of Middletown, Bristol, Bensalem, and Lower Southampton jointly apply to the Bucks County Redevelopment Authority (RDA)'s Municipal Grant Program to support the Towns Against Graffiti (TAG) graffiti abatement program.

In addition to the funding from the RDA, each municipality supporting TAG contributes \$5,000 annually to TAG.

Without TAG, the Public Works Department would be tasked to address graffiti in the Township. With TAG's partnership, graffiti is addressed within days, if not hours, of being reported in nearly any place in the Township. TAG is an incredible example of superior services that can be delivered as part of a cooperative relationship between neighboring local governments.

Additional applications to the RDA Municipal Grant Program will be discussed later on this agenda.

**RECOMMENDED
MOTION:**

Consent agenda item.

RESOLUTION # 25-15R

INTERGOVERNMENTAL AGREEMENT TO PARTICIPATE IN GRANT APPLICATION FOR TOWNS AGAINST GRAFFITI

AND NOW, this 8th day of September, 2025 the Townships of Bensalem, Bristol, Lower Southampton, Middletown, Pennsylvania (hereinafter referred to as the “Participating Municipalities”) hereby renew this Intergovernmental Agreement for the purposes set forth herein below:

BACKGROUND

WHEREAS, Towns Against Graffiti has developed a plan for effective and efficient graffiti and litter removal; and

WHEREAS, Towns Against Graffiti has developed a budget to provide funding for the graffiti removal and litter program, (hereinafter referred to as “the Program”), estimated yearly cost being approximately \$199,000.00; and

WHEREAS, Towns Against Graffiti is eligible to apply for a grant from the Bucks County Redevelopment Authority.

WITNESSETH:

That the Municipalities named herein, for and in consideration of the mutual benefits to them accruing, and intending to be legally bound thereto, hereby agree as follows:

1. Towns Against Graffiti by and through its lead agency, Bensalem Township, is hereby authorized to apply for a grant in the sum of \$175,000.00 from the Bucks County Redevelopment Authority.
2. All funds received by or through the Towns Against Graffiti Committee, subsequent grant applications or from any other source whatsoever, for the purpose of financing the Program shall be remitted to the lead agency for deposit into a separate T.A.G. Program fund to be administered by the lead financial agency’s Director of Finance.
3. The lead financial agency shall issue quarterly statements to all of the Participating Municipalities indicating the current balance of the Program fund and all debits and credits to the account.

INTENDING to be legally bound, the Participating Municipalities hereunder set their hands and seals the day and date first above written.

COUNCIL OF BENSALEM TOWNSHIP

, Secretary

COUNCIL OF BRISTOL TOWNSHIP

, Secretary

LOWER SOUTHAMPTON TOWNSHIP

, Secretary

MIDDLETOWN TOWNSHIP

, Secretary

AGENDA ITEM: **Consideration of Allowing the Middletown Parks & Recreation Dept to host three (3) Beer Gardens on Middletown Township Property.**

Submitted by: Paul Kopera, Director of Parks and Recreation

Meeting Date: September 8, 2025

Background: Similar requests to host beer gardens have been approved at the 9/3/19, 8/16/21, 8/15/22, 7/17/23 and 9/9/24 Board of Supervisors meetings.

The beer gardens are meant to be an additional fun-feature that brings the community together where family and neighbors can connect. We are seeking relief of Township Ordinance 337-103(D) so the P&R Dept. can invite the craft brewers to sell alcohol on Township Property.

Liability discussion: At each event, the craft brewers that Middletown invites obtain a Special Occasion Permit from the PA Liquor Control Board. This offsite permit allows the brewer to sell their brew and wine products at offsite premises and confirms that the brewer is RAMP Certified (Responsible Alcohol Management Program).

- **Saturday, September 27**, Forsythia Crossing Park, "Groovin' at the Gates", Noon - 5 PM.
- **Saturday, October 4**, Firefighters' Park "Parklandfest Day", Noon - 4 PM.
- **Thursday, December 11**, Municipal Center "Holiday Open House", 5:30-8:30 PM.

Middletown P&R ran 14 successful Beer Gardens since 2019, and we plan to continue that success in 2025. Each event takes place with music, food trucks, and activities for families young and old.

Budget Impact: Soft dollar impact of staff labor from Parks & Recreation, Public Works, and Police Department.

Recommended Motion: If the Board concurs the motion would be as follows: ***"I move to suspend Ordinance 337-103(D) for Saturday 9/27, 10/4 and Thursday 12/11 in order for Middletown Parks & Recreation Dept. to host Beer Gardens on Township Property."***



**REMINGTON
& VERNICK
ENGINEERS**

Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
F: (267) 394-4501

August 29, 2025

Eden Ratliff
Township Manager
Middletown Township
3 Municipal Way
Langhorne, PA 19047

**RE: Financial Security Release #9
Oxford Valley Mall Multi-Family Redevelopment
Middletown Township, S/LD #20-68
RVE File # PBMTP334**

Dear Eden:

Remington & Vernick Engineers (RVE), on behalf of Middletown Township, has reviewed a request by Cornerstone Tracy, LLC (developer) seeking a release of financial security held for the completion of required site improvements at the Oxford Valley Mall Multi-Family Redevelopment (development).

Based upon our inspection of the work completed, RVE recommends that the Township release the amount of \$44,804.50 to the developer from the financial security held for the completion of required site improvements at the development. After this release, the total amount of financial security remaining is \$241,752.75.

Enclosed, a Declaration of Completion has been provided along with a detailed breakdown to facilitate this release of financial security. Please review these materials and process for release.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By

Isaac E. Kessler, P.E., Senior Associate
Township Engineer


IEK/mt

Enclosure

cc: Nick Valla, Assistant Township Manager (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Dominic Cundari, P.E., Assistant Township Engineer
Raymond Ruczynski, Jr., Manager of Construction Inspection Services

Municipality: Middletown Township
Development: Oxford Valley Mall Multi-Family Redevelopment (Development)
Developer: Cornerstone Tracy, LLC (Developer)
Date: August 29, 2025

This release of funds hereby authorized shall not be construed as acceptance of the work by the Township. The Township reserves the right to re-inspect the work and to require the Developer to correct any and all defects and deficiencies.


 Christopher J. Fazio, P.E., C.M.E.
 Executive Vice President

08/29/2025
 Date

Eden Ratliff
Township Manager

Date

FINANCIAL SECURITY RELEASE NO. 9

Municipality: Middletown Township
Development: Multi-Family Redevelopment
Developer: CornerstoneTracy, LLC
Location: Oxford Valley Mall
RVE File No.: PBMT334
Date: 3/27/2025

Quantity	Unit	Item	Unit Cost	Total Amount Extended	Previous Amount	Current Security Release		Amount Remaining
						Quantity	Amount	
PHASE 1 COMMON ELEMENTS								
Erosion Controls								
2	EA	Construction Entrance	\$2,500.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
2	EA	Concrete Washout	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
70	LF	8" Compost Filter Sock	\$6.00	\$420.00	\$420.00	0	\$0.00	\$0.00
1395	LF	18" Compost Filter Sock	\$12.00	\$16,740.00	\$16,740.00	0	\$0.00	\$0.00
24	EA	Inlet Protection	\$175.00	\$4,200.00	\$4,200.00	0	\$0.00	\$0.00
1397	SY	Erosion Control Blanket	\$8.00	\$11,176.00	\$11,176.00	0	\$0.00	\$0.00
1490	LF	Construction Fence	\$2.50	\$3,725.00	\$3,725.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$1,000.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
Demolition								
1	EA	Light Poles	\$200.00	\$200.00	\$200.00	0	\$0.00	\$0.00
2	EA	Inlets	\$500.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
720	LF	15" CMP	\$21.00	\$15,120.00	\$15,120.00	0	\$0.00	\$0.00
130	LF	18" CMP	\$24.00	\$3,120.00	\$3,120.00	0	\$0.00	\$0.00
70	LF	30" CMP	\$48.00	\$3,360.00	\$3,360.00	0	\$0.00	\$0.00
170	LF	Sawcut	\$2.00	\$340.00	\$340.00	0	\$0.00	\$0.00
1878	LF	Concrete Curb	\$3.50	\$6,573.00	\$6,573.00	0	\$0.00	\$0.00
11767	SY	Asphalt Paving	\$8.50	\$100,019.50	\$100,019.50	0	\$0.00	\$0.00
Site Work								
23	EA	Tree Removal	\$465.00	\$10,695.00	\$10,695.00	0	\$0.00	\$0.00
5007	CY	Excavation	\$4.50	\$22,531.50	\$22,531.50	0	\$0.00	\$0.00
50	CY	Fill	\$2.00	\$100.00	\$100.00	0	\$0.00	\$0.00
Stormwater Management								
60	LF	15" HDEP Pipe	\$38.00	\$2,280.00	\$2,280.00	0	\$0.00	\$0.00
179	LF	18" HDPE Pipe	\$42.00	\$7,518.00	\$7,518.00	0	\$0.00	\$0.00
110	LF	24" HDPE Pipe	\$48.00	\$5,280.00	\$5,280.00	0	\$0.00	\$0.00
193	LF	30" HDPE Pipe	\$54.00	\$10,422.00	\$10,422.00	0	\$0.00	\$0.00
497	LF	36" HDPE Pipe	\$60.00	\$29,820.00	\$29,820.00	0	\$0.00	\$0.00
616	LF	42" HDPE Pipe	\$70.00	\$43,120.00	\$43,120.00	0	\$0.00	\$0.00
88	LF	48" HDPE Pipe	\$80.00	\$7,040.00	\$7,040.00	0	\$0.00	\$0.00
5	EA	Type 'M' Inlet	\$3,500.00	\$17,500.00	\$17,500.00	0	\$0.00	\$0.00
8	EA	Type 'C' Inlet	\$3,500.00	\$28,000.00	\$28,000.00	0	\$0.00	\$0.00
9	EA	Type 'C' Inlet - Type 4 Box	\$5,000.00	\$45,000.00	\$45,000.00	0	\$0.00	\$0.00



**REMINGTON
& VERNICK
ENGINEERS**

1	EA	Manhole	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
1	EA	Tie Into Existing Storm System	\$1,500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
Utilities								
<i>Separate Escrow to be Established with Utility Companies</i>								
1	EA	Fire Hydrant	\$4,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00
2	EA	Wet Tap	\$6,600.00	\$13,200.00	\$13,200.00	0	\$0.00	\$0.00
1	EA	Water Meter Pit	\$5,000.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
43	SY	Trench Repair	\$55.00	\$2,365.00	\$2,365.00	0	\$0.00	\$0.00
Paving and Concrete								
1	EA	Speed Hump	\$500.00	\$500.00	\$0.00	0	\$0.00	\$500.00
151	SY	Stamped Asphalt	\$10.00	\$1,510.00	\$750.00	37.5	\$375.00	\$385.00
8	EA	ADA Curb Ramps	\$1,500.00	\$12,000.00	\$12,000.00	0	\$0.00	\$0.00
905	LF	Concrete Curb	\$28.00	\$25,340.00	\$25,340.00	0	\$0.00	\$0.00
5458	LF	Belgian Block Curb	\$28.00	\$152,824.00	\$152,824.00	0	\$0.00	\$0.00
50	LF	Mountable Curb	\$35.00	\$1,750.00	\$1,750.00	0	\$0.00	\$0.00
8705	SY	1.5" Wearing Course	\$10.50	\$91,402.50	\$55,335.00	3435	\$36,067.50	\$0.00
8705	SY	3" Base Course	\$13.00	\$113,165.00	\$113,165.00	0	\$0.00	\$0.00
8705	SY	8" 2A Stone Base	\$15.00	\$130,575.00	\$130,575.00	0	\$0.00	\$0.00
Lighting and Landscaping								
2	EA	Single Pole Mtd. Light w/ Conduit & Wiring	\$3,000.00	\$6,000.00	\$6,000.00	0	\$0.00	\$0.00
9	EA	Dbl. Pole Mtd. Light w/ Conduit & Wiring	\$4,000.00	\$36,000.00	\$36,000.00	0	\$0.00	\$0.00
19	EA	Shade Trees	\$400.00	\$7,600.00	\$7,600.00	0	\$0.00	\$0.00
19	EA	Shrub / Ornamental Tree Groupings	\$1,100.00	\$20,900.00	\$20,900.00	0	\$0.00	\$0.00
24000	SF	Topsoil & Seeding	\$1.50	\$36,000.00	\$28,500.00	3750	\$5,625.00	\$1,875.00
Miscellaneous								
1	LS	As-Builts	\$2,000.00	\$2,000.00	\$0.00	0	\$0.00	\$2,000.00
21	EA	Traffic Control Signs	\$200.00	\$4,200.00	\$4,200.00	0	\$0.00	\$0.00
6	EA	Stop Bars	\$100.00	\$600.00	\$600.00	0	\$0.00	\$0.00
2	EA	Crosswalk	\$250.00	\$500.00	\$0.00	2	\$500.00	\$0.00
28	EA	Painted Directional Arrows	\$100.00	\$2,800.00	\$1,400.00	14	\$1,400.00	\$0.00
1966	LF	4" Paint Striping	\$0.75	\$1,474.50	\$637.50	1116	\$837.00	\$0.00
1	LS	Traffic Control and Protection	\$3,000.00	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00

PHASE 1 COMMON ELEMENTS

Subtotal: \$1,082,006.00 \$1,032,441.50 \$44,804.50 \$4,760.00

SOUTH BUILDING

Erosion Controls

1	EA	Construction Entrance	\$2,500.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	EA	Concrete Washout	\$250.00	\$250.00	\$250.00	0	\$0.00	\$0.00
1220	LF	18" Compost Filter Sock	\$12.00	\$14,640.00	\$14,640.00	0	\$0.00	\$0.00
1060	LF	24" Compost Filter Sock	\$15.00	\$15,900.00	\$15,900.00	0	\$0.00	\$0.00
17	EA	Inlet Protection	\$175.00	\$2,975.00	\$2,975.00	0	\$0.00	\$0.00
1200	SY	Erosion Control Blanket	\$8.00	\$9,600.00	\$9,600.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$1,000.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00

Demolition

8	EA	Light Poles	\$200.00	\$1,600.00	\$1,600.00	0	\$0.00	\$0.00
10	EA	Inlets	\$500.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
285	LF	12" CMP	\$15.00	\$4,275.00	\$4,275.00	0	\$0.00	\$0.00
520	LF	15" CMP	\$21.00	\$10,920.00	\$10,920.00	0	\$0.00	\$0.00
725	LF	18" CMP	\$24.00	\$17,400.00	\$17,400.00	0	\$0.00	\$0.00
1100	LF	30" CMP	\$48.00	\$52,800.00	\$52,800.00	0	\$0.00	\$0.00
3	EA	Sanitary Manhole	\$500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
4	EA	Storm Manhole	\$500.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
120	LF	Sawcut	\$2.00	\$240.00	\$240.00	0	\$0.00	\$0.00
4990	LF	Concrete Curb	\$3.50	\$17,465.00	\$17,465.00	0	\$0.00	\$0.00
41222	SY	Asphalt Paving	\$8.50	\$350,387.00	\$350,387.00	0	\$0.00	\$0.00

Site Work

43	EA	Tree Removal	\$465.00	\$19,995.00	\$19,995.00	0	\$0.00	\$0.00
3704	CY	Excavation	\$4.50	\$16,668.00	\$16,668.00	0	\$0.00	\$0.00
500	CY	Fill	\$2.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00

Stormwater Management

115	LF	15" HDPE Pipe	\$38.00	\$4,370.00	\$4,370.00	0	\$0.00	\$0.00
646	LF	18" HDPE Pipe	\$42.00	\$27,132.00	\$27,132.00	0	\$0.00	\$0.00
398	LF	24" HDPE Pipe	\$48.00	\$19,104.00	\$19,104.00	0	\$0.00	\$0.00
301	LF	36" HDPE Pipe	\$60.00	\$18,060.00	\$18,060.00	0	\$0.00	\$0.00
281	LF	42" HDPE Pipe	\$70.00	\$19,670.00	\$19,670.00	0	\$0.00	\$0.00
170	LF	48" HDPE Pipe	\$80.00	\$13,600.00	\$13,600.00	0	\$0.00	\$0.00
9	EA	Type 'M' Inlet	\$3,500.00	\$31,500.00	\$31,500.00	0	\$0.00	\$0.00
5	EA	Type 'C' Inlet	\$3,500.00	\$17,500.00	\$17,500.00	0	\$0.00	\$0.00
6	EA	Manhole	\$3,500.00	\$21,000.00	\$21,000.00	0	\$0.00	\$0.00
3	EA	Tie Into Existing Storm System	\$1,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00

Utilities

Separate Escrow to be Established with Utility Companies

5	EA	Fire Hydrant	\$4,500.00	\$22,500.00	\$22,500.00	0	\$0.00	\$0.00
2	EA	Wet Tap	\$6,600.00	\$13,200.00	\$13,200.00	0	\$0.00	\$0.00
31	SY	Trench Repair	\$55.00	\$1,705.00	\$1,705.00	0	\$0.00	\$0.00

Paving and Concrete

19	EA	ADA Curb Ramps	\$1,500.00	\$28,500.00	\$28,500.00	0	\$0.00	\$0.00
261	SY	Stamped Asphalt	\$10.00	\$2,610.00	\$2,610.00	0	\$0.00	\$0.00
333	SY	Stamped Concrete	\$12.00	\$3,996.00	\$3,996.00	0	\$0.00	\$0.00
1860	LF	Concrete Curb	\$28.00	\$52,080.00	\$52,080.00	0	\$0.00	\$0.00

2585	SY	Concrete Sidewalk	\$17.00	\$43,945.00	\$43,945.00	0	\$0.00	\$0.00
3879	SY	1.5" Wearing Course	\$10.50	\$40,729.50	\$40,729.50	0	\$0.00	\$0.00
3879	SY	3" Base Course	\$13.00	\$50,427.00	\$50,427.00	0	\$0.00	\$0.00
3879	SY	8" 2A Stone Base	\$15.00	\$58,185.00	\$58,185.00	0	\$0.00	\$0.00
Lighting and Landscaping								
4	EA	Single Pole Mtd. Light w/ Conduit & Wiring	\$3,000.00	\$12,000.00	\$12,000.00	0	\$0.00	\$0.00
1	EA	Quad Pole Mtd. Light w/ Conduit & Wiring	\$6,000.00	\$6,000.00	\$6,000.00	0	\$0.00	\$0.00
79	EA	Shade Trees	\$400.00	\$31,600.00	\$31,600.00	0	\$0.00	\$0.00
6	EA	Shrub / Ornamental Tree Groupings	\$1,100.00	\$6,600.00	\$6,600.00	0	\$0.00	\$0.00
107500	SF	Topsoil & Seeding	\$1.50	\$161,250.00	\$161,250.00	0	\$0.00	\$0.00
Miscellaneous								
1	LS	As-Builts	\$2,000.00	\$2,000.00	\$0.00	0	\$0.00	\$2,000.00
2	EA	ADA Parking Signs	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
2	EA	ADA Painted Symbol	\$125.00	\$250.00	\$250.00	0	\$0.00	\$0.00
10	EA	Traffic Control Signs	\$200.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
4	EA	Stop Bars	\$100.00	\$400.00	\$400.00	0	\$0.00	\$0.00
2	EA	Painted Directional Arrows	\$100.00	\$200.00	\$200.00	0	\$0.00	\$0.00
924	LF	Paint Striping	\$0.75	\$693.00	\$693.00	0	\$0.00	\$0.00
1	LS	Traffic Control and Protection	\$2,000.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00

SOUTH BUILDING

Subtotal:	\$1,267,921.50	\$1,265,921.50	\$0.00	\$2,000.00
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Cost of Completion
Phase 1 Common Elements + South
Contingency:
Subtotal With Contingency:

	\$2,349,927.50	\$2,298,363.00
+	\$234,992.75	\$0.00
	\$2,584,920.25	\$2,298,363.00

	\$44,804.50	\$6,760.00
+	\$0.00	\$234,992.75
	\$44,804.50	\$241,752.75

Summary of Financial Security Release No. 9

Total Amount of Current Financial Security Release:	\$44,804.50
Total Amount of All Financial Security Released To Date, Including Current Release:	\$2,343,167.50
Total Amount of All Financial Security Remaining, Including Contingency:	\$241,752.75

Sign and Date Below:



CornerstoneTracy, LLC



Township Engineer

Township Manager

Township Chair of the Board

Based upon Section 509 of the Pennsylvania Municipalities Planning Code



**REMINGTON
& VERNICK
ENGINEERS**

Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
F: (267) 394-4501

August 29, 2025

Eden Ratliff
Township Manager
Middletown Township
3 Municipal Way
Langhorne, PA 19047

**RE: Financial Security Release #10 - FINAL
Oxford Valley Mall Multi-Family Redevelopment
Middletown Township, S/LD #20-68
RVE File # PBMTP334**

Dear Eden:

Remington & Vernick Engineers (RVE), on behalf of Middletown Township, has reviewed a request by Cornerstone Tracy, LLC (developer) seeking a release of financial security held for the completion of required site improvements at the Oxford Valley Mall Multi-Family Redevelopment (development).

Based upon our inspection of the work completed, RVE recommends that the Township release the amount of \$241,752.75 to the developer from the financial security held for the completion of required site improvements at the development. After this release, the total amount of financial security remaining is zero.

Enclosed, a Declaration of Completion has been provided along with a detailed breakdown to facilitate this release of financial security. Please review these materials and process for release.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By

Isaac E. Kessler, P.E., Senior Associate
Township Engineer

IEK/mt

Enclosure

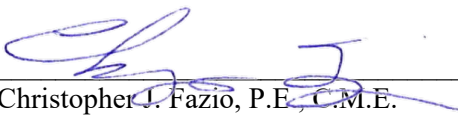
cc: Nick Valla, Assistant Township Manager (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Dominic Cundari, P.E., Assistant Township Engineer
Raymond Ruczynski, Jr., Manager of Construction Inspection Services

**DECLARATION OF COMPLETION
FINANCIAL SECURITY RELEASE #10 - FINAL**

Municipality: Middletown Township
Development: Oxford Valley Mall Multi-Family Redevelopment (Development)
Developer: Cornerstone Tracy, LLC (Developer)
Date: August 29, 2025

We, the undersigned, hereby declare a portion of the work provided for in a certain agreement between the Township and the Developer relative to the required site improvements at the Development has been completed to the extent of **\$2,584,920.25**. This Declaration authorizes the Township to release a portion of the financial security in the amount of **\$241,752.75** to the order of the Developer.

This release of funds hereby authorized shall not be construed as acceptance of the work by the Township. The Township reserves the right to re-inspect the work and to require the Developer to correct any and all defects and deficiencies.



Christopher J. Fazio, P.E., C.M.E.
Executive Vice President

08/29/2025

Date

Eden Ratliff
Township Manager

Date

FINANCIAL SECURITY RELEASE NO. 10 - FINAL

Municipality: Middletown Township
Development: Multi-Family Redevelopment
Developer: CornerstoneTracy, LLC
Location: Oxford Valley Mall
RVE File No.: PBMT334
Date: 8/27/2025

Quantity	Unit	Item	Unit Cost	Total Amount Extended	Previous Amount	Current Security Release		Amount Remaining
						Quantity	Amount	
PHASE 1 COMMON ELEMENTS								
Erosion Controls								
2	EA	Construction Entrance	\$2,500.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
2	EA	Concrete Washout	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
70	LF	8" Compost Filter Sock	\$6.00	\$420.00	\$420.00	0	\$0.00	\$0.00
1395	LF	18" Compost Filter Sock	\$12.00	\$16,740.00	\$16,740.00	0	\$0.00	\$0.00
24	EA	Inlet Protection	\$175.00	\$4,200.00	\$4,200.00	0	\$0.00	\$0.00
1397	SY	Erosion Control Blanket	\$8.00	\$11,176.00	\$11,176.00	0	\$0.00	\$0.00
1490	LF	Construction Fence	\$2.50	\$3,725.00	\$3,725.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$1,000.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
Demolition								
1	EA	Light Poles	\$200.00	\$200.00	\$200.00	0	\$0.00	\$0.00
2	EA	Inlets	\$500.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
720	LF	15" CMP	\$21.00	\$15,120.00	\$15,120.00	0	\$0.00	\$0.00
130	LF	18" CMP	\$24.00	\$3,120.00	\$3,120.00	0	\$0.00	\$0.00
70	LF	30" CMP	\$48.00	\$3,360.00	\$3,360.00	0	\$0.00	\$0.00
170	LF	Sawcut	\$2.00	\$340.00	\$340.00	0	\$0.00	\$0.00
1878	LF	Concrete Curb	\$3.50	\$6,573.00	\$6,573.00	0	\$0.00	\$0.00
11767	SY	Asphalt Paving	\$8.50	\$100,019.50	\$100,019.50	0	\$0.00	\$0.00
Site Work								
23	EA	Tree Removal	\$465.00	\$10,695.00	\$10,695.00	0	\$0.00	\$0.00
5007	CY	Excavation	\$4.50	\$22,531.50	\$22,531.50	0	\$0.00	\$0.00
50	CY	Fill	\$2.00	\$100.00	\$100.00	0	\$0.00	\$0.00
Stormwater Management								
60	LF	15" HDEP Pipe	\$38.00	\$2,280.00	\$2,280.00	0	\$0.00	\$0.00
179	LF	18" HDPE Pipe	\$42.00	\$7,518.00	\$7,518.00	0	\$0.00	\$0.00
110	LF	24" HDPE Pipe	\$48.00	\$5,280.00	\$5,280.00	0	\$0.00	\$0.00
193	LF	30" HDPE Pipe	\$54.00	\$10,422.00	\$10,422.00	0	\$0.00	\$0.00
497	LF	36" HDPE Pipe	\$60.00	\$29,820.00	\$29,820.00	0	\$0.00	\$0.00
616	LF	42" HDPE Pipe	\$70.00	\$43,120.00	\$43,120.00	0	\$0.00	\$0.00
88	LF	48" HDPE Pipe	\$80.00	\$7,040.00	\$7,040.00	0	\$0.00	\$0.00
5	EA	Type 'M' Inlet	\$3,500.00	\$17,500.00	\$17,500.00	0	\$0.00	\$0.00
8	EA	Type 'C' Inlet	\$3,500.00	\$28,000.00	\$28,000.00	0	\$0.00	\$0.00
9	EA	Type 'C' Inlet - Type 4 Box	\$5,000.00	\$45,000.00	\$45,000.00	0	\$0.00	\$0.00

1	EA	Manhole	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
1	EA	Tie Into Existing Storm System	\$1,500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
Utilities								
<i>Separate Escrow to be Established with Utility Companies</i>								
1	EA	Fire Hydrant	\$4,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00
2	EA	Wet Tap	\$6,600.00	\$13,200.00	\$13,200.00	0	\$0.00	\$0.00
1	EA	Water Meter Pit	\$5,000.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
43	SY	Trench Repair	\$55.00	\$2,365.00	\$2,365.00	0	\$0.00	\$0.00
Paving and Concrete								
1	EA	Speed Hump	\$500.00	\$500.00	\$0.00	1	\$500.00	\$0.00
151	SY	Stamped Asphalt	\$10.00	\$1,510.00	\$1,125.00	38.5	\$385.00	\$0.00
8	EA	ADA Curb Ramps	\$1,500.00	\$12,000.00	\$12,000.00	0	\$0.00	\$0.00
905	LF	Concrete Curb	\$28.00	\$25,340.00	\$25,340.00	0	\$0.00	\$0.00
5458	LF	Belgian Block Curb	\$28.00	\$152,824.00	\$152,824.00	0	\$0.00	\$0.00
50	LF	Mountable Curb	\$35.00	\$1,750.00	\$1,750.00	0	\$0.00	\$0.00
8705	SY	1.5" Wearing Course	\$10.50	\$91,402.50	\$91,402.50	0	\$0.00	\$0.00
8705	SY	3" Base Course	\$13.00	\$113,165.00	\$113,165.00	0	\$0.00	\$0.00
8705	SY	8" 2A Stone Base	\$15.00	\$130,575.00	\$130,575.00	0	\$0.00	\$0.00
Lighting and Landscaping								
2	EA	Single Pole Mtd. Light w/ Conduit & Wiring	\$3,000.00	\$6,000.00	\$6,000.00	0	\$0.00	\$0.00
9	EA	Dbl. Pole Mtd. Light w/ Conduit & Wiring	\$4,000.00	\$36,000.00	\$36,000.00	0	\$0.00	\$0.00
19	EA	Shade Trees	\$400.00	\$7,600.00	\$7,600.00	0	\$0.00	\$0.00
19	EA	Shrub / Ornamental Tree Groupings	\$1,100.00	\$20,900.00	\$20,900.00	0	\$0.00	\$0.00
24000	SF	Topsoil & Seeding	\$1.50	\$36,000.00	\$34,125.00	1250	\$1,875.00	\$0.00
Miscellaneous								
1	LS	As-Builts	\$2,000.00	\$2,000.00	\$0.00	1	\$2,000.00	\$0.00
21	EA	Traffic Control Signs	\$200.00	\$4,200.00	\$4,200.00	0	\$0.00	\$0.00
6	EA	Stop Bars	\$100.00	\$600.00	\$600.00	0	\$0.00	\$0.00
2	EA	Crosswalk	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
28	EA	Painted Directional Arrows	\$100.00	\$2,800.00	\$2,800.00	0	\$0.00	\$0.00
1966	LF	4" Paint Striping	\$0.75	\$1,474.50	\$1,474.50	0	\$0.00	\$0.00
1	LS	Traffic Control and Protection	\$3,000.00	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00

PHASE 1 COMMON ELEMENTS

Subtotal:	\$1,082,006.00	\$1,077,246.00	\$4,760.00	\$0.00
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SOUTH BUILDING

Erosion Controls

1	EA	Construction Entrance	\$2,500.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	EA	Concrete Washout	\$250.00	\$250.00	\$250.00	0	\$0.00	\$0.00
1220	LF	18" Compost Filter Sock	\$12.00	\$14,640.00	\$14,640.00	0	\$0.00	\$0.00
1060	LF	24" Compost Filter Sock	\$15.00	\$15,900.00	\$15,900.00	0	\$0.00	\$0.00
17	EA	Inlet Protection	\$175.00	\$2,975.00	\$2,975.00	0	\$0.00	\$0.00
1200	SY	Erosion Control Blanket	\$8.00	\$9,600.00	\$9,600.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$1,000.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00

Demolition

8	EA	Light Poles	\$200.00	\$1,600.00	\$1,600.00	0	\$0.00	\$0.00
10	EA	Inlets	\$500.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
285	LF	12" CMP	\$15.00	\$4,275.00	\$4,275.00	0	\$0.00	\$0.00
520	LF	15" CMP	\$21.00	\$10,920.00	\$10,920.00	0	\$0.00	\$0.00
725	LF	18" CMP	\$24.00	\$17,400.00	\$17,400.00	0	\$0.00	\$0.00
1100	LF	30" CMP	\$48.00	\$52,800.00	\$52,800.00	0	\$0.00	\$0.00
3	EA	Sanitary Manhole	\$500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
4	EA	Storm Manhole	\$500.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
120	LF	Sawcut	\$2.00	\$240.00	\$240.00	0	\$0.00	\$0.00
4990	LF	Concrete Curb	\$3.50	\$17,465.00	\$17,465.00	0	\$0.00	\$0.00
41222	SY	Asphalt Paving	\$8.50	\$350,387.00	\$350,387.00	0	\$0.00	\$0.00

Site Work

43	EA	Tree Removal	\$465.00	\$19,995.00	\$19,995.00	0	\$0.00	\$0.00
3704	CY	Excavation	\$4.50	\$16,668.00	\$16,668.00	0	\$0.00	\$0.00
500	CY	Fill	\$2.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00

Stormwater Management

115	LF	15" HDEP Pipe	\$38.00	\$4,370.00	\$4,370.00	0	\$0.00	\$0.00
646	LF	18" HDPE Pipe	\$42.00	\$27,132.00	\$27,132.00	0	\$0.00	\$0.00
398	LF	24" HDPE Pipe	\$48.00	\$19,104.00	\$19,104.00	0	\$0.00	\$0.00
301	LF	36" HDPE Pipe	\$60.00	\$18,060.00	\$18,060.00	0	\$0.00	\$0.00
281	LF	42" HDPE Pipe	\$70.00	\$19,670.00	\$19,670.00	0	\$0.00	\$0.00
170	LF	48" HDPE Pipe	\$80.00	\$13,600.00	\$13,600.00	0	\$0.00	\$0.00
9	EA	Type 'M' Inlet	\$3,500.00	\$31,500.00	\$31,500.00	0	\$0.00	\$0.00
5	EA	Type 'C' Inlet	\$3,500.00	\$17,500.00	\$17,500.00	0	\$0.00	\$0.00
6	EA	Manhole	\$3,500.00	\$21,000.00	\$21,000.00	0	\$0.00	\$0.00
3	EA	Tie Into Existing Storm System	\$1,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00

Utilities

Separate Escrow to be Established with Utility Companies

5	EA	Fire Hydrant	\$4,500.00	\$22,500.00	\$22,500.00	0	\$0.00	\$0.00
2	EA	Wet Tap	\$6,600.00	\$13,200.00	\$13,200.00	0	\$0.00	\$0.00
31	SY	Trench Repair	\$55.00	\$1,705.00	\$1,705.00	0	\$0.00	\$0.00

Paving and Concrete

19	EA	ADA Curb Ramps	\$1,500.00	\$28,500.00	\$28,500.00	0	\$0.00	\$0.00
261	SY	Stamped Asphalt	\$10.00	\$2,610.00	\$2,610.00	0	\$0.00	\$0.00
333	SY	Stamped Concrete	\$12.00	\$3,996.00	\$3,996.00	0	\$0.00	\$0.00
1860	LF	Concrete Curb	\$28.00	\$52,080.00	\$52,080.00	0	\$0.00	\$0.00
2585	SY	Concrete Sidewalk	\$17.00	\$43,945.00	\$43,945.00	0	\$0.00	\$0.00

3879	SY	1.5" Wearing Course	\$10.50	\$40,729.50	\$40,729.50	0	\$0.00	\$0.00
3879	SY	3" Base Course	\$13.00	\$50,427.00	\$50,427.00	0	\$0.00	\$0.00
3879	SY	8" 2A Stone Base	\$15.00	\$58,185.00	\$58,185.00	0	\$0.00	\$0.00
Lighting and Landscaping								
4	EA	Single Pole Mtd. Light w/ Conduit & Wiring	\$3,000.00	\$12,000.00	\$12,000.00	0	\$0.00	\$0.00
1	EA	Quad Pole Mtd. Light w/ Conduit & Wiring	\$6,000.00	\$6,000.00	\$6,000.00	0	\$0.00	\$0.00
79	EA	Shade Trees	\$400.00	\$31,600.00	\$31,600.00	0	\$0.00	\$0.00
6	EA	Shrub / Ornamental Tree Groupings	\$1,100.00	\$6,600.00	\$6,600.00	0	\$0.00	\$0.00
107500	SF	Topsoil & Seeding	\$1.50	\$161,250.00	\$161,250.00	0	\$0.00	\$0.00
Miscellaneous								
1	LS	As-Builts	\$2,000.00	\$2,000.00	\$0.00	1	\$2,000.00	\$0.00
2	EA	ADA Parking Signs	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
2	EA	ADA Painted Symbol	\$125.00	\$250.00	\$250.00	0	\$0.00	\$0.00
10	EA	Traffic Control Signs	\$200.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
4	EA	Stop Bars	\$100.00	\$400.00	\$400.00	0	\$0.00	\$0.00
2	EA	Painted Directional Arrows	\$100.00	\$200.00	\$200.00	0	\$0.00	\$0.00
924	LF	Paint Striping	\$0.75	\$693.00	\$693.00	0	\$0.00	\$0.00
1	LS	Traffic Control and Protection	\$2,000.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00

SOUTH BUILDING

Subtotal:	\$1,267,921.50	\$1,265,921.50	\$2,000.00	\$0.00
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**Cost of Completion
Phase 1 Common Elements + South**

Building:	\$2,349,927.50	\$2,343,167.50	\$6,760.00	\$0.00
Contingency:	\$234,992.75	\$0.00	+	\$234,992.75
Subtotal With Contingency:	+ \$2,584,920.25	\$2,343,167.50		\$241,752.75

Summary of Financial Security Release No. 10

Total Amount of Current Financial Security Release: \$241,752.75

Total Amount of All Financial Security Released To Date, Including Current Release: \$2,584,920.25

Total Amount of All Financial Security Remaining, Including Contingency: \$0.00

Sign and Date Below:

Todd Malligan

CornerstoneTracy, LLC

Township Manager

James E. Hall

Township Engineer

Township Chair of the Board

Based upon Section 509 of the Pennsylvania Municipalities Planning Code



MEMORANDUM

To: Middletown Township Board of Supervisors

Subject: **Consideration of the Land Development Plan Approval for the St. Mary Medical Center MRI Expansion at 1201 Langhorne-Newtown Road, Langhorne, PA 19047, TMP 22-004-019, S/LD #25-05, RA-2 Zoning District**

Date: September 2, 2025

Prepared by: Isaac E. Kessler, P.E., Township Engineer

Background: The Applicant proposes to construct a 1,600 square foot MRI building addition with realignment of pedestrian pathways and construction of a stormwater management facility.

Zoning:

No variances have been requested at this time.

Requested Waivers:

1. Section §440-301.A – to allow the plans to be submitted as a Preliminary/Final instead of a separate submission.
Applicant has prepared the full design. Our office has no objection to this waiver.
2. Section §440-303.D.(4).(d) – partial waiver to not include the parking calculations on the plan's Zoning Table.
Applicant has clarified that the project will not result in any increase or reduction in parking spaces. Our office has no objection to this waiver.
3. Section §440-303.D.(4).(d) – partial waiver to not require Middletown Township Arbor Commission's approval for the landscape plan.
Applicant has submitted a Landscape Plan. Our office has no objection to this waiver.

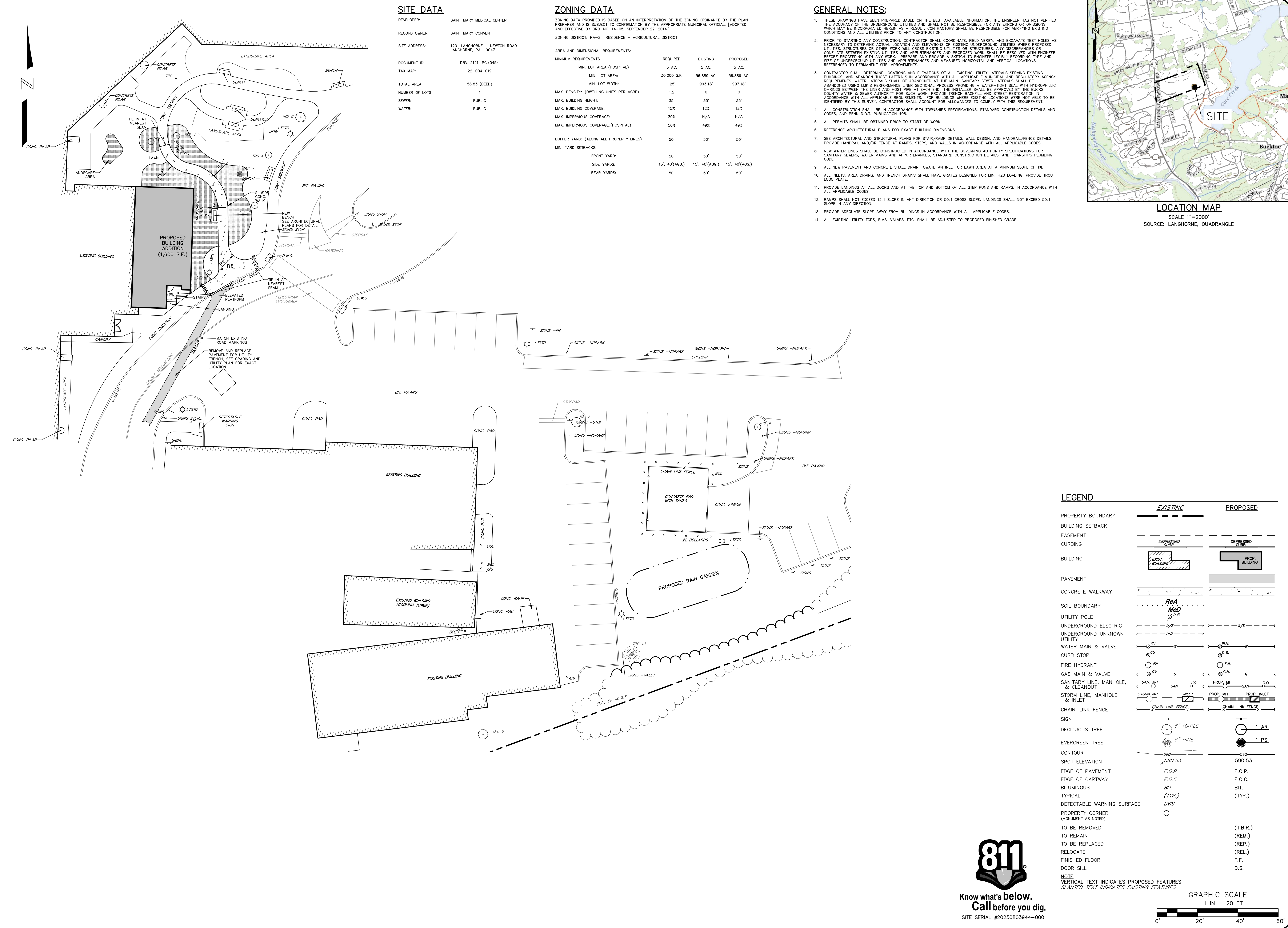
This plan was reviewed by the Middletown Township Planning Commission at their August 6, 2025, meeting and received a unanimous recommendation for approval for the Land Development Plan.

Recommended Motion:

If the Board concurs, the recommended motion would be:

“I make a motion to grant Land Development Plan approval for St. Mary Medical Center MRI Expansion at 1201 Langhorne-Newtown Road, S/LD #25-05, 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.**



SITE DATA

DEVELOPER: SAINT MARY MEDICAL CENTER
RECORD OWNER: SAINT MARY CONVENT
SITE ADDRESS: 1201 LANGHORNE - NEWTON ROAD
LANGHORNE, PA. 19047
DOCUMENT ID: DBV: 2121, PG: 0454
TAX MAP: 22-004-019
TOTAL AREA: 56.83 (DEED)
NUMBER OF LOTS: 1
SEWER: PUBLIC
WATER: PUBLIC

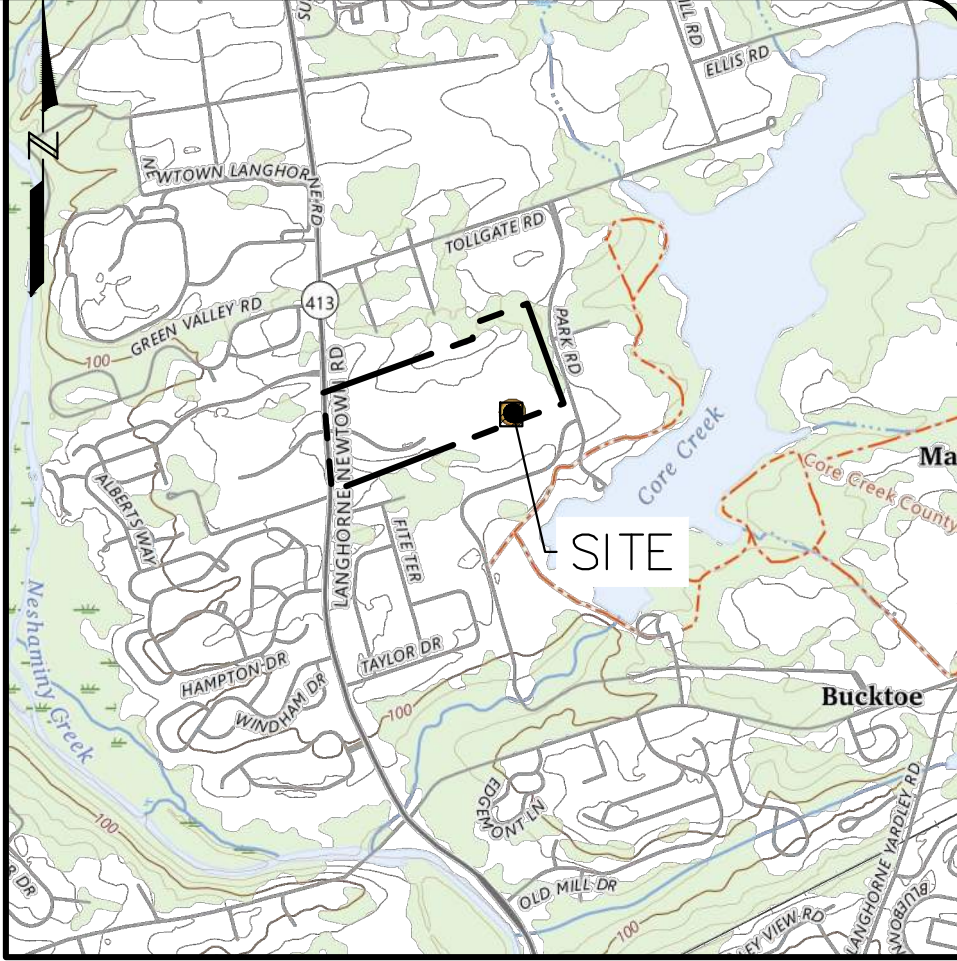
ZONING DATA

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARED AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL. [ADOPTED AND EFFECTIVE BY ORD. NO. 14-05, SEPTEMBER 22, 2014.]
ZONING DISTRICT: RA-2 RESIDENCE - AGRICULTURAL DISTRICT

MINIMUM REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA: (HOSPITAL)	5 AC.	5 AC.	5 AC.
MIN. LOT AREA:	30,000 S.F.	56,889 AC.	56,889 AC.
MIN. LOT WIDTH:	125'	993.18'	993.18'
MAX. DENSITY: (DWELLING UNITS PER ACRE)	1.2	0	0
MAX. BUILDING HEIGHT:	35'	35'	35'
MAX. BUILDING COVERAGE:	15%	12%	12%
MAX. IMPERVIOUS COVERAGE:	30%	N/A	N/A
MAX. IMPERVIOUS COVERAGE: (HOSPITAL)	50%	49%	49%
BUFFER YARD: (ALONG ALL PROPERTY LINES)	50'	50'	50'
MIN. YARD SETBACKS:			
FRONT YARD:	50'	50'	50'
SIDE YARDS:	15', 40'(AGG.)	15', 40'(AGG.)	15', 40'(AGG.)
REAR YARDS:	50'	50'	50'

GENERAL NOTES:

- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
- PRIOR TO STARTING ANY CONSTRUCTION, CONTRACTOR SHALL COORDINATE, FIELD VERIFY, AND EXCAVATE TEST HOLES AS NECESSARY TO DETERMINE ACTUAL LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES WHERE PROPOSED UTILITIES, STRUCTURES OR OTHER WORK WILL CROSS EXISTING UTILITIES OR STRUCTURES. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING UTILITIES AND APPURTENANCES AND PROPOSED WORK SHALL BE RESOLVED WITH ENGINEER BEFORE PROCEEDING WITH ANY WORK. PREPARE AND PROVIDE A SKETCH TO ENGINEER LEGIBLY RECORDING TYPE AND SIZE OF UNDERGROUND UTILITIES AND APPURTENANCES AND MEASURED HORIZONTAL AND VERTICAL LOCATIONS REFERENCED TO PERMANENT SITE IMPROVEMENTS.
- CONTRACTOR SHALL DETERMINE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY LATERALS SERVING EXISTING BUILDINGS, AND ABANDON THOSE LATERALS IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND REGULATORY AGENCY REQUIREMENTS. WATER LATERALS SHALL BE ABANDONED AT THE MAIN. SANITARY SEWER LATERALS SHALL BE ABANDONED USING LHM'S PERFORMANCE LINER SECTIONAL PROCESS PROVIDING A WATER-TIGHT SEAL WITH HYDROPHILIC O-RINGS BETWEEN THE LINER AND HOST PIPE AT EACH END; THE INSTALLER SHALL BE APPROVED BY THE BUCKS COUNTY WATER & SEWER AUTHORITY FOR SUCH WORK. PROVIDE TRENCH BACKFILL AND STREET RESTORATION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. FOR BUILDINGS WHERE EXISTING LOCATIONS WERE NOT ABLE TO BE IDENTIFIED BY THIS SURVEY, CONTRACTOR SHALL ACCOUNT FOR ALLOWANCES TO COMPLY WITH THIS REQUIREMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIPS SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 408.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO START OF WORK.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR STAIR/RAMP DETAILS, WALL DESIGN, AND HANDRAIL/FENCE DETAILS. PROVIDE HANDRAIL AND/OR FENCE AT RAMP, STEPS, AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIPS PLUMBING CODE.
- ALL NEW PAVEMENT AND CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
- ALL INLETS, AREA DRAINS, AND TRENCH DRAINS SHALL HAVE GRATES DESIGNED FOR MIN. H2O LOADING. PROVIDE TROUT LOGO PLATE.
- PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMP, IN ACCORDANCE WITH ALL APPLICABLE CODES.
- RAMP SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 50:1 SLOPE IN ANY DIRECTION.
- PROVIDE ADEQUATE SLOPE AWAY FROM BUILDINGS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL EXISTING UTILITY TOPS, RIMS, VALVES, ETC. SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE.



LOCATION MAP

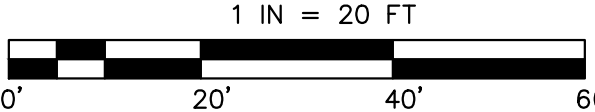
SCALE 1"=2000'
SOURCE: LANGHORNE, QUADRANGLE

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
EASEMENT	---	---
CURBING	---	---
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT	---	---
CONCRETE WALKWAY	---	---
SOIL BOUNDARY	Rea MeD 0' R.P.	---
UTILITY POLE	U/E	U/E
UNDERGROUND ELECTRIC	---	---
UNDERGROUND UNKNOWN UTILITY	LINK	---
WATER MAIN & VALVE	W.V.	W.V.
CURB STOP	C.S.	C.S.
FIRE HYDRANT	F.H.	F.H.
GAS MAIN & VALVE	G.V.	G.V.
SANITARY LINE, MANHOLE, & CLEANOUT	SAN. MH	PROP. MH
STORM LINE, MANHOLE, & INLET	STORM MH	PROP. MH
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN	6" MAPLE	1 AR
DECIDUOUS TREE	6" PINE	1 PS
EVERGREEN TREE	---	---
CONTOUR	590	590
SPOT ELEVATION	590.53	590.53
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CARTWAY	E.O.C.	E.O.C.
BITUMINOUS	BIT.	BIT.
TYPICAL	(TYP.)	(TYP.)
DETECTABLE WARNING SURFACE	DWS	DWS
PROPERTY CORNER (MONUMENT AS NOTED)	○ □	---
TO BE REMOVED	---	(T.B.R.)
TO REMAIN	---	(REM.)
TO BE REPLACED	---	(REP.)
RELOCATE	---	(REL.)
FINISHED FLOOR	---	F.F.
DOOR SILL	---	D.S.

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE



SITE DEVELOPMENT PLAN

SMMC MRI EXPANSION
SAINT MARY MEDICAL CENTER
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

DATE:	5/30/2025	DSGN:	CRS
SCALE:	1"=20'	CHK:	PTS
DRAWN:	MTG	APPRD:	PTS
JOB:	1026825.000	P MGR:	PTS

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SHEET: 2 of 8

SP-1



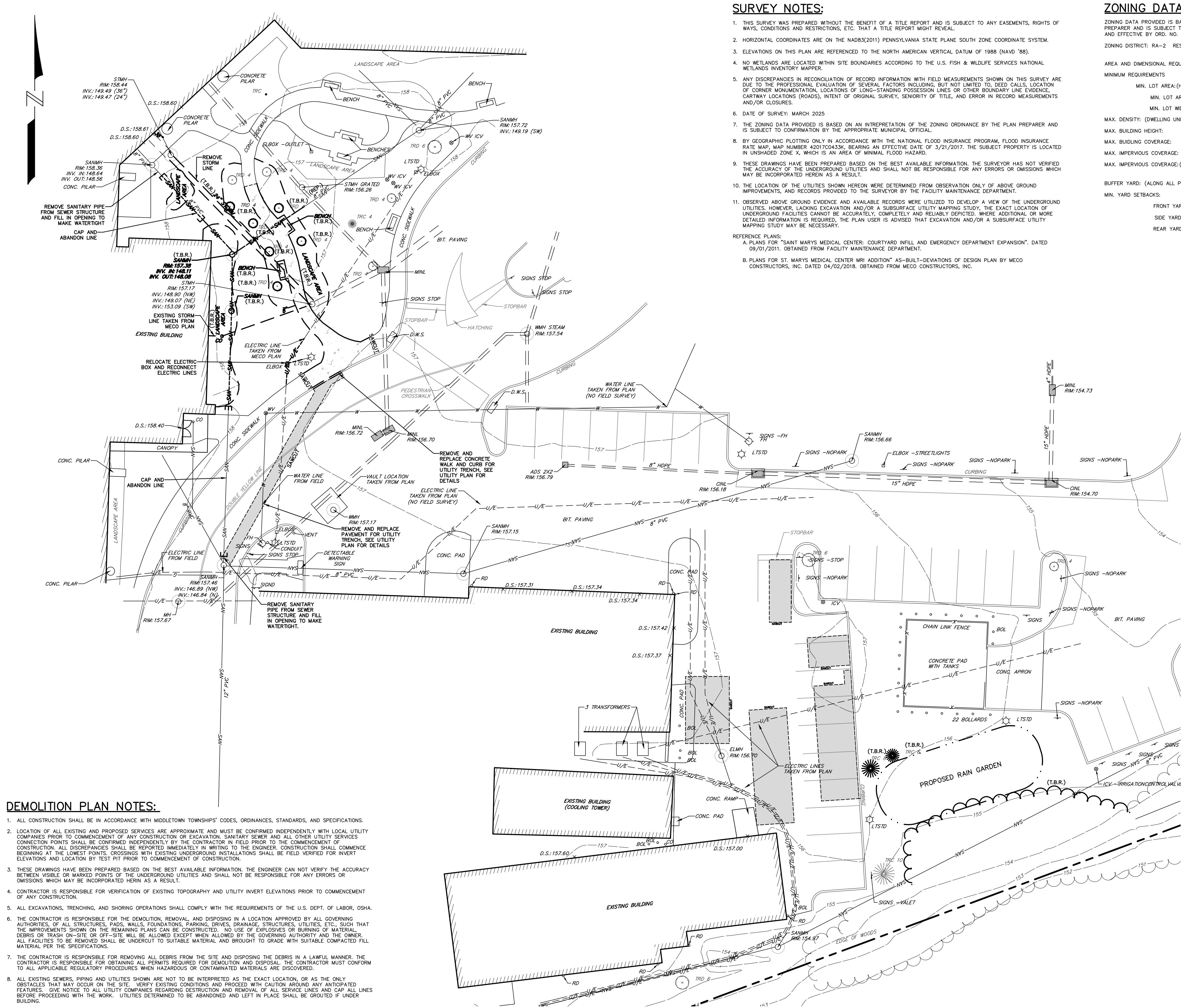
Know what's below.

Call before you dig.

SITE SERIAL #20250803944-000

267.454.2260
barryisett.com
2325 Heritage Cir. Drive
Suite 315
Furlong, PA 18925

BARRY
ISETT &
Associates
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS



DEMOLITION PLAN NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDDLETOWN TOWNSHIP'S CODES, ORDINANCES, STANDARDS, AND SPECIFICATIONS.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED FOR INVERT ELEVATIONS AND LOCATION BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER CAN NOT VERIFY THE ACCURACY BETWEEN VISIBLE OR MARKED POINTS OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPT. OF LABOR, OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. NO USE OF EXPLOSIVES OR BURNING OF MATERIALS, DEBRIS OR TRASH ON-SITE OR OFF-SITE WILL BE ALLOWED EXCEPT WHEN ALLOWED BY THE GOVERNING AUTHORITY AND THE OWNER. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE CONTRACTOR MUST CONFORM TO ALL APPLICABLE REGULATORY PROCEDURES WHEN HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- ELECTRIC, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IF NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES ETC., TO THE BEST PRACTICES.
- PRIOR TO SITE DISTURBANCES, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED. SEE EROSION AND SEDIMENTATION CONTROL PLANS.
- CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION FROM THE OWNER, AND/OR THE APPROPRIATE GOVERNMENT AGENCY.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTABLE SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIALS.
- ALL UTILITY CONNECTIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE OPERATING UTILITY.
- IN ACCORDANCE TO STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL PA ONE-CALL FOR UTILITY MARK-OUT IN ADVANCE OF ANY UTILITY EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM OF 24" OF EARTH COVER OVER PIPES DURING CONSTRUCTION.
- IF A SINKHOLE IS ENCOUNTERED ON THE PROJECT SITE, PRIOR TO REPAIRING ANY SINKHOLE, THE CLIENT SHALL CONTACT A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING SO AS TO REPAIR THE SINKHOLE IN ACCORDANCE WITH THE PROFESSIONAL'S SPECIFIC RECOMMENDATIONS. THE REMEDIATION PLAN CHOSEN BY THE PROFESSIONAL ENGINEER SHOULD BE BASED ON THE CHARACTERISTICS OF THE SINKHOLE, THE LOCATION OF THE SINKHOLE ON THE SITE AND THE PLANNED OR POSSIBLE FUTURE DEVELOPMENT AT THE SINKHOLE LOCATION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. TEMPORARY MEASURES SHALL BE PROVIDED TO AVOID DISRUPTION OF SERVICES.

SURVEY NOTES:

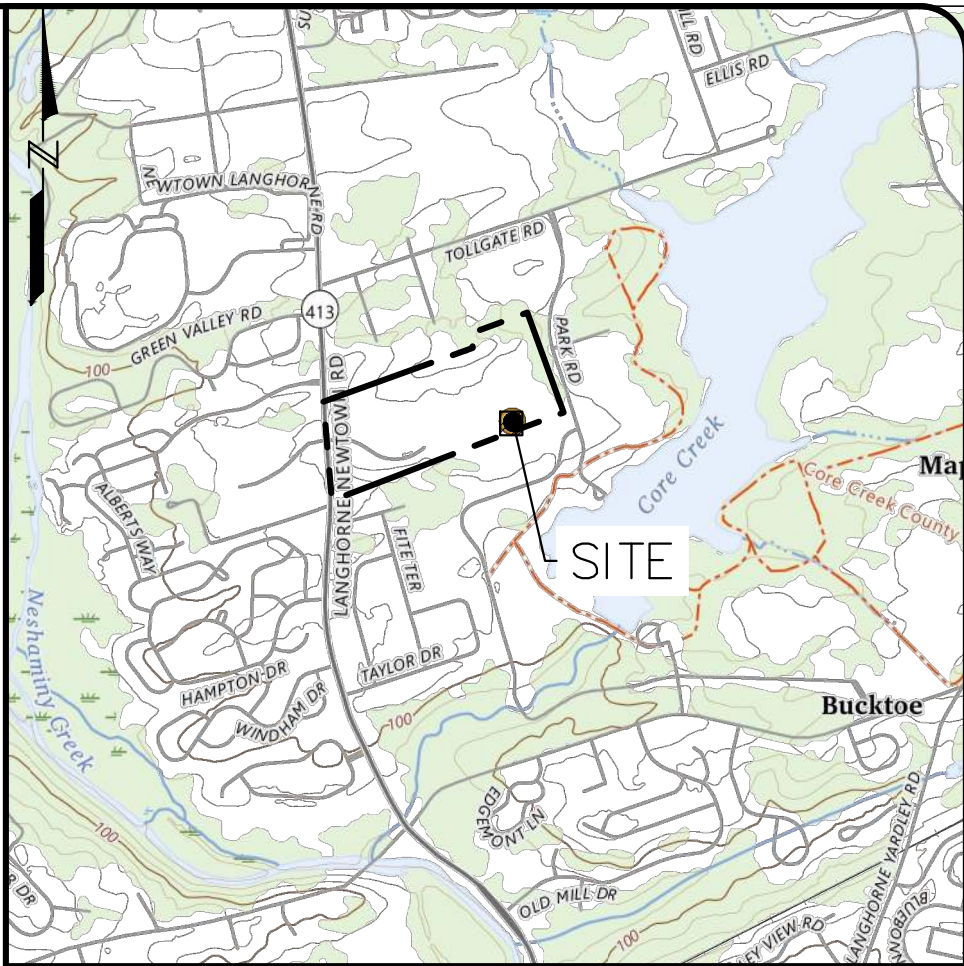
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC. THAT A TITLE REPORT MIGHT REVEAL.
 - HORIZONTAL COORDINATES ARE ON THE NAD83(2011) PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATE SYSTEM.
 - ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
 - NO WETLANDS ARE LOCATED WITHIN SITE BOUNDARIES ACCORDING TO THE U.S. FISH & WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY MAPPER.
 - ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG-STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE, AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.
 - DATE OF SURVEY: MARCH 2025
 - THE ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.
 - BY GEOGRAPHIC PLOTTING ONLY IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 42017C0433K, BEARING AN EFFECTIVE DATE OF 3/21/2017, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.
 - THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
 - THE LOCATION OF THE UTILITIES SHOWN HEREON WERE DETERMINED FROM OBSERVATION ONLY OF ABOVE GROUND IMPROVEMENTS, AND RECORDS PROVIDED TO THE SURVEYOR BY THE FACILITY MAINTENANCE DEPARTMENT.
 - OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORDS WERE UTILIZED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION AND/OR A SUBSURFACE UTILITY MAPPING STUDY, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE PLAN USER IS ADVISED THAT EXCAVATION AND/OR A SUBSURFACE UTILITY MAPPING STUDY MAY BE NECESSARY.
- REFERENCE PLANS:
A. PLANS FOR "SAINT MARYS MEDICAL CENTER: COURTYARD INFILL AND EMERGENCY DEPARTMENT EXPANSION", DATED 09/01/2011, OBTAINED FROM FACILITY MAINTENANCE DEPARTMENT.
B. PLANS FOR ST. MARYS MEDICAL CENTER MRI ADDITION" AS-BUILT-DEVIATIONS OF DESIGN PLAN BY MECO CONSTRUCTORS, INC. DATED 04/02/2018, OBTAINED FROM MECO CONSTRUCTORS, INC.

ZONING DATA

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL. [ADOPTED AND EFFECTIVE BY ORD. NO. 14-05, SEPTEMBER 22, 2014.]

ZONING DISTRICT: RA-2 RESIDENCE - AGRICULTURAL DISTRICT

AREA AND DIMENSIONAL REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM REQUIREMENTS			
MIN. LOT AREA (HOSPITAL)	5 AC.	5 AC.	5 AC.
MIN. LOT AREA:	30,000 S.F.	56,889 AC.	56,889 AC.
MIN. LOT WIDTH:	125'	993.18'	993.18'
MAX. DENSITY: (DWELLING UNITS PER ACRE)	1.2	0	0
MAX. BUILDING HEIGHT:	35'	35'	35'
MAX. BUILDING COVERAGE:	15%	12%	12%
MAX. IMPERVIOUS COVERAGE:	30%	N/A	N/A
MAX. IMPERVIOUS COVERAGE (HOSPITAL)	50%	49%	49%
BUFFER YARD: (ALONG ALL PROPERTY LINES)	50'	50'	50'
MIN. YARD SETBACKS:			
FRONT YARD:	50'	50'	50'
SIDE YARDS:	15', 40'(AGG.)	15', 40'(AGG.)	15', 40'(AGG.)
REAR YARDS:	50'	50'	50'



LOCATION MAP

SCALE 1"=2000'
SOURCE: LANGHORNE, QUADRANGLE

SITE DATA

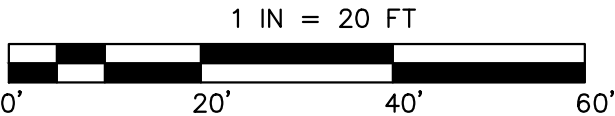
DEVELOPER:	SAINT MARY MEDICAL CENTER
RECORD OWNER:	SAINT MARY CONVENT
SITE ADDRESS:	1201 LANGHORNE - NEWTON ROAD LANGHORNE, PA. 19047
DOCUMENT ID:	DBV:2121, PG.:0454
TAX MAP:	22-004-019
TOTAL AREA:	56.83 (DEED)
NUMBER OF LOTS	1
SEWER:	PUBLIC
WATER:	PUBLIC

LEGEND

	EXISTING	DEMOLITION
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
EASEMENT	---	---
CURBING	---	---
BUILDING	EXIST. BUILDING	---
PAVEMENT	---	---
CONCRETE WALKWAY	---	---
SOIL BOUNDARY	ReA MoD U.P.	---
UTILITY POLE	U/P	---
UNDERGROUND ELECTRIC	U/E	---
UNDERGROUND UNKNOWN UTILITY	UNK	---
WATER MAIN & VALVE	WV	WV
CURB STOP	CS	CS
FIRE HYDRANT	FH	FH
GAS MAIN & VALVE	GV	GV
SANITARY LINE, MANHOLE, & CLEANOUT	SAN. MH	SAN. MH
STORM LINE, MANHOLE, & INLET	STORM MH	STORM MH
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN	---	---
DECIDUOUS TREE	6" MAPLE	6" MAPLE
EVERGREEN TREE	6" PINE	6" PINE
CONTOUR	590	---
SPOT ELEVATION	590.53	---
EDGE OF PAVEMENT	E.O.P.	---
EDGE OF CARTWAY	E.O.C.	---
BITUMINOUS	BIT.	---
TYPICAL	(TYP.)	---
DETECTABLE WARNING SURFACE	DWS	---
PROPERTY CORNER (MONUMENT AS NOTED)	○ □	---
TO BE REMOVED	(T.B.R.)	---
TO REMAIN	(REM.)	---
TO BE REPLACED	(REP.)	---
RELOCATE	(REL.)	---
FINISHED FLOOR	F.F.	---
DOOR SILL	D.S.	---

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE



EXISTING FEATURES - DEMOLITION PLAN

SMC MRI EXPANSION
SAINT MARY MEDICAL CENTER
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

DATE:	5/30/2025	DSGN:	CRS
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DRAWN:	MTG	APPRD:	PTS
JOB:	1026825.000	P MGR:	PTS

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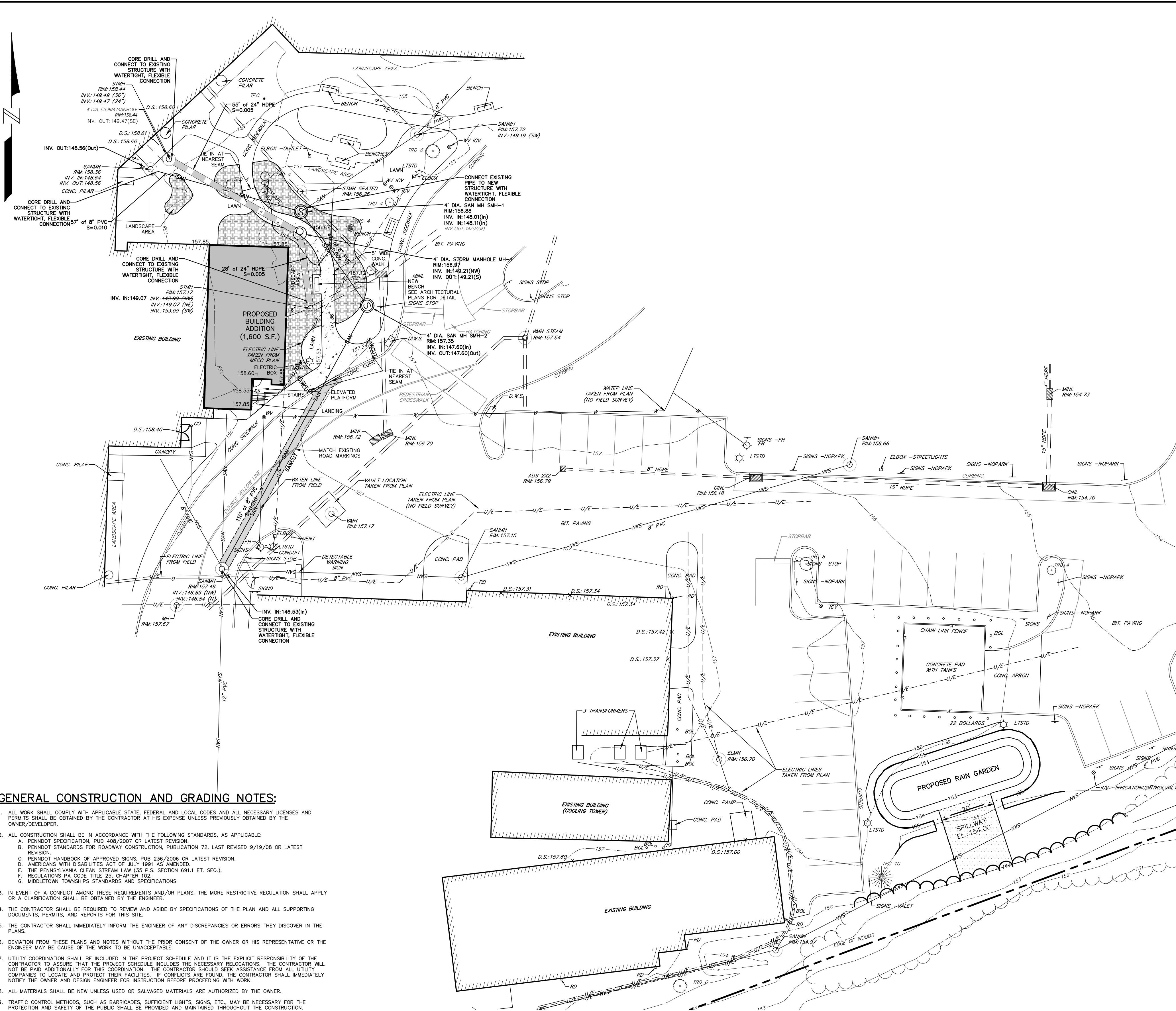
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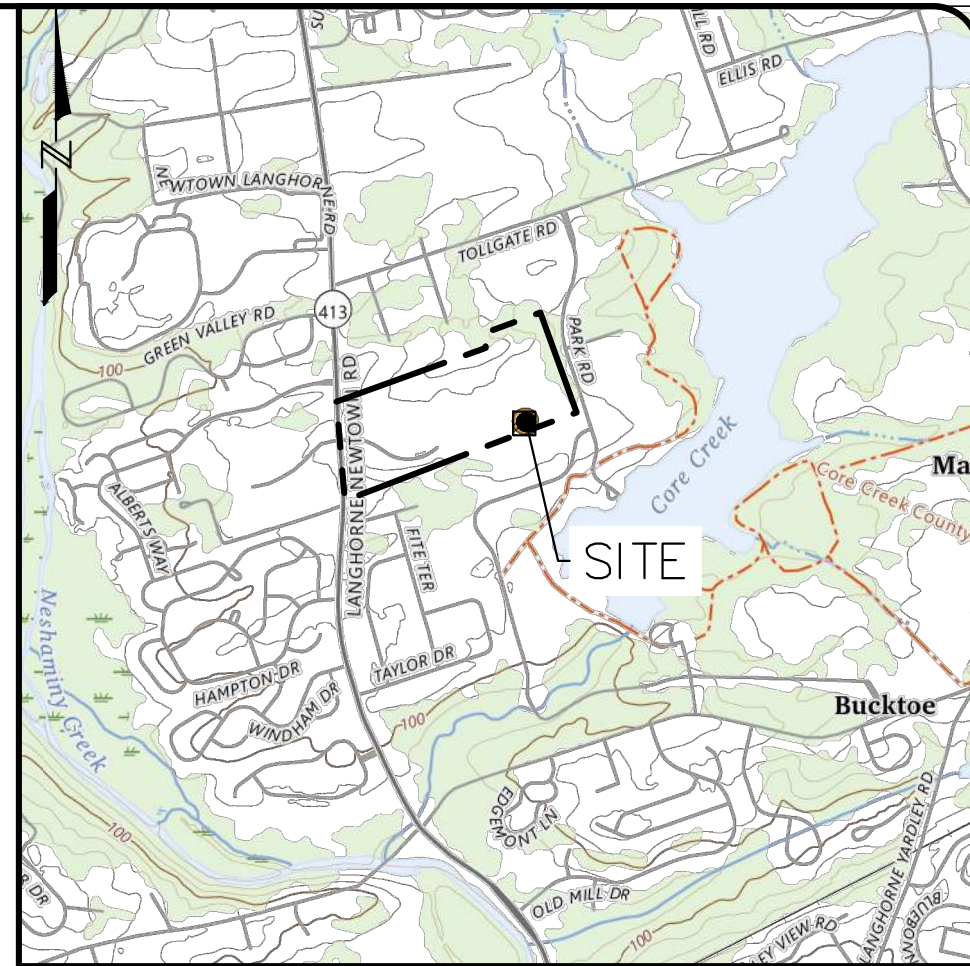
267.454.2260
barysett.com
2325 Heritage Ctr. Drive
Suite 315
Furlong, PA 18925





GENERAL CONSTRUCTION AND GRADING NOTES:

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS, AS APPLICABLE:
 - PENNDOT SPECIFICATION, PUB 408/2007 OR LATEST REVISION.
 - PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LAST REVISED 9/19/08 OR LATEST REVISION.
 - PENNDOT HANDBOOK OF APPROVED SIGNS, PUB 236/2008 OR LATEST REVISION.
 - AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED.
 - THE PENNSYLVANIA CLEAN STREAM LAW (35 P.S. SECTION 691.1 ET. SEQ.).
 - REGULATIONS PA CODE TITLE 26, CHAPTER 102.
 - MIDDLETOWN TOWNSHIP STANDARDS AND SPECIFICATIONS.
- IN EVENT OF A CONFLICT AMONG THESE REQUIREMENTS AND/OR PLANS, THE MORE RESTRICTIVE REGULATION SHALL APPLY OR A CLARIFICATION MUST BE OBTAINED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLANS.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
- UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EMPLOYER RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA.
- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY FIRM, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D998). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES OF COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT MAY HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPLETION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER, AND THE OWNER'S REPRESENTATIVE WHO SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- BACKFILL OF STORM PIPE TRENCH SHALL BE COMPACTED PENNDOT 2A STONE UP TO THE PROPOSED PAVEMENT STRUCTURE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED BUILDINGS WHEN PLACING NEW PAVEMENT.
- ADA PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.



LOCATION MAP
SCALE 1"=2000'
SOURCE: LANGHORNE, QUADRANGLE

GENERAL UTILITY NOTES:

- PRIOR TO STARTING ANY CONSTRUCTION, CONTRACTOR SHALL COORDINATE, FIELD VERIFY, AND EXCAVATE TEST HOLES AS NECESSARY TO DETERMINE ACTUAL LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES WHERE PROPOSED UTILITIES, STRUCTURES OR OTHER WORK WILL CROSS EXISTING UTILITIES OR STRUCTURES. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING UTILITIES AND APPURTENANCES AND PROPOSED WORK SHALL BE RESOLVED WITH ENGINEER BEFORE PROCEEDING WITH ANY WORK. PREPARE AND PROVIDE A SKETCH TO ENGINEER LEGIBLY RECORDING TYPE AND SIZE OF UNDERGROUND UTILITIES AND APPURTENANCES AND MEASURED HORIZONTAL AND VERTICAL LOCATIONS REFERENCED TO PERMANENT SITE IMPROVEMENTS.
- ALL HDPE PIPE SHALL BE SMOOTH BORE INTERIOR, CORRUGATED HIGH DENSITY POLYETHYLENE PIPING, ADS N12 ST 18 OR APPROVED EQUAL (BELL AND SPIGOT JOINT). COUPLERS ARE NOT REQUIRED.
- AT NO TIME SHALL STORM SEWER PIPE ENTER/EXIT THE CORNER OF INLET BOXES.
- ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL SANITARY SEWER CONSTRUCTION & VERTICAL/HORIZONTAL SEPARATION BETWEEN WATER SERVICES SHALL BE IN ACCORDANCE WITH THE TOWNSHIPS, DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS FOR SANITARY SERVICE INSTALLATION AND CONSTRUCTION.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
EASEMENT	---	---
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT	---	---
CONCRETE WALKWAY	---	---
SOIL BOUNDARY	ReA MeD Ø 1/2"	---
UTILITY POLE	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND UNKNOWN UTILITY	---	---
WATER MAIN & VALVE	WV CS	W.V. C.S.
CURB STOP	---	---
FIRE HYDRANT	FH	F.H.
GAS MAIN & VALVE	GV SAM	G.V. S.A.M.
SANITARY LINE, MANHOLE, & CLEANOUT	SAN MH	PROP. MH S.A.N.
STORM LINE, MANHOLE, & INLET	STORM MH INLET	PROP. MH PROP. INLET
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN	6" MAPLE	1 AR
DECIDUOUS TREE	6" PINE	1 PS
EVERGREEN TREE	---	---
CONTOUR	590.53	590.53
SPOT ELEVATION	E.O.P.	E.O.P.
EDGE OF PAVEMENT	E.O.C.	E.O.C.
EDGE OF CARTWAY	BIT.	BIT.
BITUMINOUS	(TYP.)	(TYP.)
DETECTABLE WARNING SURFACE	DWS	---
PROPERTY CORNER (MONUMENT AS NOTED)	○ □	---
TO BE REMOVED	---	(T.B.R.)
TO REMAIN	---	(REM.)
TO BE REPLACED	---	(REP.)
RELOCATE	---	(REL.)
FINISHED FLOOR	---	F.F.
DOOR SILL	---	D.S.

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
1 IN = 20 FT



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GRADING AND UTILITY PLAN

SMCM MRI EXPANSION
SAINT MARY MEDICAL CENTER
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

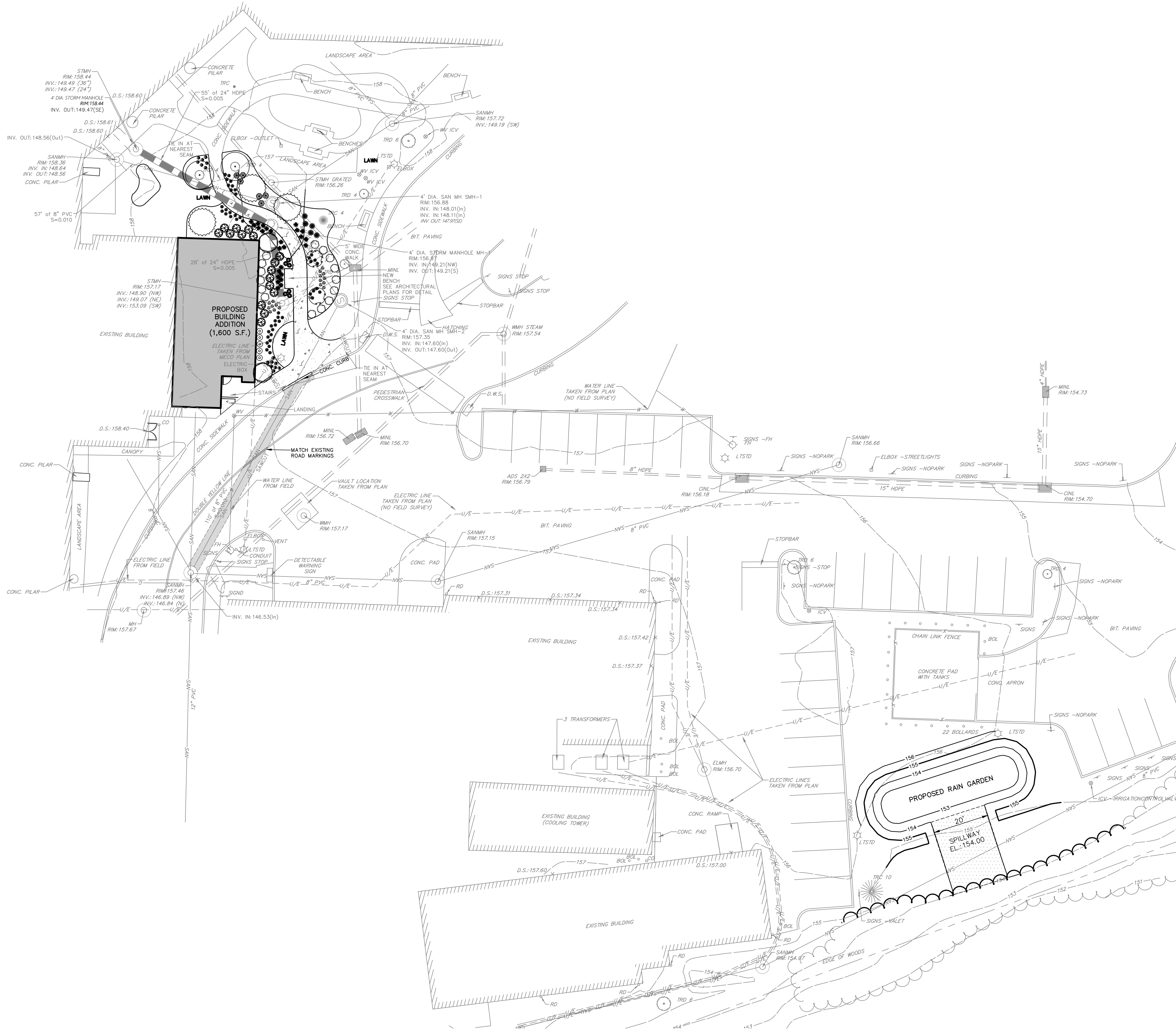
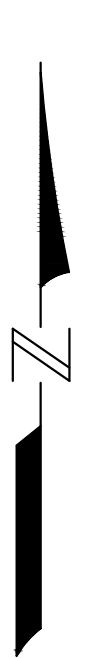
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SCALE:	1"=20'	CHK:	PTS
DRAWN:	MTG	APPRD:	PTS
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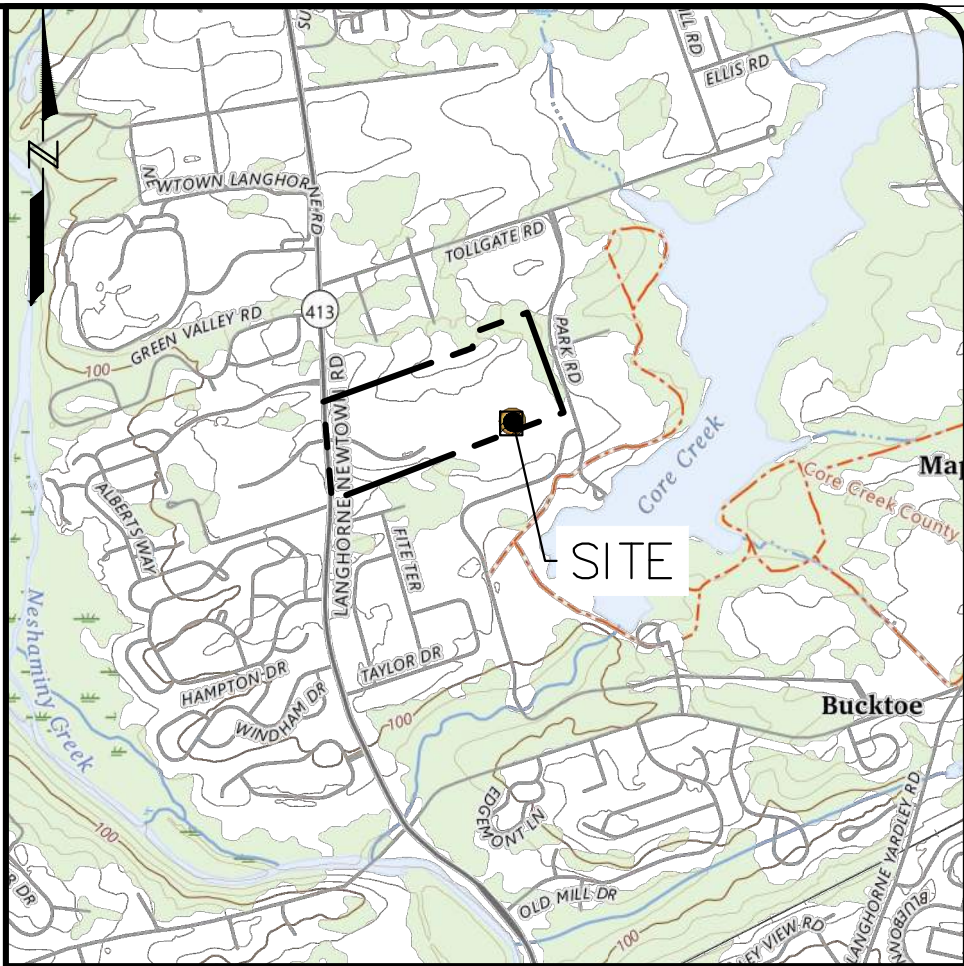
GU-1

267.454.2260
baryisett.com
2325 Heritage Ctr. Drive
Suite 315
Furlong, PA 18925

**BARRY
BARYSETT &
Associates**
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS



LANDSCAPE DETAIL
SCALE: 1"=10'



LOCATION MAP
SCALE 1"=2000'
SOURCE: LANGHORNE, QUADRANGLE

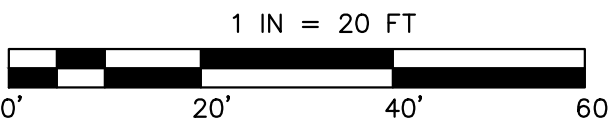
LANDSCAPE LEGEND

- EVERGREEN TREE
- MULTI-STEM ORNAMENTAL TREE
- ORNAMENTAL TREE FORM SHRUB
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIAL
- PERENNIAL
- ORNAMENTAL GRASS
- PERENNIAL
- DECIDUOUS SHRUB
- PERENNIAL
- ORNAMENTAL GRASS
- PERENNIAL
- PERENNIAL



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SITE SERIAL #20250803944--000

GRAPHIC SCALE



BY	
DATE	
REVISIONS	

267.454.2260
baryisett.com
2325 Heritage Ctr. Drive
Suite 315
Furlong, PA 18925



LANDSCAPE PLAN
SMMC MRI EXPANSION
SAINT MARY MEDICAL CENTER
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

DATE:	5/30/2025	DSGN:	CRS
SCALE:	1"=20'	CHK:	PTS
DRAWN:	MTG	APPRD:	PTS
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SHEET: 5 of 8

LA-1

MIDDLETOWN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

WEDNESDAY, AUGUST 6, 2025

PRESENT:

Richard Nuttall

Tom Piacentino

Keith Auerswald

Peter Tantala

Ryan Leighton

Amber Watson-Tardiff

Jim Ennis – Building and Zoning Director

Dominic Cundari– Township Engineer – Remington & Vernick, RVE

Jim Esposito, Esq. – Township Solicitor Curtin & Heefner

ABSENT:

Abhishek Joshi, PE, PTOE –Pennoni Traffic Engineer

Joseph Antonelli

1. Call to Order, Pledge of Allegiance and Roll Call

Mr. Nuttall called the meeting to order at 7:00 PM. The pledge of allegiance was recited. Amber Watson-Tardiff took roll call with 9 members present.

2. Approval of Minutes –July 2, 2025

Ryan Leighton made a motion to approve the minutes of the July 2, 2025, Planning Commission meeting. Peter Tantala seconded, and the motion passed with a vote of 6-0.

3. S/LD 25-5 - Application for Preliminary/Final Land Development to Propose the Construction of a 1,600 SQFT MRI Building Addition, Realigning Pedestrian Walkways and Construction of Stormwater Facility at St. Mary Medical Center, 1201 Langhorne-Newtown Road, TMP 22-004-019, RA-2 – Residence Agricultural District. (39 addresses notified)

Paul Schmoll, P.E., of Barry Isett & Associates, Inc., attended the meeting on behalf of St. Mary's Medical Center. He presented the proposed expansion of the existing MRI Building and explained the installation of rain gardens to address stormwater management and runoff concerns. Mr.

Schmoll clarified that the project will not result in any increase or reduction in parking spaces. He also reviewed the comment letters received from RVE, stating that they will comply with all noted items. Additionally, he mentioned that they are seeking a partial waiver from the SALDO requirements related to zoning for parking and the landscape plan, as the project does not involve any changes to existing parking.

Dominic Cundari of RVE stated that a drainage plan, including details of the proposed rain gardens, will be required as part of the project submission for approval. The plan must also specify what runoff will be directed to the rain gardens. Peter Tantala inquired whether any new sewage or sanitary facilities would be included in the addition. Mr. Schmoll responded that, as of now, the only new fixture planned is a sink. Tom Piacentino asked whether the ongoing work on the parking garage would have any impact on this project, to which Mr. Schmoll confirmed that it would not.

Public Comment

Chris Nowakowski (29 Alberts Way, Langhorne) : had concerns about current property maintenance issues

End Public Comment

The board made a recommendation of approval for S/LD #25-5 – Application proposing the construction of a 1,600 square foot MRI building addition at 1201 Langhorne-Newtown Road, Langhorne, PA 19047/ BCTMP#22-004-019 (the Property). Recommendation is based on Plan entitled “Preliminary Land Development Plans/MRI Expansion/ Saint Mary Medical Center” comprising of 8 sheets and dated May 30, 2025. Plan is prepared by Paul T. Schmoll, PE, of Barry Isett & Associates, Inc, of Furlong, PA. Recommendation is further based on compliance with the comments provided in the –

- A. July 17, 2025 letter from Isaac E. Kessler, P.E., of Remington and Vernick Engineers, Middletown Township Engineer
- B. August 1, 2025 letter from Matthew D. Johnston, P.E., of Pennoni Associates, Inc., Middletown Township Transportation Engineer
- C. July 21, 2025 review letter from the Bucks County Planning Commission
- D. July 24, 2025 letter from Alan Welsh, Middletown Township Fire Marshal
- E. August 1, 2025 letter from the Middletown Township Environmental Advisory Council (EAC)
- F. Partial waiver from SALDO Section 440-303.D.(4).(d) to not include the parking calculations on the Plan’s Zoning Table
- G. Partial waiver from SALDO Section 440-303.D.(4).(e) to not require Middletown Township Arbor Commission’s approval for the landscape plan.
- H. Full waiver from SALDO Section 440-301.A to allow for Preliminary/Final Development Approval.

Ryan Leighton made a motion to approve the project, which was seconded by Keith Auerswald. The motion passed unanimously with a 6–0 vote.

4. Review of Zoning Hearing Board Advertisement for August 13th and August 27th.

None of the items scheduled would appear before this board.

5. Other Business

Zoning Changes

6. Adjournment

Tom Piacentino made a motion for adjournment at 7:50 P.M. Ryan Leighton seconded the motion, which carries on a 6-0 vote.



**REMINGTON
& VERNICK
ENGINEERS**

Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
F: (267) 394-4501

July 17, 2025

Mr. Jim Ennis, AICP
Director of Planning and Zoning
Middletown Township
3 Municipal Way
Langhorne, PA 19047

**RE: Preliminary / Final Land Development Plans – Initial Review
St. Mary Medical Center MRI Expansion, Permit S/LD # 25-5
1201 Langhorne-Newtown Road
TMP #22-004-019
Middletown Township
RVE File #PBMTP587**

Dear Mr. Ennis:

Remington & Vernick Engineers (RVE), on behalf of Middletown Township, has reviewed the following submission materials in connection with the above-mentioned Land Development Review:

- Township of Middletown Memorandum dated April 24, 2025.
- Letter of Transmittal dated July 2, 2025, as prepared by Barry Isett & Associates Inc., Allentown, PA.
- Township of Middletown Subdivision & Land Development Application dated March 22, 2025.
- Bucks County Planning Commission Portal Application – Non-Residential – Land / Subdivision dated June 26, 2025.
- Post Construction Stormwater Management Analysis for SMMC MRI Expansion, 1201 Langhorne-Newtown Road dated May 30, 2025, as prepared by Barry Isett & Associates Inc., Allentown, PA.
- Erosion and Sedimentation Control Plan for St. Mary Medical Center MRI Expansion dated May 30, 2025, as prepared by Barry Isett & Associates Inc., Allentown, PA.
- Preliminary Land Development Plans (8 sheets) dated May 30, 2025, as prepared by Barry Isett & Associates Inc., Allentown, PA.

I. GENERAL INFORMATION

Owner: Saint Mary Hospital
c/o Cornerstone
8902N. Meridian Street, #205
Indianapolis, IN 46260

Applicant: Mark Hampton
1201 Langhorne-Newtown Road
Langhorne, PA 19047
mhampton@stmaryhealthcare.org

Engineer: Barry Isett & Associates, Inc.
5420 Crackersport Road
Allentown, PA 18104
610-938-0904
Paul Schmoll, P.E.
pschmoll@barryisett.com

Proposal: The Applicant proposes to construct a 1,600 square foot MRI building addition with realignment of pedestrian pathways and construction of a stormwater management facility.

II. ZONING TABLE

Zone – RA-2 – Residence - Agricultural District

ZONING CHAPTER §500-603

Proposed Zoning Summary

<u>Required Item</u>	<u>Required</u>	<u>Provided</u>
Minimum Lot Area (SF)	30,000	52,478,085
Minimum Lot Width (FT)	125	993
Minimum Front Yard (FT)	50	50
Minimum Side Yard (FT)	15 – 40 Aggr.	15 – 40 Aggr.
Minimum Rear Yard (FT)	50	50
Maximum Building Height (FT)	35	35
Maximum Building Coverage (%)	15	12
Maximum Impervious Cover (%)	50	49

III. COMMENTS

Based on our review of the land development plans received, we have the following comments. Any underlined comments must be addressed by the Applicant in future submissions.

1. On Plan Sheet 1 (Title Sheet) – provide a note on the cover of the plans and associated computations referencing each other by title and date (§430-402).
2. On Plan Sheet 1 (Title Sheet) – revised title to show Preliminary/Final Land Development Plans.
3. On Plan Sheet 1 (Title Sheet) – replace the Township Supervisors signature block with the one that is attached to this review letter.
4. On Plan Sheet 1 (Title Sheet) – replace the Professional Surveyor's signature block with the one that is attached to this review letter.
5. On Plan Sheet 1 (Title Sheet) – add the Middletown Township Engineer's signature block with the one that is attached to this review letter.
6. On Plan Sheet 4 (Grading and Utility Plan) – Plan View – show the drainage area tributary to the proposed Rain Garden.

7. On Plan Sheet 4 (Grading and Utility Plan) – add a note to the plans that the Township is granted a blanket easement to enter the site and inspect the stormwater BMPs (§430-806.B).
8. The area of the Rain Garden shall be protected from compaction by equipment during construction. A tree protection fence or other means shall be provided on the plan.
9. The Applicant shall sign and record an Operations and Maintenance Agreement with the Township (§430-805.A).
10. Provide a note that ‘as-built plans’ of the SWM Facilities shall be delivered to the Township (§430-803.C).
11. Provide a Letter of Adequacy from the Bucks County Conservation District for earth disturbance of 1,000 SF or more (§430-503.C).
12. Provide **specific** measures for Dust Control (§411-112.J) (§440-407.D(4)).
13. On Plan Sheet 6 (Erosion & Sediment Control Plan) – washout facilities should not be placed within fifty (50) feet of storm drains, etc. (PA E&S Pollution Control Program Manual).
14. On Plan Sheet 7 (Erosion & Sedimentation Control Details) – Sequence of Construction 8 – show the proposed lighting, signage and site furnishings.

IV. REQUESTED WAIVERS

1. No Waivers have been requested at this time.

V. REQUESTED VARIANCES

1. No Variances have been requested at this time.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



Isaac E. Kessler, P.E., Senior Associate, Bucks County Office Manager
Township Engineer
IEK/jrw

Attachments:

cc: Saint Mary Hospital, Owner
Mark Hampton, Applicant (via email)
Barry Isett & Associates, Inc., Applicant's Plan Preparer (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
Dominic Cundari, P.E., Assistant Township Engineer (via email)

Approved by Resolution of the Supervisors of Middletown Township, Bucks County, Commonwealth
of Pennsylvania at a meeting held on the _____ day of _____, 20__.

Reviewed by the Middletown Township Engineer on _____, 20__.

Surveyor's Certificate, Boundary & Topography

This is to certify that this plan represents a field survey by me or under my supervision, that all property corners are set as shown hereon, that all geometric and geodetic details as shown are correct, and that all lots or tracts have a boundary closure error of 1:10,000 or better.

PLS
SU # - _____

Date

Seal



August 1, 2025

MIDTX25025

Middletown Township

Attn: Jim Ennis, AICP, Director of Planning and Zoning
3 Municipal Way
Langhorne, PA 19047

**RE: St. Mary Medical Center MRI Expansion, S/LD 25-5
Traffic Engineering Review # 1
Middletown Township, Bucks County**

Dear Mr. Ennis:

We have completed our review of the above referenced project.

Submission:

- Preliminary Land Development Plans consisting of eight (8) sheets prepared by Barry Isett & Associates, Inc., dated May 30, 2025.

Land Development Plan Review Comments:

1. We have no comments regarding this submission.

If you should have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Matthew D. Johnston", written in a cursive style.

Matthew D. Johnston, PE
Township Traffic Engineer

cc: Isaac Kessler, Township Engineer
Jim Esposito, Township Solicitor
Mark Hampton, Applicant
Paul Schmoll, Applicant Engineer

U:\Accounts\MIDTX\MIDTX25025 - St. Mary Medical Ctr MRI Expan, SLD 25-5\DOCUMENTS\2025-08-01 Traffic Review No. 1\2025-08-01 St. Mary Medical Center SLD 25-5 - Traffic Review No. 1.docx



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 21, 2025

Subject: BCPC #13107
Preliminary Plan of Land Development for Saint Mary Medical Center MRI Expansion
TMP #22-4-19-3
Applicant: Saint Mary Hospital
Owner: Same
Plan Dated: May 30, 2025
Date Received: July 1, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 1,600-square-foot addition to the existing medical center on a 56.89-acre site. Public water and sewer facilities serve the site.

Location: East side of Route 413, between Tollgate Road and Sunny Hill Drive.

Zoning: The RA-2 Residence Agricultural District permits Hospital on lots of 5 acres or more as a special exception. The required minimum lot width is 125 feet, and the permitted maximum impervious surface ratio is 50 percent.

Present Use: Medical center

COMMENTS

1. Plan information

- a. **Aerial photograph**—Section 440-303.D.(3)(d) of the subdivision and land development ordinance (SALDO) requires an aerial photograph to be submitted, showing all existing streets and roads adjacent to any part of the tract. The plan submission should include the required aerial photograph.



- b. **Zoning requirements**—Section 440-303.D.(4)(d) of the SALDO requires that zoning requirements with proposed standards be provided. The zoning data table on Plan Sheet SP-1 should include parking calculations and indicate the total spaces on the site to determine compliance with ordinance requirements.
2. **Landscape Plan**—Section 440-303.D.(4)(e) of the SALDO requires a landscape plan with a plant list and proposed contours to be submitted to the Middletown Township Arbor Commission for review and approval. We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the PaDEP to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LYL:emh
25-0183

cc: Mark Hampton, Saint Mary Hospital (via email)
Amanda Sprague, Barry Isett and Associates, Inc. (via email)
Paul Schmoll, Barry Isett and Associates, Inc. (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Nick Valla, Assistant Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)



TOWNSHIP OF MIDDLETOWN FIRE & EMERGENCY SERVICES



To: Whom it may concern
From: Alan Welsh, Fire Marshal
Date: July 24, 2025
Re: St. Mary's MRI | Permit S/LD 25-5

I have reviewed the submitted land development plans for the proposed MRI suite at 1201 Langhorne-Newtown Road. At this time, there are no issues with the land development portion of the project. However, if the project is approved, additional plans will need to be submitted, including but not limited to:

- Building construction plans
- Fire alarm system plans
- Automatic sprinkler system plans

Following approval, it will be the contractor's responsibility to contact Middletown Township Building and Zoning to coordinate all required inspections. Please feel free to contact me if you have any questions or require additional information.



August 1, 2025

Mr. Jim Ennis
Director, Building and Zoning
MIDDLETOWN TOWNSHIP, Bucks County
3 Municipal Way
Langhorne, PA 19047-3424

Re: St. Mary Medical Center MRI Expansion
Application for Preliminary/Final Land Development
TMP 22-004-019, RA-2-Residence Agricultural
1201 Langhorne-Newtown Rd, Middletown Twp., S/LD 25-5

Dear Mr. Ennis,

The Middletown Township Environmental Advisory Council (EAC) has reviewed the provided development drawings regarding the Application for Preliminary/Final Land Development to Propose the Construction of a 1600 SQFT MRI Building Addition, Realigning Pedestrian Walkways, and Construction of a Stormwater Facility located at 1201 Langhorne-Newtown Rd (TMP 22-004-019, RA-2-Residence Agricultural), including sheets 1 of 8 through 8 of 8, submitted on May 30, 2025 by Barry Isett & Associates INC, Furlong PA.

1. The EAC strongly recommends that the owner develop the property in accordance with recommendations and provisions set forth in the Township's Climate Action Plan. The following actions should be considered, but not limited to:

- Chapter 5: Commercial Buildings; please refer to Objective CB-3 and Actions CB-2A through CB- 4A regarding "new commercial and industrial construction to be built to maximize energy efficiency and use of renewable resources." *The EAC requests the developer consider partnering with an energy supplier to source energy from sustainable, low- or no-emission sources, with the goal of obtaining at least 75% of its energy from renewable sources.*
- Chapter 7: Energy Production; please refer to Action EP-1A regarding "community partners to install renewable systems" like solar panels. *The EAC requests that the developer consider installing solar panels during construction of the development.*

Mr. Ennis
1201 Langhorne-Newtown Rd
(TMP 22-004-019)

- 2 -

1Aug25

- Chapter 7: Energy Production; please refer to Action EP-2D regarding the consideration of “geothermal heating/cooling and other innovative energy production methods” to reduce carbon emissions for heating and cooling the building. *The EAC requests that the developer consider geothermal heating/cooling methods for a green, sustainable supply of energy.*
- Chapter 10: Transportation. Please see objective TR-3: *The EAC requests that the developer consider adding electric vehicle charging stations to the asphalt parking area.*

2. Please refer to the landscaping addendum of this letter, with suggestions for native plants and trees.

Sincerely,
ENVIRONMENTAL ADVISORY COUNCIL

Middletown Township

Landscaping Addendum

To support local wildlife, provide residents a resilient habitat, and prevent the spread of non-native species into the surrounding areas, the EAC recommends that the developer solely use species that are native to the Northeast United States on this project. This area of Bucks County is primarily Oak-Hickory forest.ⁱ The EAC therefore recommends that buffer plantings be designed to mimic this habitat. The EAC also recommends enhancing the variety of species used in the basin plantings.

Recommended woody species to be considered for use

1. Willow Oak, *Quercus phellos*
 - a. Willow oak grows in damp to swampy woods, thickets, and bottomlands.ⁱⁱ
2. Chestnut Oak, *Quercus montana*
3. Southern Red Oak, *Quercus falcata*
4. Scarlet Oak, *Quercus Coccinea*
5. Black Oak, *Quercus velutina*
6. *Carya ovata* (Shagbark Hickory) – Difficult to transplant, can source 1st year plants to avoid problems, then provide protection from mammals.
7. *Carya tomentosa* (Mockernut Hickory) – Difficult to transplant, please source 1st year plants to avoid problems, then provide protection from mammals.
8. *Amelanchier laevis*
9. *Amelanchier arborea*
10. *Cercis canadensis* (Eastern Redbud)
11. *Hamamelis virginiana*, Witch Hazel
12. *Cephalanthus occidentalis*, Buttonbush
13. *Prunus americana*, American Plum
14. *Prunus angustifolia*, Chickasaw Plum
15. *Prunus maritima*, Beach Plum
16. *Asimina triloba*, (Pawpaw)
17. *Spiraea alba* var. *latifolia*
18. *Spiraea tomentosa*
19. Ninebark, *Physocarpus opulifolius*.
20. *Lindera Benzoin*, Spicebush
21. *Clethra alnifolia* (Sweet Pepperbush)
22. *Photinia pyrifolia*, (*Aronia arbutifolia*), Red Chokeberry
23. *Aronia melanocarpa*, Black Chokeberry
24. *Betula nigra*, River Birch
25. *Corylus americana*, Hazelnut.
26. Winterberry Holly (male) *Ilex verticillata* 'Jim Dandy'

27. Winterberry Holly (female) *Ilex verticillata* 'Red Sprite'
28. Winterberry Holly (male) *Ilex verticillata* 'Southern Gentleman'
29. Winterberry Holly (female) *Ilex verticillata* 'Winter Red'
30. *Hydrangea arborescens*
31. Fringe-tree, *Chionanthus virginicus*
32. Sourwood, *Oxydendron arboreum*
33. *Carpinus caroliniana* (Ironwood)
34. *Magnolia virginiana*
35. Purple-flowering Raspberry *Rubus odoratus*
36. *Hydrangea arborescens* 'Haas' Halo'
37. *Callicarpa americana* (American Beautyberry)
38. *Chamaecyparis thyoides* (Atlantic White Cedar) (wet areas)
39. Thuja Green Giant Arborvitae, *Thuja plicata* x *standishii* 'Green Giant'
40. *Abies balsamea*, Balsam Fir.
41. *Pinus echinata*
42. *Pinus Rigida*
43. *Pinus virginiana* (Virginia Pine)

Rain Garden Plantings

1. More diversity is recommended. Wetland plants and upland drier species are listed here. The designer can place the right species in the right space within the storm water basin.
 - a. *Baptisa Alba*
 - b. *Baptisa Australis*
 - c. Butterfly Milkweed, *Asclepias Tuberosa*.
 - d. March Marigold, *Caltha Palustris*.
 - e. Joe Pye Weed, *Eutrochium fistulosum*
 - f. Swamp Sunflower, *Helianthus angustifolius*.
 - g. Foxglove Beardtongue, *Penstemon Digitalis*.
 - h. Cardinal Flower, *Lobelia Cardinalis*
 - i. Wild Bergamot, *Monarda Fistulosa*.
 - j. Horsemint, *Monarda Punctata*.
 - k. *Phlox Paniculata* "Jeana"
 - l. *Agastache foeniculum*, Anise Hyssop
 - m. *Helianthus decapetalus*, Woodland Sunflower
 - n. *Solidago rugosa*, (wrinkled goldenrod)
 - o. *Oligoneuron rigidum*, Stiff Goldenrod
 - p. *Solidago speciosa*, Showy Goldenrod

1201 Langhorne-Newtown Rd

(TMP 22-004-019)

- q. New England Aster, *Symphyotrichum novae-angliae*
- r. *Vernonia noveboracensis*, NY Ironweed.
- s. *Vernonia gigantea* 'Jonesboro Giant'
- t. *Sporobolus heterolepis*, Prairie Dropseed
- u. *Sporobolus compositus*, Rough Dropseed
- v. *Eryngium yuccifolium*, rattlesnake master.
- w. *Bouteloua curtipendula*, Side-oats Grama
- x. *Solidago speciosa*, Showy Goldenrod
- y. Turtlehead, *Chelone glabra*
- z. Obedient Plant, *Physostegia virginiana*
- aa. *Pycnanthemum muticum*, Clustered Mountain Mint.
- bb. *Silphium perfoliatum*, Cup Plant.
- cc. *Ceanothus americanus*, New Jersey Tea
- dd. *Amorpha canescens*, Lead Plant

ⁱ <https://www.naturalheritage.state.pa.us/Community.aspx?=16060>

ⁱⁱ <https://www.naturalheritage.state.pa.us/factsheet.aspx?=13902>

Policy Briefing Summary

TO: Middletown Township Board of Supervisors

FROM: Eden Ratliff, Township Manager

DATE: September 2, 2025

Public Meeting Presentation: September 8, 2025

SBJ: Tower 8 Funding Payoff and Joint Ownership

Action Forcing Event

The Township maintains a fire apparatus fund for the purpose of purchasing fire apparatus for the Middletown Township Department of Fire and Emergency Services and volunteer fire departments in accordance with a 2023 apparatus plan. The plan contemplates the purchase of Tower 8 at the Penndel Fire Company with a payment due on September 15th.

Background

The Township has been providing funding to the volunteer fire companies for the purposes of purchasing fire apparatus. The current accepted version of the plan calls for funding Tower 8 at the Penndel Fire Company which has been paid for using Township apparatus monies. Penndel Fire Company has a multiyear loan on the Tower with considerable interest associated with the note. The next payment on the Tower is due on September 15th.

Analysis

Through an apparatus fund, funding provided to the volunteer fire companies, and an apparatus plan, the Township has contemplated its commitment to funding the purchases of apparatus serving the Township including engines, squads, rescues, and aerials (tower and ladders). There have been varying opinions about whether the Township should provide funds to the volunteer companies to purchase apparatuses, or, if the Township should outright purchase apparatus on behalf of the companies and allow them agreed upon use. The most recent shift, while not formally documented, has been for the Township to purchase the apparatus on behalf of the companies and enter into agreements with the companies for them to use. I endorse and recommend this approach.

The value in the Township purchasing and owning fire apparatus is so that it can first decide what apparatus will be in the larger system, and, plan for the eventual creation of a full-time career fire department. As the number of volunteers become fewer, with each company currently having about 10-12 volunteers running 25% or more of the existing call volume, they will need to be supplemented and eventually, replaced with career firefighters. As that transition takes place, the career department will need apparatus to serve the Township and its call types. There being no formal study, the Township can assume that the Township will require at least 2 aerials, 2 rescue trucks, and 5 squads/engines, plus an assortment of support vehicles. Notably, this is less apparatus than in the current volunteer system. For future planning, the Township should have a fire service needs study completed so it can support the existing infrastructure and be prepared to adapt with the transition. This study is different than prior studies as it pertains specifically to our community makeup and what apparatus and resources are needed to adequately protect the community. Purchasing and owning fire apparatus will allow the Township to control what is being purchased with taxpayer funds and ensure it has the right to use it as the career side grows. In the interim, the volunteer companies will have

sufficient apparatus to use in the performance of their duties and be relieved of the obligation to raise funds for these large purchases. Apparatus not needed in the system should be funded through means other than taxpayer funds.

The payoff amount for the loan is \$569,694.14 and has a scheduled rate increase to an estimated 7% in 2026. By paying off the Tower in September 2025 the Township can save \$241,422.15 in cumulative interest. The loan began in 2021 with a total loan amount of \$794,246. The apparatus fund can support this payoff as detailed in the below financial impact analysis.

As the Township contemplates purchasing apparatus for the volunteer fire companies it should be prepared to enter into agreements with the companies for the shared use of the apparatus. The agreements should include the following provisions:

- The apparatus can be jointly owned by the volunteer companies and Township.
- The Township has the exclusive right to use the apparatus with its career department as the need may arise.
- Maintenance of the apparatus will be the responsibility of the company whose utilization is greater than 50% of the time.
- Should the volunteer company dissolve, the apparatus will become the sole property of the Township.
- The volunteer fire companies shall provide the Township with third party records showing the full financial picture of the company including budgets, audits, operating accounts, investment accounts, etc.

As it relates to Tower 8, the leadership of the Penndel Fire Company has agreed to the terms provided by the Township. Further, the other volunteer fire companies, Langhorne-Middletown FC, William Penn FC, and Parkland FC, have endorsed the Township funding the remaining balance of Tower 8 and the broader policy direction set forth within.

Financial Impact

The Fire Apparatus Fund within the fire fund can sustain the payoff of Tower 8. The fund needs more funding primarily due to the rising costs of apparatus and lack of funding into the overall fund. An increase of 2 mills is shown in 2026 to fund future apparatus: not Tower 8 or other 2025 purchases. The low point of the fund, even with an increase, would be in 2026 at an estimated fund balance of \$69,234. The 2025 budget year also contemplates the return of apparatus funding previously provided to the volunteer fire companies, an amount of \$2,000,000, in coordination with the Township making apparatus purchases.

Loan Payoff and Mil increases to 2% mils in 2026

Value of 1 Mil \$ 522,092

Fire Apparatus Fund Mil % 1.08% 1.08% 2.00% 2.00% 2.00%

Annual - Fire Fund Balance

	2023	2024	2025	2026	2027	2028
Add: Revenue						
Property Taxes	325,078	568,894	569,900	1,040,000	1,045,000	1,049,000
Interest Income	14,178	17,184	8,000	6,000	4,000	2,000
Less: Expenses	-					
Equipment Purchase				(3,860,000)		(1,450,000)
Loan Payments			(620,000)			
Add: Transfers In from Fire Co.			2,000,000			
Net Change in Fund Balance	339,256	586,078	1,957,900	(2,814,000)	1,049,000	(399,000)

Fund Balance - Beginning	-	339,256	925,334	2,883,234	69,234	1,118,234
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Fund Balance - Ending 339,256 925,334 2,883,234 69,234 1,118,234 719,234

Recommendation

As outlined within, the author recommends the Board of Supervisors authorize a September 15, 2025, payoff of the Tower 8 note in the amount of \$569,694.14 and enter a Memorandum of Understanding with the Pennel Fire Company for joint ownership and usage.



MEMORANDUM

To: Middletown Township Board of Supervisors

Subject: **Recommendation to Award
2025 CDBG Curb Ramp Replacement Program**

Date: September 2, 2025

Prepared by: Isaac E. Kessler, P.E., Township Engineer

The bidding process for the 2025 CDBG ADA Curb Ramp Project has been completed per the Township's Responsible Contractor Ordinance (RCO). The received bids were opened on August 28, 2025, whereas they were available for public review.

The locations for this year's ADA Curb Ramp Project are in the Juniper Hill neighborhood (location map attached). The project plans were prepared to include most of the locations as the Base Bid and one location as Alternate Bid No. 1. The Alternate Bid No. 1 location, at Jollybrook Road and Jasmine Road, is to improve the curb ramps to provide an ADA accessible connection to the pedestrian bridge across Mill Creek that connects the Juniper Hill and Lower Orchard neighborhoods. With favorable pricing to have this within budget, this would be included with this contract and result in the neighborhood's intersections to be fully completed with one project. The upgrades to the area between the intersection and the pedestrian bridge will be completed by the Township's Department of Public Works.

In total, 22 ramps will be completed as part of this project. The Community Development Block Grant (CDBG) received by the Township is in the amount of \$160,400.00. The Base Bid and Alternate Bid No. 1 total by the low bidder is \$158,373.75.

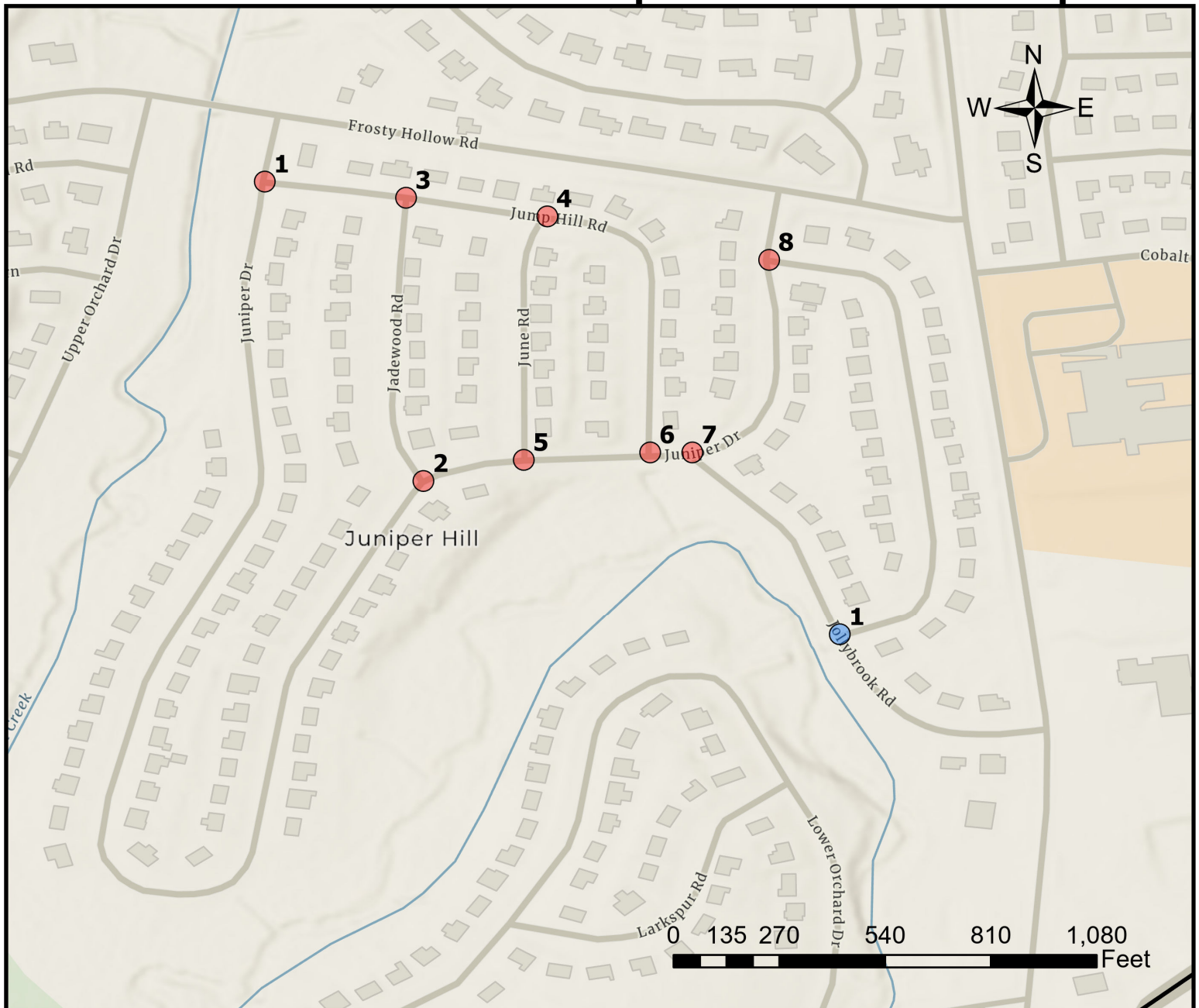
Recommended Motion:

If the Board concurs, the recommended motion would be:

"I make a motion to award the Base Bid and Alternate Bid #1 for the 2025 CDBG ADA Curb Ramp project in the amount of \$158,373.75 to NJS Concrete."

Thank you.

2025 CDBG Ramp Location Map



Number of Ramps at Each Location

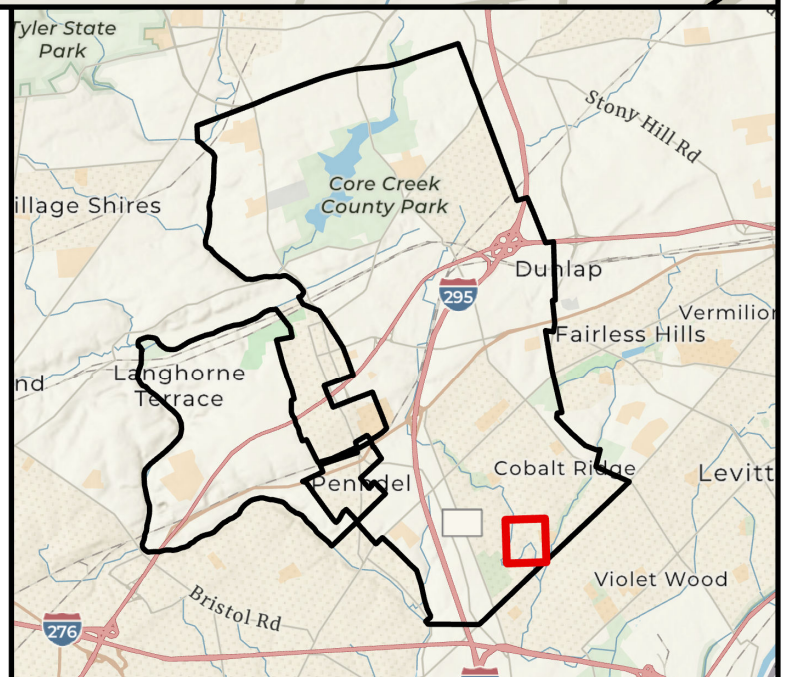
Base Bid Locations

- #1 - 2 Ramps
- #2 - 2 Ramps
- #3 - 3 Ramps
- #4 - 2 Ramps
- #5 - 3 Ramps
- #6 - 2 Ramps
- #7 - 2 Ramps
- #8 - 3 Ramps
- Alternate No. 1 Locations
- #1 - 3 Ramps

Total = 22 Ramps

Legend

- Base Bid Ramp Locations
- Alternate No.1 Ramp Locations
- Middletown Border





**REMINGTON
& VERNICK
ENGINEERS**

Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
F: (267) 394-4501

September 2, 2025

Eden Ratliff
Township Manager
Middletown Township
3 Municipal Way
Langhorne, PA, 19047

**RE: Contractor Responsibility Determination and Letter of Recommendation
2025 CDBG Curb Ramp Replacement Program
Middletown Township
RVE File# PBMTT119**

Dear Eden:

Remington & Vernick Engineers (RVE) has reviewed the bids and required Responsible Contractor Ordinance documentation received on August 28, 2025, for the above referenced project, and has found no discrepancies in the bid submitted by the apparent low bidder, NJS Concrete (hereafter referred to as "Contractor"). A total of 7 bids were received for this project ranging from \$158,373.75 to \$259,360.00.

The Contractor submitted their bid for the Base Bid work in the amount of \$137,515.00 and for Alternate Bid No. 1 in the amount of \$20,858.75. A copy of the bid tabulation has been enclosed for your reference.

RVE conducted a contractor responsibility review on behalf of Middletown Township and has deemed the contractor to be responsible in accordance with the Middletown Township Responsible Contractor Ordinance.

RVE therefore recommends award of the Base Bid and Alternate Bid No. 1 in the total amount of \$158,373.75, contingent upon funds being available and upon receiving authorization to award from all funding agencies.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By

Isaac E. Kessler, P.E., Senior Associate
Township Engineer
Bucks County Office Manager

IK/as

Enclosure

cc: Nick Valla, Middletown Township, Assistant Township Manager (via email)
Eric Gartenmayer, Middletown Township, Public Works Superintendent (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Raymond Ruczynski, Jr., Manager of Construction Inspection Services
Dominic Cundari, P.E., Assistant Township Engineer

BID TABULATION

PROJECT NAME:
Middletown Township 2025 CDBG Ramp Program
PROJECT NUMBER:
PBM TT119
Client:
Middletown Township

Base Bid (Juniper Hill Neighborhood)

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization (Max. \$10,000)	1	LS	\$10,000.00	\$10,000.00	\$7,450.00	\$7,450.00	\$10,000.00	\$10,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	Maintenance and Protection of Traffic	1	LS	\$1,500.00	\$1,500.00	\$3,785.00	\$3,785.00	\$3,000.00	\$3,000.00	\$8,480.00	\$8,480.00	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$8,400.00	\$8,400.00
3	Concrete Curb	440	LF	\$99.75	\$43,890.00	\$111.00	\$48,840.00	\$125.00	\$55,000.00	\$103.00	\$45,320.00	\$225.00	\$99,000.00	\$150.00	\$66,000.00	\$180.00	\$79,200.00
4	ADA Curb Ramps, Including DWS	345	SY	\$225	\$77,625.00	\$220.00	\$75,900.00	\$247.00	\$85,215.00	\$305.00	\$105,225.00	\$135.00	\$46,575.00	\$225.00	\$77,625.00	\$344.00	\$118,680.00
5	Cheek Walls, If and Where Directed	60	LF	\$50	\$3,000.00	\$100.00	\$6,000.00	\$125.00	\$7,500.00	\$33.00	\$1,980.00	\$200.00	\$12,000.00	\$200.00	\$12,000.00	\$96.00	\$5,760.00
6	Water Valve Adjustment	10	EA	\$100	\$1,000.00	\$300.00	\$3,000.00	\$150.00	\$1,500.00	\$50.00	\$500.00	\$225.00	\$2,250.00	\$400.00	\$4,000.00	\$22.00	\$220.00
7	Record Documents	1	LS	\$500	\$500.00	\$21,355.00	\$21,355.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$8,000.00	\$8,000.00	\$6,500.00	\$6,500.00	\$1,920.00	\$1,920.00
Base Bid (Juniper Hill Neighborhood)					\$137,515.00		\$166,330.00		\$163,715.00		\$167,005.00		\$192,825.00		\$201,125.00		\$224,180.00

Alternate Bid No.1 (Jollybrook Road & Jasmine Road)

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
101	Maintenance and Protection of Traffic	1	LS	\$1,500.00	\$1,500.00	\$945.00	\$945.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$3,600.00	\$3,600.00
102	Concrete Curb	65	LF	\$99.75	\$6,483.75	\$100.00	\$6,500.00	\$125.00	\$8,125.00	\$103.00	\$6,695.00	\$225.00	\$14,625.00	\$150.00	\$9,750.00	\$180.00	\$11,700.00
103	ADA Curb Ramps, Including DWS	55	SY	\$225.00	\$12,375.00	\$220.00	\$12,100.00	\$250.00	\$13,750.00	\$305.00	\$16,775.00	\$135.00	\$7,425.00	\$225.00	\$12,375.00	\$344.00	\$18,920.00
104	Cheek Walls, If and Where Directed	10	LF	\$50.00	\$500.00	\$111.00	\$1,110.00	\$125.00	\$1,250.00	\$33.00	\$330.00	\$200.00	\$2,000.00	\$300.00	\$3,000.00	\$96.00	\$960.00
Alternate Bid No.1 (Jollybrook Road & Jasmine Road)					\$20,858.75		\$20,655.00		\$24,625.00		\$25,000.00		\$34,050.00		\$29,125.00		\$35,180.00
Base Bid & Alternate Bid No.1					\$158,373.75		\$186,985.00		\$188,340.00		\$192,005.00		\$226,875.00		\$230,250.00		\$259,360.00

<u>AGENDA ITEM:</u>	Consideration of authorizing the purchase of one (1) 2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F), (1) liftgate, plow and post puller (1) lightbar and radio for a total of \$138,417.87.
<u>PREPARED BY:</u>	Eric Gartenmayer, Public Works Director
<u>MEETING DATE:</u>	September 8, 2025
<u>BACKGROUND:</u>	The Department of Public Works researched the PA State Contract Costars list for items that would best serve the Department and the above items meet Public Works criteria.
<u>BUDGET IMPACT:</u>	Funds in the 2025 RDA Budget were allocated for this equipment.
<u>RECOMMENDED MOTION:</u>	<i>If the Board concurs, the motion would be, "I move to authorize the purchase of one (1) 2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F), from Fred Beans Ford of Doylestown, PA in the amount of \$86,063. one (1) liftgate, plow, post puller from H.A. DeHart & Son of Thorofare, NJ in the amount of \$43,657.97 one (1) lightbar and radio from Tryon of Croydon, PA in the amount of \$8,697.08 for a total of \$138,417.87</i>

2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F)

Price Level: 530



Client Proposal

Prepared by:

Daniel Roberts

Office: c:445-448-5027

Email: daroberts@fredbeans.com

Date: 08/06/2025



Fred Beans Ford of Doylestown | 876 North Easton Road, Doylestown, Pennsylvania, 18902

Office: 215-348-2900



Prepared by: Daniel Roberts
08/06/2025

Fred Beans Ford of Doylestown | 876 North Easton Road Doylestown Pennsylvania |
18902

2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F)

Price Level: 530

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
X3F	Base Vehicle Price (X3F)	\$55,450.00
Packages		
630A	Order Code 630A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision. - Wheels: 18" Argent Painted Steel Includes painted hub covers/center ornaments. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers. - SYNC 4 Communication & Entertainment System Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink and 1 smart-charging USB port.	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 68 AH/65 AGM Battery - Electronic-Locking w/3.73 Axle Ratio - GVWR: 11,500 lb Payload Package - 40 Gallon Fuel Tank	\$10,495.00
44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.</i>	Included
X3E	Electronic-Locking w/3.73 Axle Ratio	Included
NONGV	GVWR: 11,500 lb Payload Package <i>Includes:</i> - 40 Gallon Fuel Tank	Included
Wheels & Tires		
TDX	Tires: LT275/70Rx18E BSW AT <i>Spare may not be the same as road tire.</i>	\$265.00
64F	Wheels: 18" Argent Painted Steel	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Daniel Roberts
08/06/2025

Fred Beans Ford of Doylestown | 876 North Easton Road Doylestown Pennsylvania |
18902

2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F)

Price Level: 530

As Configured Vehicle (cont'd)

Code	Description	MSRP
52B	Trailer Brake Controller	\$300.00
43C	120V/400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$175.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
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Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System	STD
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Exterior Color

Z1_01	Oxford White	N/C
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Interior Color

AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
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Upfit Options

9FSB	9 FOOT SERVICE BODY	\$24,348.00
LINER	SPRAY LINER-TOP OF BOXES/BED *LIFETIME WARRANTY*	\$1,285.00

SUBTOTAL	\$94,163.00
Destination Charge	\$2,095.00
TOTAL	\$96,258.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Daniel Roberts
08/06/2025

Fred Beans Ford of Doylestown | 876 North Easton Road Doylestown Pennsylvania |
18902

2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F)

Price Level: 530

Warranty

Standard Warranty

Basic Warranty

Basic warranty	36 months/36,000 miles
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Powertrain Warranty

Powertrain warranty	60 months/60,000 miles
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Corrosion Perforation

Corrosion perforation warranty	60 months/unlimited
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Roadside Assistance Warranty

Roadside warranty	60 months/60,000 miles
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Additional Warranty

Diesel Engine Warranty

Diesel engine warranty	60 months/100,000 miles
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Prepared by: Daniel Roberts
08/06/2025

Fred Beans Ford of Doylestown | 876 North Easton Road Doylestown Pennsylvania |
18902

2025 F-350 Chassis 4x4 SD Super Cab 168" WB SRW XL (X3F)

Price Level: 530

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$55,450.00
Options	\$13,080.00
Colors	\$0.00
Upfitting	\$25,633.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,095.00
Subtotal	\$96,258.00

Pre-Tax Adjustments

Code	Description	MSRP
	PA COSTARS CONTRACT 025-E22-506	-\$10,195.00
Total		\$86,063.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



QUOTE # 2714

AUGUST 22ND , 2025

MIDDLETOWN TWP
ATTN: ERIC GARTENMAYER
EGARTENMAYER@MIDDLETOWNBUCKS.ORG

QUOTE

2025 FORD F-350 SRW DIESEL 4X4 EXTENDED CAB WITH UTILITY BODY

FURNISH AND INSTALL

TOMMYGATE G2-54-1342 EA38

- 1,300 POUND LIFT CAPACITY
- 2 PIECE EXTRUDED ALUMINUM
- 38" LOADING DEPTH WITH 6" TAPER
- DUAL HYDRULIC CYLINDER
- ENCLOSED HYDRAULIC CYLINDERS
- CURB SIDE FIXED CONTROL
- BACKUP CAMERA RELOCATION KIT

WESTERN 8.5' PRO PLUS SNOW PLOW

- ULTRAMOUNT SYSTEM
- HALOGEN PLOW LIGHTS
- SKID SHOES
- MARKERS

LIFT WISE REGULAR DUTY POST PULLER

- INCLUDES JAW SET
- FOR ¾ TON OR HEAVIER TRUCKS
- 30" BOOM EXTENSION
- 91.5" SIDE REACH
- 10,000 POUND PULL POWER
- CUSTOM MODIFICATION FOR EASY CONNECT DISCONNECT WITH WESTERN PLOW MOUNT

TOTAL SELL PRICE: \$43,657.79

OPTIONS:

CLASS 5 RECEIVER HITCH, 7 WAY PLUG, 10 TON COMBINATION HITCH –	ADD: \$991.59
REARVIEW CAMERA BACK UP SYSTEM –	ADD: \$1,072.04
MOLDED RUBBER BUMPERETTES –	ADD: \$298.61
(1) CABLE STYLE TRUCK STEP AND (1) GRAB HANDLE IN REAR OF BODY –	ADD: \$393.98

MODIFICATION WITH FACTORY TAILLIGHTS MAY BE NEEDED WITH INSTALLATION OF LIFTGATE.

STANDARD INSTALL - ANY EXTRA REQUIRED WORK IS AT TIME AND MATERIAL UPON CUSTOMER NOTIFICATION AND APPROVAL.

*** DUE TO VOLATILE CHANGES WITH STEEL PRICING, THIS QUOTE WILL NEED TO BE REVIEWED PRIOR TO ORDER AND IS ONLY VALID FOR 30 DAYS FROM THE DATE OF THIS QUOTE***

IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES, OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS OR CHASSIS BECOME EFFECTIVE, THE SALES PRICE OF THE GOODS SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO H.A. DE HART & SON. TO THE GREATEST EXTENT POSSIBLE, H.A. DE HART & SON WILL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT, ALTHOUGH THE RAPIDLY CHANGING TARIFF ENVIRONMENT MAY AFFECT TOTAL DISCLOSURE BEFORE THE FULFILLMENT OF ANY ORDER. NEW OR INCREASED TARIFFS MAY ALSO RESULT IN MATERIAL SHORTAGES WHICH COULD DELAY THE FULFILLMENT OF ORDERS. H.A. DEHART & SON WILL NOTIFY THE CUSTOMER OF ANY SUCH DELAYS AND WILL WORK DILIGENTLY TO LIMIT THE IMPACT ON TIMELY DELIVERY OF GOODS.

THANK YOU FOR THE OPPORTUNITY TO SUBMIT OUR QUOTE. PLEASE SIGN AND RETURN UPON APPROVAL.

JOE TOMPKINS
PRESIDENT
856-981-5668

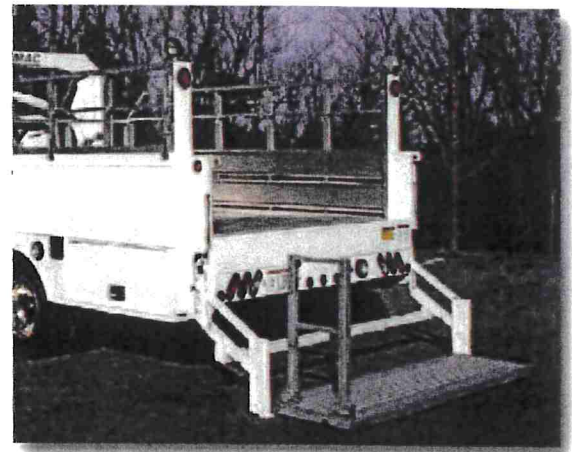
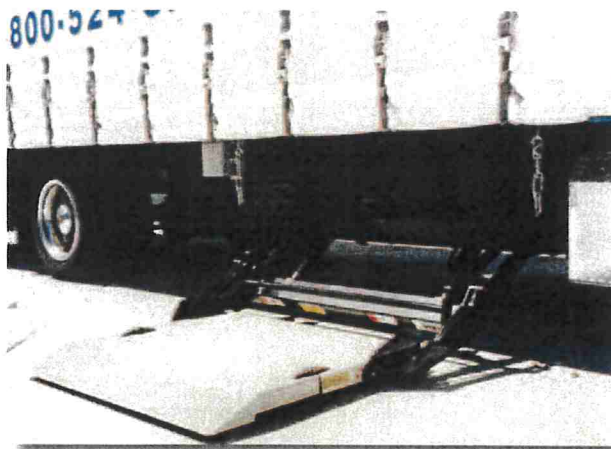
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER PRINTED: _____

RA

THIEMAN

Hydraulic Tailgates



THIEMAN
TAILGATES, INC.

600 East Wayne Street • Celina, Ohio 45822
419-586-7727 • 800-524-5210 • FAX 419-586-9724
www.thiemantailgates.com • info@thiemantailgates.com

NTEA
MEMBER

LIFTWISE®

Post Pullers



254-757-1177 | sales@lift-wise.com | lift-wise.com

Now you can remove and reuse most types of posts with your truck equipped with the Bemis Post Puller

ADDITIONAL INFORMATION

PPF 203 with 12V pump is not appropriate for over 25% duty cycle.

PPF 203 is available with or without power unit



ECONOMICAL and EFFICIENT

- **HARD TO REACH SPOTS EASILY REACHED**
Now you can reach over gullies, over guardrails, above or below grade level... and all those other hard to reach spots.
- **PULL MULTIPLE POSTS FROM ONE TRUCK POSITION**
The Pivot mount and extension cylinder allows you to pull more than one post without moving the truck.

Performance Criteria

REGULAR DUTY PPF 203

HEAVY DUTY PPF 295

Truck Requirement:	Requires 3/4 ton or heavier truck	Requires a 17,500 lb. GVW vehicle with a hydraulic system of 2-3 GPM @ 2,500 PSI.
Boom Extension	30"	36"
Side Reach	91 1/2" (from pivot point)	119" (from pivot point)
Pulling Power	10,000 lbs.	30,000 lbs.
Material:		
Steel Tower Support	4 x 4	5 x 7
Steel Tower	2" steel bar	2.25" steel bar
Frame Extensions	8 x 8 x 3/8" plate	8 x 8 x 3/8" plate
Cylinders:		
Boom Lift	2" bore 6" stroke	2.5" bore 12" stroke
Boom Extend	2" bore 30" stroke	2" bore 36" stroke
Puller Cylinder	2 1/2" bore 12" stroke 1 1/4" rod.	4" bore 12" stroke 1 1/2" rod
Shipping Weight	500 lbs.	600 lbs.



Material and specifications are subject to change without notice. Units in photos may include optional features. Contact a LiftWise representative for available options. LiftWise® and the LiftWise logo are registered trademarks of Fritel & Associates, LLC and may not be used without permission.
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254-757-1177 | sales@lift-wise.com | lift-wise.com

ESTIMATE

S.K.D. TRYON'S EMERGENCY
VEHICLE UPFITTING INC.
951 River Rd
Croydon, PA 19021-7540

Tim@skdtryonsinc.com
+1 (215) 458-8729



Bill to

Middletown Township Public Works
5 Municipal Way
Pa
Middletown, PA 19047

Ship to

Middletown Township Public Works
Middletown Township Public Works
5 Municipal Way
Middletown, PA 19047

Estimate details

Estimate no.: 2025711

Estimate date: 08/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	SOUND OFF NFORCE NXT LIGHTBAR	Soundoff Signal 54" NXT Led Lightbar Tri-Color Amber/Green/White F-Series Brackets	1	\$3,769.80	\$3,769.80
2.	4" mPower Led	Soundoff Signal 4" Mpower Led Tri-Color Amber/Green/White 4 - Grille 4 - Wheel Wells 2 - Rear	10	\$154.00	\$1,540.00
3.	Sales	137-400 mhz Low Profile Antenna	1	\$255.00	\$255.00
4.	INSTALLATION / LABOR	Installation / Labor to Install New & Customer Supplied Equipment Local Radio w/ Antenna	24	\$110.00	\$2,640.00
5.	SHOP	SHOP SUPPLIES (6)	1	\$492.28	\$492.28

Total

\$8,697.08

Accepted date

Accepted by

Liftgate Specification

Model:

G2-54-1342 EA38

Application:

Service Body

Capacity:

1300

Platform Detail

Aluminum

2-piece extruded aluminum w/ 38" loading depth + 6" taper

Drive System:

Dual Hydraulic Cylinders

Hydraulic System:

Enclosed Unit: All critical components are factory enclosed in the main frame of gate providing protection from elements and damage. Easy access for servicing. Pressure Relief Valve: Prevents operator from overloading the platform. Flow Control Valve: Prevents uncontrolled descent of platform. Dual hydraulic cylinders: lift the platform from both sides.

Electrical System:

Control Unit: Moisture resistant toggle switch/deactivates 90 seconds after last operation (helps prevent unauthorized use)/ timer reset and on-off button permanently and conveniently located on control unit and positioned under logo and bulls eye respectively. Circuit Breaker: 150 Amp Continuous, 3000 Amp Interrupt, 30 VDC, Watertight, Manual Reset. Mounted in-line with 4 AWG positive battery cable, protects vehicle in the event of an electrical short. Power/Ground Cable: Factory supplied 4 AWG ground cable molded with power cable. Provides a direct connection from the liftgate to the truck battery. License plate mount is recessed into the main frame.

Drive Train:

Parallel Arm Pins: 3/4" (19mm) OD hard chrome plated steel round. Parallel Arm Pin Bushings: Self lubricating composite.

Safety:

Curb-side Fixed Control: Timer deactivates 90 seconds after last operation (helps prevent unauthorized use). Pressure Relief Valve: Prevents operator from overloading the platform.

Tommy Gate Liftgate Specification: G2-54-1342 EA38

TOWNSHIP OF
MIDDLETOWN
B U C K S C O U N T Y

AGENDA ITEM: Communication to the Board of Supervisors of the Minimum Municipal Obligation (MMO) for 2026

PREPARED BY: Laura Hucklebridge, Finance Director

MEETING DATE: September 8, 2025

BACKGROUND: In accordance with State Law (Act 205), the Township is required to annually certify the Minimum Municipal Obligation (MMO) for each pension plan for the following year. The MMO must be certified to the municipality's governing body by the chief administrative officer by September 30th of each year.

SUBJECT: Attached is the 2026 MMO for the Police Pension Plan, and the 2026 MMO for the Non-uniformed Pension Plan, both of which are based on the January 1, 2023, Actuarial Valuation prepared by Conrad Siegel, the Township's actuary.

For 2026, the estimated minimum contribution requirement to the Non-Uniformed Pension Plan is \$397,614, a decrease of \$88,384 from the prior year.

NON-UNIFORM PLAN		
Year		MMO
2025	\$	485,998
2026	\$	<u>397,614</u>
Change	\$	(88,384)

For 2026, the estimated minimum contribution requirement to the Police Pension Plan is \$3,306,716, an increase of \$118,640 from the prior year.

POLICE PLAN		
Year		MMO
2025	\$	3,188,076
2026	\$	<u>3,306,716</u>
Change	\$	118,640

The combined MMO of \$3,704,330 will be paid by September 30, 2025.

No action required.

Middletown Township Non-Uniformed Pension Plan
2026 Minimum Municipal Obligation

1 Normal Cost Percentage ¹	6.4%
2 Administrative Expense Percentage ¹	2.3%
3 Total Percentage (1 + 2)	8.7%
4 Estimated 2025 Total Gross W-2 Payroll	\$ 4,962,578
5 Annual Cost (3 x 4)	\$ 431,744
6 Amortization Contribution Requirement ¹	\$ 231,813
7 Financial Requirements (5 + 6)	\$ 663,557
8 Member Contributions Anticipated	\$ 265,943
9 10% of Negative Unfunded Liability ¹	\$ 0
10 Minimum Municipal Obligation (7 - 8 - 9) (Due Before 12-31-2026)	\$ 397,614

Authorized Signature

Date

¹ Based upon 01/01/2023 Actuarial Valuation

Middletown Township Police Pension Plan
2026 Minimum Municipal Obligation

1 Normal Cost Percentage ¹	21.3%
2 Administrative Expense Percentage ¹	6.1%
3 Total Percentage (1 + 2)	27.4%
4 Estimated 2025 Total Gross W-2 Payroll	\$ 7,365,163
5 Annual Cost (3 x 4)	\$ 2,018,055
6 Amortization Contribution Requirement ¹	\$ 1,653,750
7 Financial Requirements (5 + 6)	\$ 3,671,805
8 Member Contributions Anticipated	\$ 365,089
9 10% of Negative Unfunded Liability ¹	\$ 0
10 Minimum Municipal Obligation (7 - 8 - 9) (Due Before 12-31-2026)	\$ 3,306,716

Authorized Signature

Date

¹ Based upon 01/01/2023 Actuarial Valuation

SUBJECT: Consideration of approving Resolutions #25-16R thru #25-22R authorizing applications to the 2026 Bucks County Redevelopment Authority (RDA) Municipal Grant Program

FROM: Nick Valla, Assistant Township Manager

TO: Board of Supervisors

DATE: September 8, 2025

BACKGROUND: Each year, the Bucks County Redevelopment Authority (RDA) facilitates the Municipal Grant Program to support public safety and infrastructure expenses from area municipalities and emergency response agencies. The program is supported by a 1% tax on the Parx Casino, as enabled by Act 71 of 2004, as amended. The Township is allowed to submit applications for its own projects and may also apply on behalf of any emergency response agencies serving the Township.

APPLICATIONS: There are seven (7) total applications recommended for submission:

1. Police Vehicles - \$330,000.00
2. Public Works Vehicles - \$861,000.00
3. Police Records Mgmt. Software System - \$300,000.00
4. North Fire/EMS Station Improvements - \$100,000.00
5. Penn-del-MT Emgcy. Squad (PMES) Ambulance - \$23,526.44
6. Parkland Fire Company Training Room - \$18,450.00
7. William Penn Fire Company HVAC Replacement - \$18,500.00

Each application requires a separate resolution to be included with the submission. The above listing is the recommended priority order for the applications.

TIMELINE: Applications are due at the end of September. Awards are typically announced by mid-December. The Board will be required to pass an additional resolution to accept any awards made, typically in January.

RECOMMENDED MOTION: If the Board concurs, the motion would be: *"I move to authorize Resolutions #25-16R thru #25-22R, authorizing applications to the 2026 Bucks County Redevelopment Authority (RDA) Municipal Grant Program."*

RESOLUTION #25-16R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM FOR
THE ACQUISITION OF FOUR VEHICLES FOR POLICE DEPARTMENT USE**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the Township of Middletown will submit and, if approved, administer a Municipal Grant Program award for the Middletown Township Police Department to acquire the following vehicles:

- Three (3) Marked Ford Explorer SUVs, Fully Equipped
- One (1) Unmarked Dodge Durango SUV, Fully Equipped

WHEREAS, the four new vehicles will replace others that have exceeded their useful life, and

WHEREAS, vehicles past their useful life pose danger to police officers and the community, risking public safety overall, and

WHEREAS, enabling legislation that has created the Municipal Grant Program directs funding to be spent on such things as public safety projects.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to fund the acquisition of four new vehicles.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-16R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-17R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM FOR
ACQUISITION OF FOUR VEHICLES FOR DEPARTMENT OF PUBLIC WORKS USE**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the Township of Middletown will submit and, if approved, administer a Municipal Grant Program award for the Middletown Township Department of Public Works to acquire the following vehicles:

- One (1) 10-Ton Dump Truck
- One (1) Ford F-600 Dump Truck
- One (1) Ford F-350 Pickup Truck
- One (1) Street Sweeper

WHEREAS, the DPW will request the four vehicles to replace those that have exceeded their useful life, and

WHEREAS, the vehicles being replaced will assure that roads within Middletown Township, leading to and from Parx Casino, are properly and efficiently cleared and maintained.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to assist in the acquisition of the new Department of Public Works vehicles.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-17R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-18R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM TO
IMPLEMENT A POLICE RECORDS MANAGEMENT SYSTEM**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the Township of Middletown will submit and, if approved, administer a Municipal Grant Program award for the Middletown Township Police Department to implement a Records Management System, and

WHEREAS, a police Records Management System will be used by law enforcement to store and manage records and data to improve and streamline operations.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to fund a police Records Management System.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-18R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-19R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM
FOR IMPROVEMENTS TO THE NORTH FIRE & EMERGENCY MEDICAL SERVICES
STATION**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the North Station requires infrastructure improvements, and

WHEREAS, the station improvements are necessary for personnel to maintain their safety and provide efficient emergency services throughout Middletown Township, and

WHEREAS, Middletown Township will be able to provide mutual aid to surrounding communities for these same activities as needed.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to assist in the improvements to Middletown Township's North Station.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-19R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-20R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM
FOR PENNDEL-MIDDLETOWN EMERGENCY SQUAD AMBULANCE REFURBISHMENT**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the Penn-del-Middletown Emergency Squad (PMES) is in need of support to continue its refurbishment of a 2017 ambulance that has over 120,000 miles, and

WHEREAS, the ambulance refurbishment is necessary for PMES to provide dependable and safe EMS services throughout Middletown Township and the four other municipalities it serves.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to assist in the refurbishment of the PMES ambulance.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-20R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-21R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM
FOR PARKLAND FIRE COMPANY TRAINING ROOM RENOVATION**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the Parkland Fire Company is in need of support to renovate its training room at its fire station, and

WHEREAS, the training room is an essential facility to provide firefighters with the opportunity to be adequately trained in order to provide the most effective and safe emergency response.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to assist in the renovation of the Parkland Fire Company training room.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-21R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary

RESOLUTION #25-22R

**A RESOLUTION OF THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS,
COMMONWEALTH OF PENNSYLVANIA FOR THE MUNICIPAL GRANT PROGRAM
FOR WILLIAM PENN FIRE COMPANY HVAC REPLACEMENT**

WHEREAS, the Board of Supervisors of Middletown Township is committed to providing for the safety of residents, visitors and commuters in Middletown Township and supporting adequate resources for emergency management, and

WHEREAS, the William Penn Fire Company is in need of support to replace its heating, ventilation, and air conditioning (HVAC) system at its fire station, and

WHEREAS, the fire station is an essential facility to house firefighters and apparatus necessary to provide the most effective and safe emergency response.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of the Township of Middletown hereby authorizes and fully supports the application for a Municipal Grant to assist in the replacement of the William Penn Fire Company HVAC system.

RESOLVED AND ENACTED this 8th day of September, 2025.

ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Chairperson

I hereby certify that the foregoing is a true and correct copy of Resolution #25-22R resolved and enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and on the 8th day of September, 2025.

Secretary