

Board of Supervisors Regular Meeting

Monday, April 13th, 2026 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Ms. Hannah called the meeting to order at 7:01 p.m.

2) Roll Call

After the Pledge of Allegiance, Mr. Gallardo called roll. Supervisors Hannah, Leighton, Gallardo, Ksiazek and Kane were in attendance.

3) Upcoming Meetings and Events

- a)** Next Board of Supervisors Meeting – Monday, May 11, 2026, at 7:00 p.m.
- b)** Supervisor Anna Payne Memorial Park Dedication – Friday, May 1, 2026 at 4:00 p.m. at Cobalt Ridge Park
- c)** Earth Day Event – Saturday, April 25, 2026 from 11:00 a.m. to 2:00 p.m. at Core Creek Park

4) Special Items

a) Local Government Month Proclamation

Mr. Ksiazek read the proclamation announcing April as Local Government Month in Middletown Township.

b) Autism Awareness Month Proclamation

Ms. Kane read the proclamation announcing April as Autism Awareness Month in Middletown Township.

c) Earth Day/Arbor Day Proclamation

Mr. Leighton read the proclamation announcing April 26th as Earth Day/Arbor Day in Middletown Township.

d) Life-Saving Recognition (Fire/EMS)

Mr. Gallardo recognized various Fire & EMS members in their life-saving actions on July 6, 2025 assisting a resident in medical distress.

5) Public Comment – Non Agenda Items

David Cahill, Penndel resident, questioned why a SEPTA informational meeting was held in Penndel Borough when the project site is located in Middletown Township. Township Solicitor Esposito, clarified that no formal application has been submitted and that the meeting was organized solely by SEPTA to gather public feedback.

Celeste Alvia, Middletown resident, expressed concerns regarding traffic safety in the Langhorne Gardens neighborhood, specifically along First, Second, Third, and Fourth

Streets. She stated that the area has seen an increase in young families with children, but lacks sidewalks, streetlights, stop signs, and other traffic calming measures. Alvia noted frequent speeding in excess of the 25 mph limit. She urged the Township to address the safety concerns before a tragedy occurs. Ms. Hannah acknowledged her concerns and advised that the matter would be shared with the Citizens Traffic Commission for further review and possible follow-up.

Jacqueline Seabridge, Middletown resident, expressed frustration over the repeated postponement of the Township's chicken ordinance discussion, noting the issue has been delayed for nearly two years despite strong resident interest and a petition of approximately 1,200 signatures. She requested greater transparency and urged the Township to make a decision regarding backyard chickens. Director of Building & Zoning, Mr. Ennis, acknowledged the delays and confirmed the matter is expected to be included on the May agenda for Board consideration.

6) Consent Agenda Items

- a)** Consideration of authorizing payment of April 13, 2026, Bills List in the amount of \$2,368,824.58.
- b)** Consideration of approving the March 9, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c)** Consideration of adoption Resolution #26-11R Sewer Planning Module for the approved land development at 830 Old Lincoln Hwy.
- d)** Consideration to purchase inlet tops and collars through COSTARS Vendor, Premier Concrete, Inc. of Broomall, PA, not to exceed the budgeted amount of \$160,000.
- e)** Consideration of awarding Eureka Stone Quarry of Chalfont, PA, in an amount not to exceed \$78,000 for the 2026-2027 Bucks County Consortium Road Material Supplies Contract.
- f)** Consideration of Change Order #3 for the Langhorne Gables Drainage Improvement Project in the amount of negative \$95.00
- g)** Consideration of Payment Certificate #3 for the Langhorne Gables Drainage Improvement Project in the amount of \$86,176.40 for work completed.

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

7) Consideration of Termination of Township Manager

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve the termination of the Township Manager to provide required 60 days written notice of termination with an effective termination date of June 13, 2026.

Ms. Hannah announced the termination of the Township Manager, stating that, as the matter involves an appointed employee, no further comment would be provided. The Board also noted that a transition plan is in place to ensure continuity of Township operations and that a search for a new Township Manager will begin immediately.

Lance Sagers, Middletown resident, questioned whether the termination of the Township Manager would result in severance or other contractual payouts to be covered by the

Township. Township officials declined to comment on the personnel matter but confirmed the manager has an employment contract and stated the Township would abide by its terms.

Eric Bruno, Middletown resident, questioned whether there had been any dissent among the Board regarding the termination decision and asked if the Township had suffered any financial harm related to the matter. Township officials declined to discuss internal deliberations but stated they were not aware of any financial wrongdoing or harm to the Township.

Tom Morelli, Middletown resident, asked whether the Township Manager's prior administrative leave had been investigative or disciplinary in nature, referencing differences in how such matters are typically handled in employment contracts. Township officials declined to provide additional details, reiterating that they would not comment on personnel matters.

Lauren Lareau, Middletown resident, asked the board to consider Assistant Township Manager, Nick Valla, to be the next Township Manager.

Dave Cahill, Penndel resident, requested clarification on the reason of termination.

A motion carried by a vote of 5-0.

8) Consideration of Appointment of Interim Township Manager

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to appoint and rehire Stephanie Teoli Kuhls to serve as Interim Township Manager on a temporary at will non-contractual basis to be paid at the same bi-weekly rate as when she was last working for the Township without any other ancillary benefits.

Lance Sagers, Middletown resident, questioned the decision to appoint former Township Manager, Teoli Kuhls, citing deferred tax increases and infrastructure projects. The Board responded that decisions regarding taxes and infrastructure funding were policy decisions made by the Middletown Township Board of Supervisors, not by the Township Manager alone.

Eric Bruno, Middletown resident, requested a deadline to hire a new Township Manager stating long-term stability is needed. Ms. Hannah confirmed the Board is going to approach the process with urgency but focus on hiring the right person for the staff and community.

Joe Fitch, Middletown resident, asked for clarification if Mr. Ratliff and Ms. Teoli Kuhls were friends during the hiring process. Ms. Hannah stated the hiring process was done by an outside agency.

A motion carried by a vote of 5-0.

9) Consideration of Preliminary/Final Land Development application for S/LD #26-2 at 2025

and 2520 Old Lincoln Highway for upgrades to the Neshaminy Water Treatment Plant.

Representatives from Aqua Pennsylvania presented plans for upgrades to the existing Neshaminy Water Treatment Plant, including construction of a new PFAS treatment system, pumping station, treatment building, and storage tank. The project received a recommendation from the Planning Commission and is intended to improve drinking water quality and comply with upcoming EPA regulations regarding PFAS, commonly referred to as “forever chemicals.” Officials stated the upgrades would occur within the existing fenced facility, would not significantly increase impervious coverage or traffic, and are expected to be completed by 2028

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to grant preliminary and final land development plan approval for the upgrades to the Neshaminy Water Treatment Plant at 2050 and 2520 Old Lincoln Highway S/LD #26-2 with the following conditions:

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

William Plunkett, Middletown resident, asked if they treat any water for the Township and staff responded they do not.

Lauren Lareau, Middletown resident, asked about the disposal of the PFAS. Aqua representative stated the contaminated carbon will be reactivated in high temperature furnaces.

Joe Fitch, Middletown resident, asked about the water storage and whether it can be absorbed. Aqua representative confirmed they could not introduce any rainwater into the treated water as it would cause contamination.

Tom Peto, Middletown resident, questioned the cost of infrastructure improvements related to growth and development. Representatives from Aqua Pennsylvania responded that the PFAS treatment project is being funded by Aqua, with potential assistance through PENNVEST grants, and clarified that the Township is not paying for the work.

Eric Bruno, Middletown resident, asked about anticipated traffic concerns. Aqua staff advised there will be no additional workers or traffic.

A motion carried by a vote of 5-0.

10) Consideration of Petition from Korman Commercial Properties seeking a Zoning Map Amendment and Zoning Ordinance Text Amendment seeking adoption of Ordinance #26-05, to create a new Overlay District “LC-Logistics Cetner Overlay District”

The Board considered a petition from Korman Commercial Properties seeking a Zoning Map Amendment and Zoning Ordinance Text Amendment to establish the "LC – Logistics Center Overlay District."

Mr. Ennis explained the proposal would consolidate existing zoning classifications on the approximately 85-acre property by eliminating portions of the Commercial zoning district and expanding the M-1 Light Manufacturing District. The proposal also includes the creation of a 200-foot conservation easement along the Neshaminy Creek corridor.

The applicant stated any future redevelopment would require full environmental remediation at the developer's expense prior to land development approvals. Mr. Murphy noted the zoning changes are intended to make the site more attractive for redevelopment while facilitating cleanup of the contaminated property.

The proposed ordinance would allow a logistics fulfillment center use within the M-1 District only by conditional use and only on properties of 50 acres or greater. The applicant confirmed previously discussed data center and cold storage uses were removed from the proposal following Planning Commission and consultant feedback.

Board discussion focused on environmental remediation requirements, conservation easement protections, buffer requirements, future public trail access, and the distinction between conservation easement areas and Open Recreation zoning. Questions were also raised regarding whether the text amendment could apply elsewhere in the Township, with staff noting the criteria would make additional qualifying sites unlikely.

Mr. Ennis noted the Planning Commission recommended approval following multiple review meetings over the past year.

Following additional discussion, Township staff further clarified that the proposed "logistics fulfillment center" use is intended to function as a planned development subject to conditional use approval and would not automatically permit similar uses throughout the Township. Staff emphasized the proposal is distinct from traditional warehouse uses already permitted within the M-1 District and noted the 50-acre minimum requirement would make similar developments elsewhere in Middletown Township highly unlikely.

During public comment, residents raised concerns regarding potential environmental impacts, floodplain issues, stormwater runoff, traffic safety, truck activity, and the overall appropriateness of a logistics-related use on the property. Questions were also raised about the existing contaminated conditions of the site and whether alternative recreational uses could be considered instead.

Applicant representatives and Township officials responded that the property is an existing Superfund/brownfield site requiring remediation under DEP and EPA oversight, and stated no development could proceed without environmental approvals and cleanup plans. Officials further noted the current discussion pertains only to zoning amendments, while future traffic, stormwater, access, and land development issues would be addressed during any subsequent conditional use and land development proceedings.

Additional public comment addressed concerns regarding taxation, warehouse development, and broader Township growth and infrastructure issues. Township officials clarified there were no special tax agreements associated with nearby warehouse or apartment developments and confirmed those properties remain taxable.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek, to grant approval for the petition to amend the Middletown Township Zoning Ordinance by allowing a logistics fulfillment center use type with associated requirements in the M1 light manufacturing zoning district and to change the Middletown Township Zoning Map by rezoning an aggregate of properties to the M1 light manufacturing or open recreation zoning districts S/LD #25-4. A motion carried by a vote of 5-0.

11) Consideration of awarding James D. Morrissey, Inc. of Philadelphia, PA in the amount of \$1,711,679.40 for the 2026 Road Improvement Program and Roadway Striping.

Mr. Kessler, RVE, presented the 2026 Road Program, which includes approximately \$2 million in funding for roadway improvements, engineering, inspections, and related work. The base bid includes full milling and repaving of the Quincy Hollow and Juniper Hill neighborhoods, following prior ADA curb ramp upgrades. Additional alternates include drainage and paving improvements along Harris Avenue funded through the stormwater fund, roadway restriping projects throughout the Township, and pricing for future improvements in the Red Rose Gate neighborhood. Staff noted the recommended contract award came in below budget and emphasized that restriping projects, including the Route 1 service roads, were recommended for safety and visibility purposes despite anticipated future PennDOT work.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to award the base bid alternate number 1 and number 3 through 16 for the 2026 liquid fuels program in the amount of \$1,711,649.40 to James D. Morrissey Inc. A motion carried by a vote of 5-0.

12) Consideration to adopt Resolution #26-12 to adopt initiatives to be recognized as a Pennsylvania Audubon Council Bird Town.

Monica Tierney, Interim Director of Parks & Recreation, presented a recommendation from the Environmental Advisory Council for Middletown Township to apply for designation as a Bird Town through Bird Town Pennsylvania. Tierney explained that the program promotes community-based conservation efforts focused on habitat protection, sustainability, public education, and reducing threats to birds. She noted that numerous municipalities across Pennsylvania, including several in Bucks County, already participate in the program. Officials stated the initiative aligns with the Township's ongoing environmental efforts, including stormwater management and sustainability initiatives, and explained that participation involves a \$100 application fee and annual reporting requirements.

The Board thanked the EAC and Ms. Tierney and recognized the significance of this initiative, as late Supervisor, Anna Payne, was very passionate about this project.

Lauren Lareau, EAC member, thanked the Board and Monica for all the help and support.

Action: Mr. Ksiazek made a motion, seconded by Ms. Hannah, to adopt Resolution #26-12R to adopt initiatives to be recognized as a Pennsylvania Audubon Council Bird Town. A motion carried by a vote of 5-0.

13) Consideration of Resolution #26-13R to enter into an Intergovernmental Agreement with Neshaminy School District for relocation of portion of walking trail along Langhorne-Yardley Road.

Township Solicitor, Mr. Esposito, discussed an intergovernmental agreement with the Neshaminy School District related to traffic improvements along Langhorne-Yardley Road associated with the new Core Creek Elementary School project. The roadway widening project will require relocation of a Township-installed walking trail connecting to Core Creek Park. Mr. Esposito stated the Township would complete the trail realignment in-house through the Public Works Department rather than require the School District to hire outside contractors, which is expected to reduce overall project costs for taxpayers. The work will involve a small section of trail and primarily require materials such as stone and asphalt.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek, to enter into the proposed Intergovernmental Agreement with the Neshaminy School District by which Middletown Township will perform all work necessary to relocate and construct a segment of the pedestrian walking trail along Langhorne-Yardley Road. A motion carried by a vote of 5-0.

14) Consideration to adopt Resolution #26-14 to move forward with the Community Conservation Partnership Program (C2P2) grant process for Detective Chris Jones Memorial Playground Rehabilitation.

Interim Parks & Recreation Director Monica Tierney presented a grant opportunity for improvements to the Detective Chris Jones Park playground, including accessible and inclusive play features. The proposed project is estimated at approximately \$375,760, with the Township seeking a matching grant of \$187,880. Ms. Tierney also discussed the use of durable tile surfacing that could potentially be installed and maintained by Township Public Works staff to reduce long-term costs.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to adopt Resolution #26-14 to move forward with the Community Conservation Partnership Program (C2P2) grant process for the Detective Chris Jones Memorial Playground rehabilitation. A motion carried by a vote of 5-0.

15) Department Reports

Oral reports were provided by the Director of Public Works and Interim Director of Parks and Recreation. All written reports are incorporated herein.

16) Other Business

Mr. Esposito announced the Board held an executive session on April 6th, April 9th and April 13th to discuss personnel matters.

17) Adjournment

Ms. Hannah moved to adjourn the meeting of the Middletown Township Board of Supervisors' public meeting at 9:14 p.m