

Board of Supervisors Regular Meeting

Monday, August 10th, 2026 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Ms. Hannah called the meeting to order at 7:02 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, September 14, 2026, at 7:00 p.m.

4) Special Items

a) Groovin' at the Gates – September 26th Noon to 5:00 p.m. at Forsythia Crossing Park

b) Summer Recreation Charity Check Presentation

Interim Parks & Recreation Director, Monice Tierney, presented a \$1,535 check to Fostering Hope of Bucks County from proceeds raised by more than 300 summer recreation campers during the Township's annual charity car wash. Sarah Burstein of Fostering Hope Lower Bucks thanked the Parks and Recreation Department, camp staff, families, and campers for their continued support. She shared that the donation will help provide essential items and meaningful experiences for local children in foster care.

c) Swearing in of Township Manager, Christopher Hoffman

Christopher Hoffman was sworn in as Middletown Township Manager.

5) Public Comment – Non Agenda Items

Naveen Sharma, Middletown resident, expressed concerns regarding the Police Pension Fund's asset allocation, investment risk, performance, and available liability information. The Township explained that the fund is reviewed quarterly by the Police Pension Committee and Finance Director. The Township acknowledged his concerns and agreed to review the fund's performance relative to its benchmark.

Lynn Doble, Middletown resident, expressed concerns regarding the residents and activities at 413 North Pine Street. Building and Zoning Director Jim Ennis stated that the property changed ownership and did not complete the required rental inspection process. He confirmed that inspections are being scheduled and the matter is being investigated in accordance with Township ordinances.

Fran Grouse, Middletown resident, expressed concerns about potential uses of nearby warehouses, including data centers, and the occupants of 413 North Pine Street. Building and Zoning Director Jim Ennis stated that no use and occupancy applications

have been submitted for the warehouses and no inquiries have involved data centers. He also noted that the Township is reviewing a proposed ordinance and continues to investigate 413 North Pine Street through the rental inspection process.

Kimberly Creden, Pennadel resident, expressed support for her neighbors' concerns regarding 413 North Pine Street. She requested greater transparency and emphasized concerns about the safety of neighborhood residents and children.

Christine Tomlinson expressed concerns regarding the property and asked what information would be available following the rental inspection. Mr. Ennis stated that the investigation and inspection process must run its course and that the Township is ensuring compliance with all applicable codes and ordinances. He offered to meet with residents for further discussion.

Lance Sagors welcomed Township Manager Christopher Hoffman and asked about the zoning of 413 North Pine Street. Mr. Ennis explained that the property has historically contained multiple units and is considered a legal nonconforming use.

Mr. Sagors also requested clarification regarding the Cameron-Saba Tract. Mr. Ennis stated that Township representatives were scheduled to meet with DEP to review the property's active status under its Environmental Cleanup and Brownfields Program. The Township will provide additional information following that meeting.

Bradley Cooper, a Newtown Township resident, thanked the Board for its prior opposition to a proposed wastewater treatment plant on Lower Silver Lake Road. He expressed concerns regarding a potential large residential development at the site and its possible impact on Middletown residents. Mr. Cooper asked the Board to consider communicating its concerns to Newtown Township. He was asked to provide his contact information to Township staff.

6) Consent Agenda Items

- a)** Consideration of authorizing payment of August 10, 2026, Bills List in the amount of \$2,259,092.37.
- b)** Consideration of approving the July 13, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c)** Consideration adopting Resolution #26-20R appointing bank signatories.
- d)** Consideration adopting Resolution #26-21R to authorize the exchange of property with Lower Bucks County Joint Municipal Authority.
- e)** Consideration of Financial Security Release #1 (Final) for the Everett Minor Subdivision – Lot 1 at 1021 W. Maple Avenue in the amount of \$32,631.50.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo to approve the consent agenda items A-E. A motion carried by a vote of 5-0.

7) Consideration of Lot Line Change Application S/LD #26-6 at 76 Brown Street and Sumac Avenue.

Ms. Hannah noted at the applicants' request, this agenda item has been tabled to next month's meeting.

8) Consideration of authorizing advertisement of an ordinance amending sign regulations within Township Zoning Ordinance.

Township Solicitor, Jim Esposito, explained that the proposed amendment would establish uniform, content-neutral regulations for temporary signs in response to recent case law. Temporary signs, including political signs, would no longer be permitted within the Township right-of-way due to safety concerns. The Board authorized advertisement of the proposed ordinance.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to advertise the proposed ordinance. A motion carried by a vote of 5-0.

9) Consideration of enacting Ordinance #26-06 Chicken Ordinance.

Building and Zoning Director Jim Ennis presented the proposed chicken ordinance, which received support from the Township Planning Commission and no objection from the Bucks County Planning Commission. The ordinance would permit chickens in residential zoning districts on lots of at least 5,000 square feet, subject to limits and property standards. Roosters and free-range chickens would be prohibited. Residents would be required to obtain a permit and registration, with annual inspections conducted by the Township.

Action: Mr. Gallardo made a motion, seconded by Mr. Leighton, to grant approval to amend chapter 500 of the Middletown Township Code of Ordinances to regulate and keep chickens in certain residential areas. Approval includes amending the Middletown Township fee schedule to include \$150 permit fee with an annual registration of \$50 for keeping of chickens in certain residential areas.

Lynn Doble, Middletown resident, asked whether the ordinance would apply to other birds. Mr. Ennis clarified that it applies only to hens and does not permit roosters or other types of birds.

Bill Stackline, Middletown resident, asked about the previous acreage requirement and raised concerns about reducing the minimum lot size to 5,000 square feet. Mr. Ennis noted that setback requirements would apply and clarified that beekeeping is not addressed by this ordinance. The Board expressed interest in considering beekeeping regulations separately.

Angeline, Middletown resident, questioned the proposed \$150 application fee and \$50 annual licensing fee. Mr. Ennis explained that the fees are consistent with those of other municipalities and that annual licensing was recommended by the Planning Commission. The resident supported allowing chickens but asked the Board to reconsider the annual fee.

Sandy Anthony, Middletown resident, supported allowing residents to keep chickens but opposed the proposed annual licensing and inspection requirements. She expressed concern about the administrative burden and cost to taxpayers and recommended a one-time permit, with the Township responding to complaints or violations as needed.

Lance Sagers, Middletown resident, supported the ordinance but expressed concern that the proposed fees were excessive for residents raising chickens as a food source. He encouraged the Board to reduce the cost and rely more on complaint-based enforcement.

A motion carried by a vote of 5-0.

- 10) Consideration of purchase an unmarked Police Vehicle from Fred Beans of Doylestown, PA, in the amount of \$39,984.00 and vehicle upfitting by SKD Tryon's of Croydon, PA in the amount of \$10,702.10.**

Police Chief Joseph Bartorilla requested authorization to purchase and upfit a 2026 Ford Explorer for a total cost of \$50,686. The vehicle will replace two older unmarked vehicles declared total losses following separate accidents. Insurance proceeds and the anticipated sale of decommissioned vehicles are expected to reduce the Township's net cost to approximately \$7,186. The purchase will eliminate the need for an additional unmarked vehicle in the 2027 capital budget.

Chief Bartorilla also encouraged residents to report concerns involving 413 North Pine Street so incidents can be documented. In response to earlier pension comments, he noted that the Police Pension Fund was 88% funded in the most recent Auditor General's report.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve the purchase of one 2026 Ford Explorer police vehicle through the Co-Starts Cooperative Purchasing Program from Fred Beans in the amount of \$39,984.00 and authorized police upfitting by DKD Tryon's Emergency Vehicle Upfitting in the amount of \$10,702.10 for a total project cost not to exceed \$50,686.10 funded through insurance reimbursements, surplus vehicle sales proceeds and the township capital fund. A motion carried by a vote of 5-0.

- 11) Consideration of authoring the execution of a contract for the Middletown Township Veterans Park Repairs with Foraker Landscaping of Langhorne, PA, in the amount of \$19,700.00.**

Interim Parks and Recreation Director, Monica Tierney, presented proposed repairs to address deteriorating brickwork and trip hazards at Veterans Park. She recommended awarding the \$19,700 project to Forer Landscaping due to the safety concerns and high level of use by veterans and visitors.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to approve awarding the contract to Foraker Landscaping to repair and seal the brick walkways of Veterans Park for a total amount of \$19,700.00. A motion carried by a vote of 5-0.

- 12) Consideration of awarding Base Bid for the 2026 CDBG ADA Curb Ramp and Sidewalk Improvements Project to NJS Concrete of Feasterville Trevose, PA, in the amount of \$282,860.00.**

Township Engineer Isaac Kessler presented the project to replace deteriorated concrete, correct trip hazards, and improve pedestrian connections around the Municipal Center. The Township received a \$225,000 Community Development Block Grant and budgeted an additional \$100,000 for the work. Following review of two bids, NJS Concrete was identified as the lowest qualified bidder at \$282,860. Mr. Kessler clarified that the additional \$100,000 was separately budgeted for the project. He stated that the construction specifications are designed to prevent future settling. The apparent low bidder was rejected due to multiple bid deficiencies, including apprenticeship requirements.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to award the base bid

and alternate number one for the 2026 CDBG ADA Curb Ramp and Sidewalk Improvements Project to NJS Concrete LLC in the amount of \$282,860.00. A motion carried by a vote of 5-0.

13) Presentation of Communication Plan.

Public Information Officer Liz Martin introduced communications intern Julia French, who presented a 22-page Township Communications Plan developed through departmental collaboration, municipal research, and feedback from 653 residents. The plan focuses on increasing public awareness, strengthening the Township's brand, improving community engagement, and providing more proactive and consistent information through multiple communication channels. Progress will be evaluated annually using measures such as reach, engagement, public trust, and overall performance.

The Board thanked Ms. French for the comprehensive plan and praised its emphasis on providing residents with earlier information, gathering feedback, tracking performance, and improving communication through the Township's new website.

Action: Ms. Kane made a motion, seconded by Mr. Leighton, to adopt the Middletown Township Communication Plan as present.

A resident asked how the Township would reach individuals who are not already subscribed to digital communications and suggested using mailed notices and an opt-out email enrollment approach. Ms. Martin stated that the Township would promote its notification system through social media and the website and would consider mailed outreach.

A motion carried by a vote of 5-0.

14) Vibe (Volunteer, Inform, Build, Engage) Presentation

Interim Parks and Recreation Director Monica Tierney presented VIBE (Volunteer, Inform, Build and Engage) a Township-wide program designed to connect residents with volunteer opportunities for events, projects, boards, and committees. The program will include general volunteering, neighborhood-led projects, youth initiatives, and athletic support. VIBE will also recognize volunteer service through achievement awards and an annual appreciation event.

The Board expressed support for the VIBE program and suggested including opportunities with the volunteer fire companies and local students completing service hours. Ms. Tierney stated that registration information would be shared through social media, email notifications, and the Township's program guide.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve the initiation of the VIBE Program. A motion carried by a vote of 5-0.

15) 2027 Budget Calendar

Interim Township Manager Stephanie Teoli Kuhls presented the proposed 2027 budget schedule. Workshops will be held September 28 for capital projects and October 19 and 26 for the operating budget. The preliminary budget will be presented November 16, followed by a public budget town hall and final adoption on December 14. No Board action was

required.

16) Other Business

Interim Township Manager Stephanie Teoli Kuhls recognized communications intern and Township resident Julia French for her work and thanked Public Information Officer Liz Martin for overseeing the internship.

The Board thanked the Police Department, Parks and Recreation Department, and volunteer fire companies for their work on National Night Out and the summer movie night. Residents were encouraged to attend the upcoming budget workshops and participate early in the budget process.

The Board thanked Ms. Teoli Kuhls for her service and leadership as Interim Township Manager and welcomed Christopher Hoffman as Township Manager. Chair Hannah also thanked residents for attending and providing feedback.

17) Adjournment

Ms. Hannah moved to adjourn the meeting at 8:39 p.m., seconded by Mr. Leighton.