

Board of Supervisors Regular Meeting

Monday, July 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 as well as Interim Township Manager, Stephanie Teoli Kuhls, Township Engineer, Isaac Kessler and Township Solicitor, James Esposito.

3) Upcoming Meetings and Events

- a)** Next Board of Supervisors Meeting – Monday, August 10th, 2026, at 7:00 p.m.
- b)** National Night Out – Tuesday, August 4th from 5:30 p.m. to 8:30 p.m. at the Municipal Center Parking Lot

4) Special Items

a) Neshaminy Highschool Baseball Team Recognition

The Board recognized the 2026 Neshaminy High School Baseball Team for its historic season, presenting certificates to the players and coaches. The team finished 21-7, tied the school record for wins in a season, and captured the program's first PIAA State Championship. The Board congratulated the team on its outstanding achievement and lasting legacy.

b) Swearing in Officer Thomas Pease

Chief Joseph Bartorilla introduced Officer Peace, highlighting his service in the Pennsylvania National Guard, including a 10-month deployment to Africa, and his commitment to serving his hometown community. Chair Bernadette Hannah administered the oath of office, followed by congratulations from the Board and attendees.

c) Recognition of Lieutenant Aileen Parker

The Board recognized Lieutenant Aileen Parker for graduating from the FBI National Academy in Quantico, Virginia, one of the nation's most prestigious law enforcement leadership programs. Chief Joseph Bartorilla commended her commitment to professional development and noted that she is the ninth member of the Middletown Township Police Department's command staff to complete the program. Lieutenant Parker was presented with a plaque in recognition of her achievement.

d) Recognition of Linda Sally Proclamation

The Board presented a proclamation honoring Linda Salley for her lifelong dedication to education, community service, and preserving African American history in Bucks County.

e) African American Museum of Bucks County Proclamation

The Board recognized the grand opening of the African American Museum of Bucks County, celebrating the establishment of its permanent home and its mission to preserve, document, and share the history and contributions of African Americans throughout Bucks County.

Following the proclamation presentations, the Board invited Tiffany McKinnon to perform the original poem she shared during the African American Museum of Bucks County's grand opening. After a moment of silence in memory of Linda Salley, Ms. McKinnon delivered a tribute reflecting on history, resilience, identity, and unity, honoring the legacy of those whose contributions helped shape the community and the museum.

f) Parks and Recreation Month Proclamation

Mr. Ksiazek read the Proclamation recognizing July as Parks and Recreation Month in Middletown Township.

g) Disability Month Proclamation

Mr. Leighton read the Proclamation recognizing July as Disability Month in Middletown Township.

5) Public Comment – Non Agenda Items

Mr. Eric Bruno, a Middletown Township resident, presented research regarding the rezoning of a property on Old Lincoln Highway discussed at the April Board meeting. He questioned references made during that meeting describing the property as a Superfund or Brownfield site, stating that his review of EPA and DEP records indicated the site was remediated and not listed as a Superfund site. Mr. Bruno asked the Board to review the information, determine how the discrepancy occurred, and consider steps to prevent similar issues in future decisions. Chair Bernadette Hannah thanked Mr. Bruno for his extensive research and stated that Township staff would address his questions and concerns.

A Jeffrey Lane resident, joined by several neighbors, reiterated concerns about the proposed closure of access roads, stating that diverting traffic onto the narrow residential street would create congestion and safety issues, particularly during emergencies. In response, the Township Manager explained that following a June 16 meeting with PennDOT, Middletown Township formally expressed its preference to keep the access roads open as much as possible and agreed to continue maintaining them. The Township Manager emphasized that the final decision rests with PennDOT, but confirmed that the Board had directed staff to advocate for keeping the access roads open.

Paul Schneider, representing No Cloverleaf, thanked the Board for advocating to keep the Jeffrey Lane access roads open but expressed concern that the proposed PennDOT plan could negatively impact other nearby streets, including South Bellevue Avenue. He urged the Board to continue working with PennDOT to pursue a solution that addresses traffic concerns for all affected neighborhoods rather than a limited compromise. Chair Bernadette Hannah thanked Mr. Schneider for his advocacy.

Caroline, President of the Windybush Homeowners Association, addressed the Board regarding a 2003 easement between the Township and the HOA involving property used by the Middletown Country Club. She stated that, under the easement, the Township agreed to maintain the hedge line along the property boundary, but that maintenance has not been

performed despite years of requests. Ms. Male requested a meeting with Township staff to discuss the Township's obligations under the agreement and establish a plan for future maintenance. Township staff apologized for the delay in responding and confirmed that they would coordinate a meeting with the HOA and the Public Works Director to address the matter.

Mr. Cahill asked several questions regarding the Township's 2025 vote to pay off the remaining loan balance for Tower 8 and whether annual truck loan payments made by the Pendel Fire Company should also have required Board approval. Township Solicitor Scott Esposito explained that the Board's vote was required because Township funds were used to pay the remaining balance and the Township became a joint owner of the fire truck. He further stated that once funds are allocated to the fire company, the Township does not vote on how those funds are used. Mr. Cahill also questioned financial oversight and audits of fire company funding. The Board responded that staff would review his questions regarding financial tracking and audit procedures and provide additional information.

Carol Zederberg, speaking on behalf of Langhorne Open Space, expressed concerns about the proposed RC3/PennDOT project and its potential impacts on local neighborhoods. While she appreciated the Township's recent communication with PennDOT regarding the Jeffrey Lane access roads, she urged the Board to take a stronger position by formally opposing the diversion of Route 1 traffic onto residential streets. Ms. Zederberg stated that the proposal could negatively affect traffic, safety, and quality of life for residents throughout the area, and encouraged the Township to continue advocating for a solution that protects all affected communities.

Lance Sagers questioned the Township's oversight of fire company finances and annual audits following the Tower 8 truck loan payoff. He also expressed concerns about rezoning and continued development, stating that growth has increased congestion and stormwater issues. Mr. Sagers urged the Board to prioritize residents, make decisions based on complete information, and allow adequate time for public comment.

Joe Fitch, Middletown resident, expressed concerns about coordination among Township departments, stormwater management, flooding, and infrastructure maintenance. He questioned development decisions, the maintenance of retention basins, and the handling of contamination and sewage issues. He also raised concerns about vacant warehouse buildings and urged the Township to prioritize long-term infrastructure improvements.

Tom Walker, Middletown resident, requested that Periwinkle Avenue be repaved due to its deteriorated condition and damage from heavy truck traffic during the Brownsville Bridge detour. He also raised concerns about speeding and stop sign violations, citing pedestrian safety. Public Works Director Eric Gartenmayer responded that the road is planned for the 2027 paving program and that traffic safety concerns will be shared with the Police Department.

Barry Trushaw expressed concerns about the proposed RC3 access road changes, stating they could negatively affect emergency response times and public safety. He referenced a previously completed traffic study and offered to share its findings with the Township.

A resident and urban design professional expressed concerns about recent development proposals, emphasizing the importance of preserving community character and incorporating thoughtful planning. He encouraged greater public involvement in future planning efforts, provided informational materials to the Board, and requested a meeting with Township staff to discuss urban design concepts and the area's historical context.

Mr. Leighton thanked residents and community leaders for their advocacy regarding the PennDOT project, noting that public input helped inform the Board's discussions with PennDOT. Mr. Leighton also expressed appreciation for those who attended meetings, submitted comments, and advocated on behalf of the affected neighborhoods.

Mr. Gallardo thanked Township staff, emergency services, the Police Department, volunteers, and local car clubs for their assistance in organizing the Township's Fourth of July community event, noting that it was well attended and well received by residents.

6) Consent Agenda Items

- a) Consideration of authorizing payment of July 13, 2026, Bills List in the amount of \$3,634,411.32.
- b) Consideration of approving the June 8, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of authorizing execution of Retirement Agreement and General Release for Scott Patrick.

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

7) Conditional Use – Consideration of approving CU #26-1, Paranormal Circus, 2300 E. Lincoln Hwy.

Mr. Esposito held a conditional use hearing for CU #26-1, an application by CIRC Entertainment III, LLC to conduct a four-day circus event at the Oxford Valley Mall parking lot (2300 E. Lincoln Highway) from October 2–5, 2026. The Planning Commission recommended approval, and Township staff reported that similar events have been successfully held at the site without significant issues. Mr. Ennis recommended approval subject to all required permits, inspections, and escrow requirements.

Action: Mr. Ksiazek made a motion, seconded by Mr. Leighton, to grant conditional use approval to allow a 4-day circus event running from October 2nd to 5th at an area of the Oxford Valley Mall parking lot containing the address of 2300 Lincoln Highway Langhorne, PA 19047 and the Bucks County Tax Map parcel #22-057-020-00001 CU26-1

A motion carried by a vote of 5-0.

8) Consideration of approving Preliminary/Final Land Development for 7 Brew at Langhorne Square Shopping Center, 1281 Lincoln Highway, S/LD #26-4

Mr. Ennis presented the preliminary/final land development approval for a proposed Seven Brew drive-thru coffee stand at Langhorne Square Shopping Center, 1281 E. Lincoln Highway. The Planning Commission recommended approval, and Township staff supported the

application. The applicant reviewed the proposed 510-square-foot drive-thru facility, traffic circulation, stormwater improvements, and lighting plan, stating that the project complies with Township requirements and is designed to accommodate anticipated vehicle queuing without impacting Route 1 traffic.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to grant preliminary and final development plan approval for the construction of a 7 Brew drive-thru coffee shop in an area of the Langhorne Square Shopping Center which contains the address 1281 E. Lincoln Hwy S/LD #26-4 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 is granted by the body having jurisdiction.***
- ***Any remaining comments shall be addressed in full.***

A motion carried by a vote of 5-0.

- 9) Consideration of awarding the 2026-2027 Fuel Consortium Contract to Petroleum Traders Corporation, Fort Wayne, IN, for unleaded gasoline with an estimated amount of \$270,000 and Ports Petroleum, Wooster, OH, for low sulfur diesel fuel with an estimated amount of \$85,000.**

Mr. Gartenmayer recommended awarding the gasoline contract to Petroleum Traders Corporation and the diesel fuel contract to Ports Petroleum as the lowest responsible bidders.

Action: Ms. Kane made a motion, seconded by Mr. Gallardo, to award the 2026-2027 fuel consortium contract to Petroleum Traders of Fort Wayne, Indiana for unlimited unleaded gasoline with an estimated amount of \$85,000.00.

A motion carried by a vote of 5-0.

- 10) Consideration of purchasing 2025 F-150 from Fred Beans, Langhorne, PA, in the amount of \$48,639.00 and upfit from SKD Tryon's Vehicle Upfitting, Croydon, PA, in the amount of \$24,984.96 totaling \$73,353.26**

Mr. Welsh presented the approval to purchase a 2025 Ford F-150 and associated emergency vehicle upfitting for the Fire Marshal's Office. The purchase, approved in the 2026 budget, will replace an ageing F-250 and remains under the authorized budget amount.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to approve the purchase of one Ford F-150 responder for a total of \$48,369.00 from Fred Beans and to upfit the vehicle with emergency lighting and storage for a total of \$24,984.96 from SKD Tryon's.

- 11) Consideration of authorizing Employment Agreement for Township Manager**

Interim Township Manager Stephanie Teoli Kuhls presented the employment agreement for the appointment of Christopher Hoffman as Township Manager following a comprehensive recruitment process. She outlined the extensive search and interview process, noting that Mr. Hoffman was unanimously selected by the Board based on his experience, leadership

qualities, and strong professional references. Board members expressed appreciation to Interim Manager Kuhls, staff, and the recruitment team for their efforts and voiced confidence that Mr. Hoffman will be a strong fit for the organization and community.

Action: Mr. Gallardo made a motion, seconded by Ms. Kane, to authorize execution of an employment agreement between Middletown Township and Christopher Hoffman for the role of Township Manager.

A motion carried by a vote of 5-0.

12) Q2 Financial Report

Finance Director, Laura Hucklebridge, presented the second quarter financial report, noting that the Township has received 62% of its annual budgeted revenue, largely driven by April tax collections. She reported that revenues and expenditures are tracking as expected, the General Fund maintains a surplus with sufficient reserves to cover approximately 3.8 months of operating expenses, and capital and investment funds remain financially stable. She also announced that the Township received the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for its 2024 audit, marking the 22nd consecutive year of recognition.

13) Policy Discussions

a) Underground Utilities

Mr. Kessler discussed updating the Township's roadway restoration ordinance for utility work. Staff recommended revising the ordinance to require more comprehensive roadway restoration, such as half-width or full-width repaving where appropriate, rather than simple trench or patch repairs, in order to improve the long-term condition of Township roads. The Board provided direction for staff to prepare an updated ordinance for future consideration.

14) Other Business

Mr. Esposito noted an executive session was held prior to tonight's meeting to discuss personnel matters.

15) Adjournment

Ms. Hannah moved to adjourn the meeting at 9:31 p.m.