Board of Supervisors Regular Meeting
Monday, June 8th, 2026| 7:00 p.m.

1) **Call to Order, Pledge of Allegiance**

Ms. Hannah called the meeting to order at 7:03 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, July 13, 2026, at 7:00 p.m.

4) **Special Items**

a) Boy Scout Recognition

The Board recognized Vincent Kutch for his Eagle Scout service project at Veterans Park. His project included restoring the Heroes Walk Reflection Path, refurbishing the Heroes Walk sign, installing birdhouses, and replacing engraved bench slats honoring veterans. The Board commended Vincent for his leadership and community service, thanked the volunteers who assisted with the project, and presented him with a certificate of recognition.

b) Middletown Community Foundation – Community Service Scholarship Award

Supervisor Kane welcomed Juleece Argust of the Middletown Community Foundation to present the 2026 Community Service Scholarship Award. The award was presented to Keenan Stall, a graduate of La Salle College High School, in recognition of his volunteer service with Leveling the Playing Field, where he helped provide donated sports equipment to underserved communities in the Philadelphia area. Keenan was congratulated on his achievements and upcoming enrollment at Drexel University.

c) Pride Month Proclamation

Supervisor Leighton read the proclamation recognizing June as Pride Month in Middletown Township.

d) Juneteenth Proclamation

Supervisor Ksiazek read the proclamation recognizing Juneteenth in Middletown Township

e) Penndel Middletown Emergency Squad Summer Food Drive

Supervisor Gallardo announced the Penndel Middletown Emergency Squad's Summer Food Drive in partnership with Redner's Warehouse Markets. Donations collected on June 14 will support local food pantries serving children and families throughout the summer. Residents were encouraged to participate by donating requested food items at the designated drop-off location.

5) Public Comment – Non Agenda Items

Mr. Cahill, Penndel resident, questioned the credibility of the Tower 8 loan documents. Staff advised he was provided with everything on file.

Kathy Horwatt, President of Langhorne Borough Council, invited residents to participate in the Borough's 150th anniversary events and expressed a desire to continue strengthening regional cooperation. She also discussed the U.S. Route 1/RC3 project, reiterating Langhorne Borough's support for the proposed safety improvements while emphasizing the Borough's interest in remaining involved in future discussions with PennDOT regarding the project and service roads.

Paul Schneider, Middletown resident, thanked members of the Board for attending a recent community information session regarding the U.S. Route 1/RC3 project. He urged the Township to continue advocating to PennDOT for alternatives that preserve the service roads and protect surrounding neighborhoods from increased traffic.

Sue Dunley, Middletown resident, expressed concerns about the proposed U.S. Route 1/RC3 project, stating that increased traffic on Jeffrey Lane would negatively impact neighborhood safety, traffic flow, and property values. She urged the Board to consider the effects on affected residents. Ms. Dunley also congratulated the Neshaminy High School varsity baseball team on advancing to the state finals.

Janice Whiteitman, Middletown resident, expressed concerns about the potential impacts of the U.S. Route 1/RC3 project on her neighborhood. She requested improved communication with affected residents regarding discussions with PennDOT and urged the Township to pursue options that would preserve the service roads and protect neighborhood safety from increa

6) Consent Agenda Items

- **a)** Consideration of authorizing payment of June 8, 2026, Bills List in the amount of $1,904,194.46.
- **b)** Consideration of approving the May 11, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- **c)** Consideration of approving a Memorandum of Understanding (MOU) regarding the Neshaminy Watershed Collaborative.
- **d)** Consideration of Change Order #4 for the Langhorne Gables Drainage Improvement Phase II in the amount of negative $110.20.
- **e)** Consideration of Payment Certificate #4 for the Langhorne Gables Drainage Improvement Phase II in the amount of $316,303.40 for work completed.
- **f)** Consideration of Maple Ave and N. Flowers Mill Rd. Improvements Progress Payment #1 in the amount $103,556.70 and Final Payment #2 (Retainage) in the amount of $11,506.30 totaling $115,063.00.
- **g)** Consideration of Resolution #26-19R 164 S. Walnut Terrace Sewer Planning Module.
- **h)** Consideration of approving Change Order #1 to David Thomas Trailways contract for transportation services associated with the 2026 Summer Recreation Program reducing the amount from $37,076.00 to $36,742.00

i) Consideration of authorizing execution of Retirement Agreement and General Relealse for Ed DiFrank

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

7) Consideration of approving George School Campus Master Plan

Mr. Ennis noted that the Planning Commission unanimously recommended approval and explained that the master plan establishes a long-term framework for campus improvements over the next 15–20 years. Representatives of George School emphasized that the plan does not approve any specific development projects, grant zoning relief, or waive ordinance requirements. Each future phase will require separate preliminary and final land development approval by the Township. Following the presentation and discussion, the Board proceeded with consideration of the master plan.

Action: Mr. Ksiazek made a motion, seconded by Mr. Gallardo, to grant approval to the George School Master Plan and Campus Master Plan report with the condition that every project phase will demonstrate compliance with the Middletown Township Code of Ordinances and receive approval by the Township Board of Supervisors when pursued.

A motion carried by a vote of 5-0.

8) Consideration of amended Final Land Development Approval for Neshaminy Springs Development, 1700 Woodbourne Road, S/LD #24-3.

Mr. Ennis presented this proposal for the installation of streetlights within the development, which were not included in the original 2024 approval. Mr. Ennis noted the Planning Commission recommended approval and that the amendment had been reviewed by Township staff and consultants with no concerns identified. During discussion, the applicant agreed to replace an exotic tree with a native species and confirmed the proposed streetlights comply with dark sky lighting standards.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to grant amended final development plan approval for the proposed street lighting to 66 townhouse unit Neshaminy Springs Development at 1700 Woodbourne Road, S/LD #24-3 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 comments shall be addressed in full.***

A motion carried by a vote of 5-0.

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

This agenda item was tabled.

10) Consideration of authorizing execution of contract with Sesame Place.

This agenda item was tabled.

11) Consideration of approving an agreement with Exemplifi for the development and implantation of a new Township website inn the amount of $70,000 along with an annual maintenance and support agreement of $15,600.

Public Information Officer, Liz Martin, explained the current website platform will no longer be supported after December 31, 2026, and has experienced increasing reliability issues. The new website will improve reliability, ADA accessibility compliance, navigation, and online services for residents.

Following a competitive RFP process with nine proposals, Exemplifi was selected based on its municipal experience, overall qualifications, and ability to meet the Township's timeline. Although not the lowest overall bidder, Exemplifi was the lowest-priced firm among the three finalists interviewed. Board members discussed the implementation timeline, website accessibility requirements, and project costs.

Action: A motion carried by a vote of 5-0.

12) Consideration purchase two zero-turn mowers from Robert E. Little, Inc. of Hatboro, PA, in the amount of $27,131.34

Mr. Gartenmayer explained the Township's existing mowers are approximately 14 years old and are used to maintain about 750 acres of Township property. The purchase was included in the 2026 Road Machinery Fund budget.

Action: A motion carried by a vote of 5-0.

13) Policy Discussions

a) Data Center Zoning Ordinance

The Board held a policy discussion on a draft data center zoning ordinance. Mr. Ennis emphasized that no data center has been proposed and no action was taken. The draft ordinance is intended to establish regulations, including location, environmental protections, noise, energy and water use, emergency planning, and setbacks from sensitive uses, should a proposal be submitted in the future.

Board members discussed strengthening provisions related to noise limits, impervious coverage, renewable energy, protection of wells and waterways, emergency response planning, and additional environmental safeguards. Staff noted municipalities cannot legally prohibit data centers but can establish reasonable regulations, and the draft will continue to be refined before review by the Planning Commission.

14) Other Business

Ms. Teoli Kuhls announced that the Board did hold executive session before the meeting to discuss personnel matters.

Ms. Hannah recognized Vincent Klutch who is working to obtain his Eagle Scout.

15) Adjournment.

Ms. Hannah moved to adjourn the meeting at 8:11 p.m.