

Board of Supervisors Regular Meeting

Monday, March 9th, 2026 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Ms. Hannah called the meeting to order at 7:00 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 April 13, 2026, at 7:00 p.m.
- b)** Penn del – Middletown Emergency Squad Community Health Fair – Thursday, March 19, 2026, from 10 a.m. to 2 p.m. at Middletown Township Municipal Center
- c)** SEPTA Langhorne Station Area Concept Plan Open House – Monday, March 23, 2026 from 6:00 p.m. to 8:00 p.m. at Penn del Borough Hall

4) Special Items

Chief Bartorilla expressed condolences to the Pennsylvania State Police following the line-of-duty death of Corporal Timothy O'Connor. He reported that federal agents, including the Federal Bureau of Investigation, executed court-authorized search warrants at two Township locations as part of an ongoing investigation led by the United States Attorney's Office for the Southern District of New York and the New York City Police Department. The Middletown Township Police Department assisted in a support role and emphasized there is no known threat to the community. Due to the active investigation, no further details were provided.

a) Retirement Recognition – Officer Michael Marks and K-9 Jester

Chief Bartorilla recognized the retirement of Officer Michael Marks following nearly 30 years of distinguished service, beginning January 22, 1996. Throughout his career, Officer Marks served in the patrol division and held several key roles, including Field Training Officer, UAS operator, firearms instructor, and canine handler. He received numerous commendations and was widely respected as a mentor, leader, and trusted colleague.

Chief Bartorilla noted Officer Marks' strong commitment to both the Department and the community, as well as his willingness to lead when needed and guide younger officers. On behalf of the Middletown Township Police Department, the Board of Supervisors, and the community, Chief Bartorilla expressed appreciation for Officer Marks' dedication and service, and extended best wishes for a well-earned retirement.

Officer Marks' thanked the Board of Supervisors for the opportunity to serve the Township and all of his colleagues for their support over the years.

b) Retirement Recognition – Police K-9 Jester

Chief recognized Sergeant Steve Andrews and K9 Jester. K9 Jester has served Middletown Township with distinction since 2017, working alongside Sergeant Andrews in patrol and explosives detection, assisting both our department and neighboring agencies. After nine years of dedicated service, Chief thanked Jester for his loyalty and service, and Sergeant Andrews for his commitment and partnership.

c) Middletown Community Foundation Check Presentation and Introduction of Police K-9 CJ

Chief introduced Officer Kevin Eckenrode, leader of the K9 unit and K9 CJ, the newest member of the Middletown Township Police Department. Officer Eckenrode was recognized for his leadership of the K9 program, and CJ was formally welcomed to the unit. The Board expressed sincere appreciation to the Middletown Community Foundation for their continued support, noting that their generosity made the purchase of CJ possible.

d) Colorectal Cancer Awareness Month Proclamation

The Board of Supervisors considered a proclamation recognizing March 2026 as Colorectal Cancer Awareness Month. Supervisor Leighton read the proclamation into the record, highlighting the importance of early detection and screening, as well as disparities in diagnosis and outcomes. The proclamation also honored the memory of Supervisor Payne and her advocacy for awareness and early screening. The Board proclaimed March 2026 as Colorectal Cancer Awareness Month.

5) Public Comment – Non Agenda Items

Michael Morris, Middletown resident, requested clarification that the Township Solicitor is Curtin & Heefner. Morris also expressed support for the Police Department commending the leadership and professionalism.

Lance Sagers, Middletown resident, expressed concern regarding recent staff departures and their impact on maintaining a high level of service within the Township. Mr. Sagers encouraged the Board to examine the reasons for staff turnover and its potential implications.

Joe Fitch, Middletown resident, commented on the Township's snow removal efforts, commending staff for their work during recent storms and offering suggestions regarding resource allocation during storm events.

Mr. Fitch also inquired about a potential SEPTA transportation-oriented development project. Staff explained that the project is in the early stages, with no formal submission to the Township, and noted that public engagement opportunities are being planned.

6) Consent Agenda Items

a) Consideration of authorizing payment of March 9, 2026, Bills List in the amount of \$2,657,110.32.

- b) Consideration of approving the February 9, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of enacting Ordinance #26-03 to adopt the 2021 International Fire Code with modifications.
- d) Consideration of enacting Ordinance #26-04 to increase the speed limit on Big Oak Road from 25 MPH to 35 MPH and to add stop signs to Flame Drive at the intersection with Fir Avenue and Elisa Lynn Way at the intersection with Fir Avenue.
- e) Consideration of Change Orders #1 and #2 for the Langhorne Gables Drainage Improvement Project in the amount of an additional \$18,201.49 for adjustment and repair of water service lines, and a negative \$153.00 for adjusted quantities.
- f) Consideration of Payment Certificate #2 for the Langhorne Gables Drainage Improvement Project in the amount of \$456,431.93 for work completed.
- g) Consideration of Resolution #26-11R, Woods Meadowbrook Development Sewer Planning Module.
- h) Consideration of authorizing the execution of a contract with Carey's Heating and Air Condition, Inc. of Tinley Park, IL, in the amount of \$27,960.00 for a computer control air handler system in the firearms range.

Action: Ms. Hannah made a motion to approve the consent agenda items A-H, seconded by Mr. Ksiazek

Ms. Kane inquired whether multiple quotes were obtained for the computer control air handling system. Mr. Esposito explained a single quote was obtained due to the project being a sole-source procurement.

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

7) Consideration of a Letter of Understanding (LOU) with the Delaware Valley Regional Planning Commission (DVRPC) for participation in the Regional Energy Benchmarking Program.

The Board considered a Letter of Understanding (LOU) with the Delaware Valley Regional Planning Commission and Green Building United to support development of a regional energy benchmarking program.

Staff clarified the LOU is for policy development only and would not implement a program at this time. The proposed program would apply to properties 25,000 square feet and larger and require annual energy usage reporting.

Discussion included concerns regarding potential impacts to property owners and tenants, as well as future policy implications. Staff noted the program is intended as an initial data-gathering step, with any future requirements subject to separate Board action.

The Environmental Advisory Council recommended proceeding (4-1). Members of the Board expressed both support for participation as a proactive initiative and concern regarding mandates.

Action: Ms. Hannah made a motion, second by Mr. Ksiazek to authorize the Township Manager to execute a Letter of Understanding with the Delaware Valley

Regional Planning Commission and Green Building United regarding the Regional Energy Benchmarking Program.

Mr. Morris, Middletown resident, voiced his concern and disagreement with the Regional Energy Benchmarking Program citing costs and potential future mandates.

Eric Bruno, Middletown resident, voiced support but encouraged the Township to take a leadership role on environmental initiatives.

Lance Sagers, Middletown resident, voiced his concerns about future mandates notice businesses can manage their own energy usage. Mr. Sagers warned that additional requirements could create burdens and be passed on to consumers.

A motion carried by a vote of 4-1.

8) Consideration of Heart & Lung Act Hearing Decision – Robert Weber

Action: Ms. Hannah made a motion to terminate the Pennsylvania Heart and Lung Act benefits of Sergeant Weber based upon the evidence presented at the hearing held on Monday, February 2nd, 2026, finding Sergeant Weber's disability from his work-related injury has ceased and that Sergeant Weber is able to return to duty. A motion carried by a vote of 5-0.

9) Consideration of Heart & Lung Act Hearing Decision – Joseph Schuck

Action: Ms. Hannah made a motion to terminate the Pennsylvania Heart and Lung Act benefits of Officer Joseph Schuck based upon the evidence presented at the hearing held on Monday, February 4th, 2026, finding Officer Joseph Schuck disability from his work-related injury has ceased and that Sergeant Weber is able to return to duty. A motion carried by a vote of 5-0.

10) Consideration of Lot Line Change application S/LD #26-1 at 2340 Lincoln Highway and 130 Middletown Boulevard, TMP #22-057-020-006.

Mr. Ennis presented a lot line change application to adjust the boundary between two existing parcels at the former Balley's site. Staff advised that the previously approved land development plan is no longer being pursued and will be formally withdrawn. The proposed reconfiguration would create more uniform, rectangular lots, improving future development potential.

The application received a recommendation of approval from the Planning Commission and was reviewed by the Township Engineer and Traffic Engineer with no outstanding issues. Staff indicated no objections to the requested waivers.

It was noted that the properties have always existed as separate parcels and that the revised configuration increases zoning compliance, reducing the likelihood of variances. The demolition of the prior structure removed any nonconformities.

The Board approved the Lot Line Change Application (SLD 26-1), subject to compliance with all applicable Township ordinances and resolution of all outstanding review comments.

Action: Ms. Hannah made a motion, seconded by Mr to grant lot line change plan approval for the two properties at 2340 Lincoln Highway and 130 Middletown Boulevard, S/LD #26-1 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.***

Joe Fitch, Middletown resident, questioned why the property would remain as town parcels rather than being consolidated, citing concerns with vacancy and access.

Mr. Ennis responded that the Township cannot require consolidation, as it does not own the property. He noted the application is a lot line change and that both parcels comply with zoning requirements.

A motion carried by a vote of 5-0.

11) Consideration of Preliminary/Final Land Development application S/LD #25-6 at 640 E. Lincoln Avenue, TMP #22-041-026, C-Commercial Zoning District, for construction of a Taco-Bell drive through restaurant at the former Denny's site.

Mr. Ennis noted the application was recommended for approval by the Planning Commission and reviewed by Township consultants. A key issue involved ensuring EMS access due to increased traffic from the drive-thru. The applicant and EMS coordinated mitigation measures, including signal preemption, no-stopping zones, and a proposed driveway widening, subject to PennDOT approval.

The applicant stated the design was constrained by site conditions and easements but agreed to all EMS-requested measures. The Township's traffic engineer found the proposed solutions acceptable.

The Board approved the application with conditions, including PennDOT approval and continued coordination with EMS if needed.

Action: Ms. Hannah made a motion, seconded by Ms. Kane, to grant preliminary and final land development plan approval for the construction of a Taco Bell drive-thru service at 640 East Lincoln Avenue S/LD #25-6 with the following conditions:

- ***Applicant shall comply in full with all requirements of the Middletown Township subdivision and land development ordinance of the Middletown Township zoning ordinance unless relief was granted by the body having jurisdiction***
- ***Application will see PENNDOT approval. If PENNDOT approval is not granted, then the applicant will work with the neighboring EMS property for alternative solutions***

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

12) Consideration of awarding G&B Construction of Feasterville, PA, in the amount of \$633,426.00 for construction of the Reetz Avenue Culvert Replacement Project.

Mr. Kessler noted the project was rebid, resulting in a lower cost, and recommended award to the lowest qualified bidder. The increase from the original estimate was attributed to utility relocation, phased construction to maintain access, and rising construction costs. Funding gaps are expected to be offset by grant savings from other projects.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek, to award the Reetz Avenue Culvert Replacement Project in the amount of \$633,426.00 to G&B Construction.

Eric Bruno, Middletown resident, questioned the estimated life of the new culvert and Mr. Kessler advised around 100 years.

A motion carried by a vote of 5-0.

13) Consideration of appointments to various Boards and Commissions

- a) Planning Commission (4-year term ending December 31, 2029)

Action: M. Hannah made a motion, seconded by Mr. Gallardo to recommend Dr. Farber for the Planning Commission 4-year term. A motion carried by a vote of 5-0.

- b) Citizens Traffic Commission (3-year term ending December 31, 2028)

Action: M. Hannah made a motion, seconded by Mr. Gallardo to recommend Lorraine Bereau for the Traffic Commission 3-year term. A motion carried by a vote of 5-0.

- c) Environmental Advisory Council (3-year term ending December 31, 2028)

Action: M. Hannah made a motion, seconded by Mr. Gallardo to recommend Russ Hartman for the Environmental Advisory Council 3-year term. A motion carried by a vote of 5-0.

14) Policy Discussions

a) Single-Use Plastics Ordinance

Environmental Advisory Council (EAC) representative, Kevin Deenie, presented findings from a multi-year review conducted under the Township's 2021 Climate Action Plan.

The EAC identified single-use plastics as a significant environmental concern due to recycling limitations, litter, and microplastic contamination in local waterways.

The EAC recommended the Township consider an ordinance to phase out plastic bags, prohibit polystyrene food containers, and restrict single-use plastic utensils, noting alignment with regional efforts and potential reductions in environmental impacts and cleanup costs.

Lauren Lareau, EAC member, presented a study showing that plastic bags policies lead to a 25% to 47% reduction of plastic bags in the environment where they're implemented.

Michael Morris, Middletown resident, voiced his support for the ordinance.

Michael Lamvick, Middletown resident, encouraged the Board to support the ban of single-use plastics.

Joe Fitch, Middletown resident, expressed concerns regarding the practicality of limiting single-use plastics, noting that litter issues are often driven by improper waste management, including overflowing dumpsters, unsecured trash, and illegal dumping by businesses and residents.

Lance Sagers, Middletown resident, expressed opposition to the proposed ordinance, stating it would not effectively address litter or environmental issues and is instead an enforcement concern. Mr. Sagers cited potential environmental trade-offs, increased costs to businesses and consumers, and emphasized personal responsibility over regulation.

Ms. Hannah noted the temporary sign ordinance and underground utility road paving ordinance discussions will be addressed in April.

15) Department Reports

Oral reports were provided by the Chief of Police and Finance Director. All written reports are incorporated herein.

16) Other Business

Mr. Ratliff introduced Monica Tierney as the new Interim Director of Parks and Recreation. Mr. Ratliff addressed the concerns of potholes and the work order process to report them.

17) Adjournment

Mr. Ksiazek moved to adjourn the meeting of the Middletown Township Board of Supervisors' public meeting at 10:12 p.m

