

Board of Supervisors Regular Meeting

Monday, May 11th, 2026 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Ms. Hannah called the meeting to order at 7:05 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, June 8, 2026, at 7:00 p.m.
- b)** Bucks County Police Memorial Day – Monday, May 18, 2026
Middletown Township Memorial Ceremony Honoring Detective Christopher Jones at the Municipal Center starting at 12:00 p.m.

4) Special Items

a) Swearing in of Officer James Moratti

Chief Bartorilla introduced Officer James Moratti and noted that Officer Moratti is a graduate of the Philadelphia Police Academy and brings eight years of law enforcement experience in Bucks County. Chief Bartorilla highlighted Officer Moratti's certifications as an accident reconstructionist and commercial motor vehicle inspector and welcomed him to the Middletown Township Police Department.

Ms. Hannah administered the Oath of Office to Officer James Moratti, officially swearing him in as a Middletown Township Police Officer.

b) Falls Township Plaque Presentation

Aaron Mullen, Vice Chair of the Falls Township Board of Supervisors, accompanied by Falls Township Manager John Shepherd, presented a plaque to the Middletown Township Board of Supervisors in recognition of the Township's partnership and support during the renovation of the Falls Township Municipal Building.

c) National Public Works Week Proclamation

Mr. Gallardo read the proclamation recognizing May 17-23, 2026 as National Public Works Week in Middletown Township.

d) Police Department Commendations

Chief Bartorilla presented several commendations recognizing outstanding service by members of the Middletown Township Police Department.

Chief Bartorilla first recognized Officer Larry Hardy and K-9 Blue, and Officer Kevin Eckenrode and K-9 Jax, for their assistance during a multi-day federal law enforcement

operation conducted in Middletown Township and Newtown Township from March 8–10, 2026, in support of the Federal Bureau of Investigation (FBI).

Chief Bartorilla also presented a Unit Citation to members of the Middletown Township Police Department serving on the Bucks County South Central Emergency Response Team (CERT) for their response to a barricaded subject incident in Northampton Township on January 26, 2026. Recognized were Lieutenant Zachary Brosious, Detective John Beck, Detective Ryan Morrison, Officer Joshua Andrews, Officer Adam Bailey, Officer Joseph Heller, and Officer Melissa Robison. Chief Bartorilla noted that the officers demonstrated exceptional professionalism, discipline, restraint, and dedication while assisting with the coordinated regional response, which resulted in the safe resolution of the incident.

5) Public Comment – Non Agenda Items

Jim Ennis, Director of Building & Zoning, addressed the Board of Supervisors regarding the recent termination of the former Township Manager. Mr. Ennis acknowledged community concerns regarding the limited public information surrounding the Board's decision and expressed support for the Board's actions. Mr. Ennis stated that the previous administration had negatively affected workplace morale and organizational culture and that staff members now feel a renewed sense of stability and positivity within the workplace. Mr. Ennis thanked the Board for its leadership and expressed confidence in the Township's future under new management.

Sheldon Post, Middletown resident, commented on the Board's decision regarding the former Township Manager and expressed a desire for additional public information regarding the circumstances surrounding the termination and any associated financial obligations.

Mr. Post also raised concerns about not being able to locate meeting information on the Township website. The Board indicated that staff would review the matter.

Joe Fitch, Middletown resident, inquired about the Township's ability to recover costs associated with a condemned property that is now in foreclosure. The Township Solicitor stated that liens for Township expenditures are expected to be recovered through the sale process.

Mr. Fitch also expressed opposition to industrial development on the Korman property and encouraged the Board to consider alternative uses that would provide recreational or community benefits.

Lance Sagers, Middletown resident, commented on the recent Township Manager transition and expressed concerns regarding the financial impact of the termination and the importance of selecting the next Township Manager carefully.

Mr. Sagers also discussed his experiences with the Right-to-Know process, expressing concerns regarding access to information and government transparency.

Ms. Hannah responded to public comments regarding the former Township Manager, stating that the Board acted under legal guidance and made its decision in what it believed to be the best interests of the Township. She noted that staff continue to process Right-to-Know requests and that the Board is actively interviewing candidates for the Township Manager position. Ms. Hannah emphasized the Board's commitment to selecting the right candidate and stated that Township services have continued without interruption due to the dedication of Township staff and department heads.

6) Consent Agenda Items

- a) Consideration of authorizing payment of May 11, 2026, Bills List in the amount of \$2,429,030.96.
- b) Consideration of approving the April 13, 2026, Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c) Consideration of approving a Memorandum of Understanding (MOU) for the Use of Facilities Evacuation site for the Bucks IU Unit 22 Samuel Everitt School.
- d) Consideration of approving Resolution #26-15R authorizing application to the Pennsylvania Department of Community and Economic Development Flood Mitigation Program.
- e) Consideration of approving Resolution #26-16R authorizing application to the Pennsylvania Department of Community and Economic Development Watershed Restoration and Protection Program (WRPP).
- f) Consideration of approving Resolution #26-17R authorizing application to the Pennsylvania Department of Community and Economic Development Greenways, Trails, and Recreation Program (GTRP).
- g) Consideration of approving Change Order #1 for the Maple Avenue Pedestrian Signal Project in the amount of \$25,318.00.

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 authorizing the execution of a contract with Boyle Construction of Center Valley, PA, for design and construction management services for the Middletown Township Municipal Center Roof Repair Project in the amount not to exceed \$138,600.00

Public Works Director Eric Gartenmayer explained that the Municipal Center roof has experienced recurring leaks over several years and that partial grant funding has been secured for the project. Mr. Gartenmayer stated that Boyle Construction was selected from three bids received and would provide project management services, including design, bid administration, construction oversight, and project closeout.

Mr. Gartenmayer noted that while portions of the roof remain in satisfactory condition, a majority of the roof is expected to be replaced. He further explained that the contract under consideration was for project management services only and not the actual construction work. The Board discussed the project budget, grant funding, and the need for construction management oversight due to the scope and complexity of the approximately \$1.2 million project.

Action: Mr. Ksiazek made a motion, seconded by Mr. Leighton, to award the construction management of the municipal center roof replacement to Boil Construction, Inc. of Center Valley, PA in the amount not to exceed \$138,000.

Eric Bruno, Middletown resident, asked questions regarding the proposed roof repair project management contract, including project guarantees and the bidding process. Mr. Gartenmayer confirmed that the contract includes accountability provisions and that three bids were received.

A resident asked about the time-frame for the completion of the roof. Ms. Teoli Kuhls reiterated the steps of the contract but wasn't certain on an exact time frame.

A resident expressed concerns about potential cost overruns associated with the Municipal Center Roof Repair Project. Staff responded that the construction management fee is fixed and that updated project estimates and contingencies would be reviewed by the Board before construction contracts are awarded.

A resident questioned the need for a construction manager for the roof replacement project and suggested that in-house project management may be more cost-effective. Staff responded that construction managers are typically used for large-scale projects and noted that this would be the first such arrangement utilized by the Township in many years. Staff further explained that a construction manager would oversee all phases of the project, from design through completion.

A motion carried by a vote of 5-0.

8) Consideration of authorizing purchase of Public Works Vehicles

- a) Consideration of authorizing purchase of 2027 HV507 Cab and Chassis from Ascendance Trucks Eastern PA, LLC, Swedesboro, NJ in the amount of \$120,333.00 and Gallon Stainless Steel Dump Body from H.A. DeHart & Son Thorofare, NJ in the amount of \$125,727.50 for a total of \$246,060.50.**
- b) Consideration of authorizing purchase of 2026 F-600 Chassis from Fred Beans, Langhorne, PA in the amount of \$89,647.13 and one Western Pro Plus Plow from Ossco Group, Croydon, PA in the amount of \$8,765.00 and Sound Bar from SKD Tryon, Croydon, PA in the amount of \$7,881.08 for a total of \$106,293.21.**
- c) Consideration of authorizing purchase of 2026 F-600 Chassis from Fred Beans, Langhorne, PA in the amount of \$74,123.65 and Steel Dump Body from H.A. DeHart & Son, Thorofare, NJ in the amount of \$67,818.75 for a total of \$141,942.40**

Public Works Director Eric Gartenmayer presented a proposed vehicle replacement, explaining that the Township annually reviews its fleet and typically replaces vehicles after 10 to 15 years of service. The proposed vehicle would replace a 2006 truck.

Mr. Gartenmayer noted that \$240,717 of the purchase cost would be funded through an RDA grant, with the remaining balance to be paid from Township funds. He also

confirmed that the purchase was included in the 2026 budget and procured through the COSTARS purchasing program.

Mr. Gartenmayer explained that the proposed small dump truck would replace an existing vehicle that had reached the end of its useful life. The truck includes a plow, spreader, four-wheel drive capability, and a stainless-steel body to extend its service life.

He further explained that the proposed stake-body truck would replace an existing pickup truck and provide additional utility for Public Works operations. Both vehicles were procured through the COSTARS purchasing program and were included in the 2026 budget.

Action: Ms. Hannah made a motion, seconded by Mr. Leighton, to approve the following Public Works vehicle purchases through the COSTARS program:

- A 2027 HV507 cab and chassis from Ascendance Trucks Eastern PA, LLC, Swedesboro, New Jersey, and a Galion stainless steel dump body from H.A. DeHart & Son, Thorofare, New Jersey, for a total cost of \$246,060.50.
- A 2026 Ford F-600 chassis from Fred Beans, Langhorne, Pennsylvania, along with a Western Pro Plus plow and related equipment, for a total cost of \$106,293.21.
- A 2026 Ford F-600 chassis from Fred Beans, Langhorne, Pennsylvania, and a steel dump body from H.A. DeHart & Son, Thorofare, New Jersey, for a total cost of \$141,942.40.

A motion carried by a vote of 5-0.

9) Consideration of authorizing purchase of 2026 Chevrolet Blazer EV for the Building and Zoning Department from Bergey's Chevrolet, Colmar, PA, in the amount of \$40,164.06

Public Works Director Eric Gartenmayer presented a request to purchase an electric vehicle for the Building and Zoning Department. He explained that the purchase would replace an existing vehicle identified for replacement in the budget and would continue the Township's use of electric vehicles within the department. Mr. Gartenmayer noted that the vehicle qualified for a \$7,500 grant and was purchased below the budgeted amount, resulting in overall savings to the Township.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek, to approve the purchase of the 2026 Chevrolet Blazer EV for the Building & Zoning Department from Bergey's Chevrolet, Colmar, PA in the amount of \$40,164.06. A motion carried by a vote of 5-0

10) Consideration of authorizing Preparation of an Agreement for a Service-Connected Disability for Officer Ed DiFrank.

Ms. Teoli Kuhls explained Officer DeFrank sustained a work-related injury in 2023 and has been deemed unable to return to full-duty service based on independent medical evaluations. Staff explained that Officer DeFrank is currently participating in the DROP program and that the requested action would authorize preparation of a formal disability

pension agreement for future Board consideration.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek, to authorize the preparation of the agreement. A motion carried by a vote of 5-0.

11) Consideration of approving amended contract to award of the 2026 Liquid Fuels Road Program to James D. Morrissey, Inc. of Philadelphia, PA in the amount of \$1,614,215.40.

Township Engineer, Isaac Kessler, explained that the amendment resulted from a review of roadway restriping needs following Board discussion at the previous meeting. The revised scope reduced the number of roads to be restriped from fourteen to five, focusing on roadways with the greatest need. The paving and stormwater improvement components of the project remained unchanged.

The amendment reduced the project cost by approximately \$104,918 from the original recommendation and resulted in additional funds remaining within the 2026 road program budget for future infrastructure needs.

Action: Ms. Hannah made a motion, seconded by Ms. Kane, to amend the contract award of the 2026 Liquid Fuels Program to James D. Morrissey, Inc. of Philadelphia, PA in the amount of \$1,614,215.40.

12) Consideration of awarding ADA Curb Ramp Contract to NJS Concrete of Feasterville-Treose, PA, in the amount of \$864,979.01

Mr. Kessler explained that the project will improve accessibility and ensure compliance with ADA requirements in advance of future roadway paving projects. The work includes the remaining curb ramps in Cobalt Ridge, Upper Orchard, Lower Orchard, Juniper Hill, and Ivy Stream neighborhoods, as well as ramps requiring PennDOT Highway Occupancy Permits. Mr. Kessler noted that, despite the expanded scope of work, the combined road and ADA ramp programs remain under the 2026 budget.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to award the base bid and all alternates number 1-5 for the 2026 ADA Curb Ramp Program in the amount of \$864,979.01 to NJS Concrete.

13) Consideration of awarding Summer Recreation Bus Services Bid.

Interim Parks and Recreation Director, Monica Tierney explained that two bids were received. Although Durham submitted a lower bid, it was deemed non-responsive because all required documentation was not submitted in time for the meeting. Ms. Tierney noted that bus services are scheduled to begin on June 16, 2026.

Action: Ms. Hannah made a motion, seconded by Mr. Ksiazek to award the contract for the 2026 Summer Recreation Program Bus Services to David Thomas Trailways in the amount of \$37,076 as the lowest responsible bidder. A motion carried by a vote of 5-0.

14) Consideration of awarding Pedestrian Equipment Upgrade bid to Armour & Sons of Langhorne, PA in the amount of \$297,00.00.

Ms. Teoli Kuhls explained that the project is funded in part through a Red Light Enforcement (ARLE) grant totaling \$229,008. The remaining \$67,992 would be funded through the Township's Capital Fund. The project scope includes upgrades to pedestrian crossing equipment at key intersections along Oxford Valley Road, Woodbourne Road, New Falls Road, and Lincoln Highway.

Ms. Teoli Kuhls noted that while the project had been anticipated to be fully funded by the grant, construction costs exceeded original estimates prepared several years ago, requiring an amendment to the budget to cover the additional cost.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to award the Pedestrian Equipment Upgrade bid to Armor & Sons Electric, Inc. of Langhorne, PA in the amount of \$297,000. A motion carried by a vote of 5-0.

15) Presentation of Q1 Financial Report.

Finance Director Laura Hucklebridge presented the First Quarter 2026 Financial Report. She reported that first-quarter expenses exceeded revenues due to the timing of tax collections, with significant revenues received in April. Ms. Hucklebridge reviewed the status of the General Fund, Capital Fund, Investment Fund, and pension funds, and noted that additional tax and stormwater revenues are expected to strengthen the Township's financial position during the remainder of the year.

16) Policy Discussions

a) Chicken Ordinance

Building and Zoning Director Jim Ennis presented information regarding a potential amendment to the Township's chicken ordinance. He reviewed community outreach efforts, which included social media engagement, public comments, and online polling that indicated significant public interest in allowing backyard chickens.

Mr. Ennis presented potential ordinance options, including a more limited approach allowing hens on larger residential properties and an alternative tiered system that would permit a specified number of hens based on lot size. Both options would require permits, prohibit roosters, and include standards for sanitation and maintenance.

Mr. Ennis explained that any proposed ordinance amendment would require review by the Planning Commission before returning to the Board of Supervisors for consideration of adoption.

Numerous residents spoke in favor of allowing backyard chickens in Middletown Township. Commenters cited benefits including food sustainability, educational opportunities for children, companionship, pest control, and personal experiences previously owning chickens. Several residents shared concerns regarding prior

enforcement actions and expressed support for a permitting process, reasonable regulations, and allowing chickens on smaller residential lots.

Residents also requested that the Board continue pursuing an ordinance amendment and consider broader eligibility criteria than the more restrictive proposal. Staff explained that the matter would be reviewed by the Planning Commission and Bucks County Planning Commission before returning to the Board for further consideration. The Planning Commission meeting was identified as June 3, 2026.

17) Other Business

Mr. Esposito announced that the Board did hold executive sessions on April 14th and immediately prior to tonight's meeting to discuss labor and employment matters.

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

18) Adjournment.

Ms. Hannah moved to adjourn the meeting at 9:18 p.m.