TOWNSHIP OF
MIDDLETOWN
BUCKS COUNTY

Board of Supervisors Regular Meeting

Monday, November 16th, 2026 | 7:00 p.m.

Agenda

1) Call to Order, Pledge of Allegiance

2) Roll Call

Bernadette Hannah ☐
Ryan Leighton ☐
Christian Gallardo ☐
Mike Ksiazek ☐
Dana Kane ☐

3) Upcoming Meetings/Events

a) Next Board of Supervisors Meeting - Monday, December 14, 2026, at 7:00 p.m.
b) Budget Town Hall – Monday, November 23, 2026, from 6:00 p.m. to 7:00 p.m.
c) Shop with a Cop – Saturday, December 5, 2026 – Target Oxford-Valley
d) Holiday Open House – Thursday, December 10, 2026, from 5:30 p.m. – 8:30 p.m. at Middletown Municipal Center
e) Swearing in of Officer Mathew Johnson, Alan Day and Jarett Rush

4) Special Items and Announcements

a) Native American Heritage Month Proclamation

5) Public Comment – Non Agenda Items

6) Consent Agenda Items

a) Consideration of authorizing payment of November 16, 2026, Bills List in the amount of $7,657,731.86.

b) Consideration of approving the October 5, 2026, Minutes of the Public Meeting, October 19, 2026, Minutes of the Budget Workshop Meeting, and October 26, 2025, Minutes of the Budget Workshop Meeting of the Middletown Township Board of Supervisors.

c) Consideration of approving Progress Payment #2 for the Pedestrian Equipment Upgrades in the amount of $113,572.80.

d) Consideration of approving Payment Certificate #2 for the Reetz Avenue Culvert Replacement Project in the amount of $272,805.56.

e) Consideration of approving Change Order #1 for the 2026 Liquid Fuels Road Program to James D. Morrissey, Inc. in the amount of $98,316.20.

f) Consideration of approving Payment Certificate #1 for 2026 ADA Curb Ramp Replacement Program in the amount of $145,615.50.

g) Consideration of approving Change Order #1 for 2026 ADA Curb Ramp Replacement Program in the amount of negative $1,127.00.

h) Consideration of approving Financial Security Release #1 for Thatcher Square (WB Homes) in the amount of $104,135.50.

i) Consideration of approving Financial Security Release #2 for Thatcher Square (WB Homes) in the amount of $286,648.00.

7) Consideration of granting Final Land Development Plan approval for 927 Stony Hill Road, S/LD #24-10.

a) Consideration of adopting Resolution #26-32R to approve the Sewer Planning Module.

8) Consideration of granting Preliminary and Final Land Development Plan approval for a 25,556-square-foot riding ring pavilion at George School, 1690 Langhorne-Newtown Road, S/LD #26-8.

9) Consideration of granting Preliminary and Final Land Development Plan approval for the construction of four single-family detached dwelling units for faculty housing at George School, 1690 Langhorne-Newtown Road, S/LD #26-10.

10) Consideration of Subdivision & Land Development at S/LD #26-3 156 S. Clearview Ave.

11) Consideration of opposing Zoning Hearing Board Appeal #26-43 regarding the proposed car wash use at 1 Summit Square.

12) Consideration of awarding bid to Armour & Sons Electric, Inc. of Langhorne, PA for the S. Flowers Mill Road Low Clearance Improvements in the amount of $219,988.00.

13) Consideration of adopting Resolution #26-33R authorizing the submission of a Statewide Local Share Account (LSA) grant application for the Senior Community Center Roof Replacement and ADA Restroom Improvements Project in an amount not to exceed $250,000.

14) Consideration of authorizing purchase of Caterpillar Inc. Mini Hydraulic Excavator from Foley, Inc. of Bensalem, PA in the amount of $153,736.00.

15) Consideration of selecting Lerch Bates for the Municipal Complex Project at a Phase 1 cost of $16,500 and a Phase II cost not to exceed $69,000.

16) Consideration of authorizing the advertisement of proposed amendments to the Middletown Township Zoning Ordinance to permit data centers as conditional use in the M-1 Light Manufacturing Zoning District.

17) Consideration of authorizing advertisement of Utility Restoration/Re-Paving and Right-of-

Way Management Ordinance.

18) 2027 Budget Presentation.

19) Other Business.

20) Adjournment.