



## EDGMONT TOWNSHIP BOARD OF SUPERVISORS SPECIAL MEETING MINUTES

February 17, 2026

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The special meeting of the Edgmont Township Board of Supervisors was held at the Penn State Brandywine Student Union Building, 25 Yearsley Mill Road, Media, PA 19063 and via Zoom on February 17, 2026, at 6:30 PM.

In attendance were Chairperson Anne Thorne; Vice Chairperson Lindsey Conan; Supervisor David Tetter; Township Manager Kenneth D. Kynett, Esquire; Assistant to the Township Manager Jessica Redding; Middletown Township Council Person Leslie Campo and Middletown Township Manager John McMullan; State Representative Lisa Borowski; Pennsylvania Game Commission Real Estate Division Chief Ken Duren; Pennsylvania Game Commission Southeast Region Land Management Supervisor Steve Ferreri; and Pennsylvania Game Commission Southeast Region Director Pete Sussenbach. There were 55 guests in attendance and 40 via the Zoom platform.

- I. Call to Order & Pledge of Allegiance
  - a. Chairperson Thorne called the meeting to order at 6:55 PM with the Pledge of Allegiance.
- II. The following announcements were made by Chairperson Thorne:
  - a. This special meeting of the Edgmont Township Board of Supervisors was advertised in accordance with the Pennsylvania Second Class Township Code and the Sunshine Act.
  - b. The purpose of this meeting is to allow Township Officials, neighboring Township Officials, and residents to hear directly from members of the Pennsylvania Game Commission (PGC) regarding the Game Commission's potential acquisition of the 176.8-acres of Sleighton School property.
- III. New Business
  - a. PGC Steve Ferreri stated that they are the State Wildlife Agency and that the PGC's mission statement is to manage and protect wildlife and their habitats while promoting hunting and trapping for current and future generations. PGC Steve Ferreri stated whenever a potential land acquisition is discussed, the PCG will scope out the property to see if it will satisfy wildlife and hunting opportunities before being vetted internally. PGC Steve Ferreri stated the Board of Game Commissioners then decided whether they approve to move forward. PGC Steve Ferreri stated that at the PGC January Board meeting, the Commissioners approved moving forward with the acquisition of the Sleighton School property. PGC Steve Ferreri stated the Sleighton School property is not yet State Game Lands, and that there are items that still need to come to fruition before this occurs.
  - b. PGC Steve Ferreri stated that any time the PGC acquires land, it must go through a Comprehensive Management Plan, which includes all habitat and infrastructure planning. PGC Steve Ferreri stated the PGC currently has 1.5 million acres of State Game Land in 66 of the 67 Counties in Pennsylvania, with Delaware County being the only County with no State Game Land. PGC Steve Ferreri expressed the PGC's excitement for this land acquisition opportunity in Delaware County. PGC Steve Ferreri stated that the PGC's goal for this property is a high-quality hunting experience with safety on the forefront of importance. PGC Steve Ferreri stated internal discussions regarding this property include a special regulations area, contemplating only permitted archery hunting to occur.
  - c. Edgmont Township Chair Thorne asked the PGC members to speak to the marking and enforcement of safety zones. PGC Steve Ferreri stated that safety zones fall into two major

categories; firearms safety zones which requires 150 yds from any occupied building and a 50 yd safety zone for archery hunting. PGC Steve Ferreri stated with this property most likely being archery only, the 50 yd safety zone would be enforced. PGC Steve Ferreri stated that marking identification falls on the hunter. PGC Steve Ferreri stated that safety is the utmost priority and that the PGC requires all hunters to complete a hunter trapper education course before being allowed to hunt.

- d. Supervisor Thorne asked if ATVs and Dirtbikes would be allowed on the property. PGC Steve Ferreri stated typically motorized vehicles are not allowed on State Game Land, however, certain circumstances allow for opportunities for disabled hunters.
- e. Vice-Chair Conan asked the PGC to speak to the special regulation area designation; specifically, if there would be scheduled permitted hunts similar to the Ridley Creek State Park and the typical timeline for developing a Comprehensive Management Plan. PGC Steve Ferreri stated that the PGC partners with DCNR for their permitted hunts at the Philadelphia State Game Land location. PGC Steve Ferreri stated the PGC would most likely partner with Ridley Creek State Park for their organized deer hunts and may have additional organized deer hunts of their own due to the large size of the property. PGC Steve Ferreri stated the Special Wildlife Management Area designation really just gives the PGC leverage to implement controlled hunting. PGC Steve Ferreri stated once the property would officially become Game Lands, the designation would then have to be approved by the Board of Commissioners. PGC Steve Ferreri stated that the Comprehensive Management Planning process typically takes a couple of months. Vice-Chair Conan asked the PGC if the Township would be included in those discussions, to which PGC Steve Ferreri stated the Township can certainly be included.
- f. State Representative Borowski asked the PGC to discuss the land swap and to identify if the swap will be in perpetuity or if the land could be sold at a later date. PGC Steve Ferreri stated that the ultimate responsibility of the PGC is to pursue the best interest of the wildlife and the constituents using the land. PGC Steve Ferreri stated that these types of land exchanges are extremely rare; especially one of this size. PGC Steve Ferreri stated that Title 34 is the governing body of the PGC, and that Title 34 states that they cannot sell Game Lands. PGC Steve Ferreri stated that it is very unlikely that the property would not remain in their possession as public State Game Land if acquired as it would have to be legislatively taken away from them. State Representative Borowski asked the PGC to speak about the remediation on the site. PGC Steve Ferreri stated that the onus for remediation falls on the other party within the agreement. PGC Steve Ferreri stated that the agreement requires the removal of as much above ground infrastructure as possible prior to the land becoming State Game Lands. State Representative Borowski asked if the PGC pays any PILT on the land that they own, to which PGC Ken Duren stated the PGC is required to pay \$9.00/ acre for Game Lands, which is evenly distributed to the County, municipality, and school district. Vice-Chair Conan asked if the agreement addresses the soil contamination and if that will also be remediated. PGC Steve Ferreri stated he did not believe the soil contamination was addressed in their agreement and that the PGC was not aware of any major soil contamination.
- g. Middletown Township Council Person Leslie Campo asked if leasing rights for underground natural gas storage will be considered for the property. PGC Lee Sussenbach stated they are not aware of any natural gas storage facilities in the area and that this property is not anticipating underground storage facilities. PGC Lee Sussenbach stated that in the future, if something in relation to this topic arises, it would be evaluated on a case-by-case basis.

- h. Middletown Township Manager John McMullan asked if there had been any consideration from the PGC to acquire the 26 acres of Middletown Township directly adjacent to the property. PGC Steve Ferreri stated that there has not been consideration to date, but that it would be a topic that the PGC would love to discuss. PGC Steve Ferreri stated land surveys are still pending which will aid in determining property included in the exchange; but expressed the PGC's interest in discussing the additional land following the survey results. Middletown Township Manager John McMullan asked how the PGC enforces rules, specifically with ATVs. PGC Lee Sussenbach stated that there are roughly 145 game wardens throughout the state who are assisted by another couple of deputies, who actively and aggressively enforce property violations. PGC Lee Sussenbach stated there is an intense amount of effort to ensure the properties are not being abused. Middletown Township Manager John McMullan asked if the PGC uses a lottery process for the selection of permitted hunters and if hunters must retake the hunter and trapper training course prior to hunting on this property. PGC Lee Sussenbach stated they will work on a lottery system in conjunction with Ridley Creek State Park. PGC Lee Sussenbach stated that each special hunt requires an orientation class to identify potential safety zone impacts.
- i. Supervisor Thorne asked how the PGC manages hunters tracking wounded prey across property lines. PGC Lee Sussenbach stated that it is up to the hunter to approach the property owner to ask for permission to enter the property to seek out the wounded prey. PGC Lee Sussenbach stated that generally, property owners do not want dead deer lying on their lawn and allow hunters to retrieve the animal.
- j. Middletown Township Manager John McMullan asked how the PGC cooperates with first responders in other communities regarding policing, fire and EMS. PGC Lee Sussenbach stated that the game wardens are heavily integrated to 911 and local fire and EMS.
- k. Supervisor Teter asked if there is a base for the game wardens and what their response time would be to this specific property. PGC Lee Sussenbach stated that there is no specific homebase, rather there are full-time game wardens who have overlapping jurisdiction and all live within the County they are assigned.
- l. Edgmont Township Manager Kynett asked what uses other than hunting does the PGC see for this property. PGC Lee Sussenbach stated that the property will first be identified for any species of special concern. PGC Lee Sussenbach stated that there will be strict hunting season during the year, and outside of the hunting season the property would be open for walking. Edgmont Township Manager Kynett asked if parking would be provided on the property if it is successfully acquired, to which PGC Lee Sussenbach stated absolutely. Edgmont Township Manager Kynett asked how access to the property is monitored. PGC Lee Sussenbach stated the PGC uses advanced technology to determine who is on the property and that there is a 24-hour call line for neighbors which will dispatch someone immediately in the case of emergency. Edgmont Township Manager Kynett asked what will replace the infrastructure areas and how will the PGC maintain that replacement area. PGC Lee Sussenbach stated that the PGC will use the Comprehensive Management Plan to guide future decisions but anticipates some of the land to remain agricultural.
- m. Supervisor Thorne stated there are roughly 30 acres of farmland that have been farmed for decades under an agricultural easement. Supervisor Thorne asked what the PGC what role they see farming to play in the future of the State Game Lands. Lee Sussenbach stated that it will be determined in the Comprehensive Management Plan, however, he sees a place for agriculture on the property.
- n. State Representative Borowski asked how the PGC plans to work with neighboring property owners. Lee Sussenbach stated that both surveyors and game wardens engage neighbors and strive to develop relationships with a positive fashion.

IV. Public Comment

- a. Beth Hosier from Forest Lane stated that per property abuts the Sleighton Property. Mrs. Hosier stated that a gate has been installed by the Chapel to reduce unwanted guests and illicit activity and asked if this gate will remain. PGC Steve Ferreri stated that PGC does secure the property with boulders, gates or standing trees to protect the land. Mrs. Hosier asked if the boundaries of the State Game Land will also be marked to which PGC Steve Ferreri confirmed State Game Land boundaries are marked by white paint and red tags on both trees and posts about every 100 ft through the property.
- b. Keith Strahan from Rosewood Lane asked when the State Game Land is expected to open. PGC Ken Duren stated that the seller has a number of steps that need to be completed on this property and other property involved in the land swap prior to the land swap being completed. PGC Ken Duren stated that there is no accurate timeline as to when this property would be open to hunters. Mr. Strahan asked if firearm hunting would be considered for the property. PGC Steve Ferreri stated that the PGC identifies archery to be compatible with the property, and that any future considerations for firearms would have to be evaluated and discussed with the municipality. Mr. Strahan asked if there would be an appeals process if the property allowed firearm hunting in the future. PGC Pete Sussenbach stated that the PGC does not have interest in allowing firearm hunting at this time, as they do not see the property fit.
- c. Rick Schlosberg stated that he has been farming the land for many years now, and that it was his understanding that the land had to be farmed under the agricultural easement. Mr. Schlosberg stated that he spoke with PGC Steve Ferreri on the phone who indicated that the he should be able to continue farming for the remainder of the year. Mr. Schlosberg stated that deer fences are necessary on certain portions of the land for farming and asked if these fences will remain. PGC Steve Ferreri stated that fencing will have to be evaluated as it impacts both the hunters and wildlife on the property. Mr. Schlosberg stated that the two deer fences currently in place work well as buffers to developments and asked the PGC to consider keeping them. PGC Steve Ferreri stated the PGC will work with both Rick and the Pennsylvania Farm Bureau to develop a solution that works with everyone and the wildlife.
- d. Tom Milowicki from Sycamore Mills Road asked if the PGC is considering having an archery range on the property and if a hunting license or Game Commission permit will be needed to shoot on the property. PGC Steve Ferreri stated the firearm ranges require a hunting license or shooting range permit, however archery ranges do not and are open to the public. PGC Steve Ferreri stated the PGC has not yet discussed the possibility of a range being located on the property. Mr. Milowicki asked if there are any considerations for wetlands on the property. PGC Pete Sussenbach stated that the topography of the area limits the opportunity for wetlands on the property.
- e. Justin Garrigan from Upper Providence Township expressed his excitement for the proposed acquisition of the Sleighton Property by the PGC.
- f. Jack Nixon from Gradyville Road asked if any overnight camping would be permitted on the property, such as Boy Scouts or Indian Guides. PGC Steve Ferreri stated that camping is typically prohibited on State Game Land; however, there is a special use permit process that allows for various uses on State Game Land. PGC Steve Ferreri stated special use permits can include activities such as stargazing and camping and are evaluated on a case-by-case basis.
- g. State Representative Borowski asked the PGC to explain hunting season for archery. PGC Steve Ferreri stated that they typically operate from October through late January and allow 16 hunters per week to come and go as they please, with a break every other week to give the

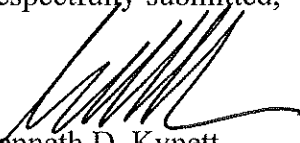
- deer a rest before rotating in a new group of hunters the following week. Hunting would be by PGC permit.
- h. Ken Woodward from Cold Spring Road stated he had been hunting since he was 15 years old and that the PGC does a fantastic job managing their Game Lands. Mr. Woodward stated that this is a tremendous opportunity and that he is grateful to live in Pennsylvania to enjoy these Game Lands.
  - i. Dominic Cardone from Forge Road in Middletown Township stated that he walks the Sleighton property every day and encouraged discussions between Middletown Township and the PGC for acquiring the remaining 26 acres of Sleighton property located in Middletown. Mr. Cardone stated he believes the State put part of the property into an agricultural easement in perpetuity; and advised the Game Lands to investigate this matter.
  - j. Karen Katz asked the PGC to explain the process of this decision and its timeline. Karen Katz also asked the PGC to address the potential for community involvement regarding use of the property. PGC Steve Ferreri stated that discussions started over a year ago, and that land acquisitions are sensitive like most property purchases. PGC Ken Duren stated that the quarterly commission meeting agendas are released a week prior to the meeting, and that the associated county, municipalities, and state representatives were notified when the agenda was released. Ron Gravina from West Chester Pike asked the PGC to distinguish themselves from the Commonwealth of PA to answer the rest of Mrs. Katz question. PGC Steve Ferreri stated that the PGC is primarily funded through hunting license dollars, while most agencies fall under the general fund which is approved by the State government. State Representative Borowski stated neither State Legislature nor Edgmont are required to approve of this acquisition, and that this transaction is entirely between the State Game Commission and the equity owner. State Representative Borowski stated that Elwyn is the deed owner of the property.
  - k. An anonymous attendee on Zoom asked could the land be turned into a data center similar to the Limerick land acquisition. PGC Steve Ferreri stated that nothing is concrete yet, however it is a credible enough threat to speculate. PGC Steve Ferreri stated that the PGC does what is in the best interest of wildlife and the lands in which they have control. PGC Steve Ferreri stated that this land being the first located in Delaware County is very significant to the PGC and that they do not see this going away anytime soon. PGC Pete Sussenbach stated that there is additional protection from the agricultural easement that is currently in place. PGC Pete Sussenbach stated that if the land is designated as a special wildlife management area, that it will add an additional layer of protection. PGC Pete Sussenbach stated that the circumstances of the increased development of infrastructure surrounding the Game Lands in Limerick greatly influenced their decision.
  - l. Becky Michael from Darlington Road, Middletown Township asked if hunters would be far enough away from Valley Road to protect drivers. Mrs. Michael also asked about the possibility of wounded deer running into Valley Road. PGC Pete Sussenbach stated that drivers are more likely to hit a deer that is not injured than one that has been shot. PGC Pete Sussenbach stated he hopes that every hunter will take an ethical shot so that this will not be a problem.
  - m. Ron Gravina from West Chester Pike asked the PGC to confirm if the agricultural easement will stay in place, to which PGC Pete Sussenbach confirmed it would absolutely stay in place.
  - n. Betsy Cardone from Forge Road, Middletown Township stated that she has a wealth of information of the property that she would be willing to share with the PGC including history of the buildings, species identified, and potential for wetlands. Mrs. Cardone asked who the equitable owner of the property to which PGC Ken Duren stated he believes it is Elwyn, but the contract is with a party (Limerick Town Center, LLC) that does not currently own the property.

- o. Martin O’Kane stated that he is the regional director of the Pennsylvania Farm Bureau stated that he is very excited for this opportunity for Delaware County.
- p. Chair Thorne asked the PGC for the three next steps the Township can expect moving forward. PGC Steve Ferreri stated that there are stipulations that need to be met for the agreement to come to fruition. PGC Steve Ferreri stated that once these stipulations are met, and surveying and title and deed research is done, the properties involved in the exchange will move forward to the process of becoming State Game Lands including PGC Steve Ferreri stated that the PGC will keep communication with Township as this progresses.

V. Adjournment

- a. At 8:12 PM, Vice Chairperson Conan made a motion to adjourn the meeting with a second by Supervisor Teter. There was no further discussion, and the motion passed unanimously.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary