



## EDGMONT TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

March 10, 2026

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The regular monthly meeting of the Edgmont Township Board of Supervisors was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on February 10, 2026, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chair Anne Thorne; Vice-Chair Lindsey Conan; Supervisor David Teter; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were twenty-six in-person guests in attendance and four via the Zoom platform.

During the work session, the regular meeting agenda was reviewed, James P. Allen, the Director of Elections, discussed the Ballot Drop Box Renewal Agreement, and Board members discussed the draft Ordinance No. 253.

### I. Call to Order & Pledge of Allegiance

- a. Chair Thorne called the meeting to order at 7:00 PM with the Pledge of Allegiance.

### II. Public Comment

- a. Lori Mazzulo from Middletown Road stated that she agrees with Vice-Chair Conan's disapproval of the drop box and that she too has witnessed people placing more than one ballot in the drop box. Mrs. Mazzulo stated that she will hold Supervisor Teter to his comment, stating that he will actively report voters who place more than one ballot in the drop box. Mrs. Mazzulo stated that there have been no rules in place for these drop boxes for the past several years, and that she finds it interesting that someone from the County is now here with rules to be implemented. Mrs. Mazzulo asked why these rules were not established when the drop boxes were installed. Mrs. Mazzulo stated that she does not condone another penny to be spent from taxpayer dollars in this county for the drop boxes. Mrs. Mazzulo stated that she guarantees no one is monitoring the cameras and that the county could save money by reducing the number of drop boxes, as it would reduce staffing.
- b. Joanne Stump from Flyway Drive stated that most of the issues that have been discussed tonight would be moot if the drop box was removed. Mrs. Stump stated the inference for the drop boxes was COVID; and this is no longer an issue. Mrs. Stump stated that the drop boxes are a costly and unnecessary expense, as when the boxes are emptied there are few to zero ballots inside. Mrs. Stump stated that it is easier to mail a ballot through the USPS and that the USPS documents every piece of mail. Mrs. Stump stated that there is no chain of custody from the drop box. Mrs. Stump stated that a previous Delaware County Election Board member has stated that these drop boxes are not properly monitored. Mrs. Stump stated one single park police officer monitors screens of over 100 locations in the county. Mrs. Stump stated that these boxes were paid for by a grant from the Zuckerberg Center for Tech and Civic life, which is a grant that is no longer legal; yet the boxes remain. Mrs. Stump stated that out of the 67 counties in PA, half have drop boxes. Mrs. Stump stated that she has been canvassing Edgmont for the last couple of years, and that she can ensure most residents do not see a need for the drop box to remain. Mrs. Stump stated national polls across party lines confirm that an average of 80% of voters want voter ID. Mrs. Stump asked how a voter ID requirement

- could work at a drop box. Mrs. Stump stated that she urges Edgmont to remove the drop box for voter integrity in the township.
- c. Kathy Buckley from Antler Drive asked how ballot drop boxes are safe and secure. Mrs. Buckley stated that there are no poll watchers or systems in place to ensure people using the box are valid voters. Mrs. Buckley stated that there is no chain of custody and that anyone can place one or multiple ballots into the drop box. Mrs. Buckley stated that at this year's election, an elderly woman arrived at the polls upset that she had never received her mail in ballot. Mrs. Buckley stated that when the woman went to vote, someone had already voted for her, forcing her to vote with a provisional ballot. Mrs. Buckley stated she believes the envelopes should be provided to the Township ahead of the election so that the ballots could be pulled in this instance. Mrs. Buckley stated that in Philadelphia, the going rate for a mail in ballot is \$5.00, as they are being stolen from apartments and senior homes. Mrs. Buckley stated that she does not believe the elections are secure and that she would like the drop box to be removed.
  - d. Michael Lebrun from Rockhill Road stated that James Allen, the Director of Elections, said that the ballots from the drop boxes do have a chain of custody; and that makes him feel secure. Mr. Lebrun stated that others have stated that they have seen people place multiple ballots in the drop box and that while that is probably true, we don't know whether they were allowed to be doing so. Mr. Lebrun stated that he does not believe mailing in a ballot is secure and that the drop box is much safer. Mr. Lebrun stated that he believes the time for voter ID is at the time when you register to vote. Mr. Lebrun stated according to the Heritage Foundation, from 1982-2025, there were 1620 convictions for election fraud. Mr. Lebrun stated according to the Brookings Institute, in Pennsylvania, in over 30 years there were 39 cases of voter fraud. Mr. Lebrun stated that he believes the issue of fraud is nonexistent. Mr. Lebrun stated that he believes the drop box is more secure than the mail.
  - e. Michael Majewski from Middletown Road stated that in November of 2025, the Board of Supervisors voted to have the drop box removed from the municipal property. Mr. Majewski asked James Allen, Director of Elections, who granted him the authority to not remove the drop box. Mr. Allen stated that he advised the Township Manager that he was not going to remove the drop box before January, as he did not want to waste taxpayer dollars to remove the box only to reinstall it. Mr. Majewski asked Mr. Allen if he did not want to remove the drop box because he knew the Board of Supervisors would change. Mr. Allen stated he did not want to have the drop box removed only to reinstall it. Mr. Majewski asked Mr. Allen who has access to the drop box surveillance cameras and if they are available through the Right-to-Know process. Mr. Allen stated that the videos are accessible through the Right-to-Know process. Mr. Majewski asked Mr. Allen who are the agents who empty the ballot drop boxes. Mr. Allen explained that there are two county employees, one being a fulltime employee, who sign the chain of custody forms and do not break the seal of the ballots until they reach the union power plant. Mr. Majewski asked Mr. Allen what the employees' parties are. Mr. Allen stated that he does not know their parties. Mr. Majewski stated that he was in the voter office on the night of the 2020 election and witnessed voter fraud. Mr. Majewski stated that he has photo and video evidence of park police carrying votes into the building and opening them in the cafeteria to see what they said before carrying them up to be counted. Mr. Majewski stated that the gentlemen told him they were hired from the democrat party. Mr. Majewski stated that the majority of residents in attendance tonight want the drop box removed. Mr. Majewski stated if the Board members are representing the Township, then they should be listening to their constituents, not voting based on their personal opinions.
  - f. Joanne Torrillo from Rockhill Road stated that she does not believe reinstating the ballot drop box is a good faith effort of the new Board of Supervisors, as in November of 2025, the

prior Board of Supervisors voted 2-1 to remove the drop box from the Township Building. Mrs. Torrillo said the county was notified immediately to remove the drop box, yet it remains. Mrs. Torrillo stated that she does not understand how it is permissible that something previously voted on and approved can then be revoted to get a different outcome. Mrs. Torrillo stated that Delaware County has the second most ballot drop boxes compared to the other 67 counties in the State. Mrs. Torrillo stated that drop boxes are not required by law and many townships have already removed theirs. Mrs. Torrillo stated that out of the 67 counties in Pennsylvania, 33 have no drop boxes and 34 have at least one. Mrs. Torrillo stated that only five counties in the state have multiple drop boxes and that Delaware County has the second most. Mrs. Torrillo stated that the drop boxes cost taxpayer dollars through surveillance and pickups. Mrs. Torrillo stated that taxes have risen 48% in the past three years. Mrs. Torrillo asked if the employees collecting the ballots are bipartisan. Mrs. Torrillo stated that there is no chain of custody and questioned where the ballots go after pickup and when exactly do they go there. Mrs. Torrillo stated that if people are able to drive to the Township Building to drop off their ballots, then they are also able to drive to the drop box at the courthouse. Mrs. Torrillo stated that residents are dropping multiple ballots in the box and that it is illegal. Mrs. Torrillo stated asked if the Board holds any responsibility for this illegality as they are aware it is happening but are still allowing it. Mrs. Torrillo stated that she does not believe a ten-year term agreement is appropriate as the SAVE America Act is in congress, which eliminates no excuse mail in voting. Mrs. Torrillo stated after reading the January Board of Supervisor Minutes, she could not believe Supervisor Teter's comment "voting by mail is the more educated way to vote", as it implies anyone voting in person is uneducated. Mrs. Torrillo stated that she would like Supervisor Teter to elaborate on his comment.

- g. Bruce Goebel from Middletown Road stated that Supervisor Teter stated he is in favor of safe and secure voting. Mr. Goebel stated that the Township Building is a voting precinct where people can vote in person to eliminate all the uncertainties of the drop box. Mr. Goebel stated that the other precinct is less than a five-minute drive from the Township Building, and that he can drive the length of the entire Township in 10 minutes. Mr. Goebel stated that the people claiming they need the drop box probably spend more time getting coffee from Wawa in the morning then they would driving to the Township Building to vote. Mr. Goebel stated everyone knows when the election days are and that the only reason for keeping the drop box is to encourage fraud and cheating.
- h. Chris Teter from Runnymede Farms stated that the community mailbox at Runnymede Farms has repeatedly had mail stolen from it and if she were to place her ballot in the mailbox, she would have no idea where it would go. Mrs. Teter stated not everyone has the luxury of voting in person. Mrs. Teter stated those who are working shifts should not be disenfranchised of their vote. Mrs. Teter stated we should be making voting easier so that everyone's voice can be heard. Mrs. Teter stated she has voted by drop box and gets an email when her vote has been counted. Mrs. Teter stated she believes the drop boxes are more secure than the mail. Mrs. Teter acknowledged she is in the minority but stated that she believes removing the drop box will disenfranchise voters.
- i. Mary Last from White Horse Village stated that she has used the drop box in Media, but noted some elderly residents are not comfortable driving to Media. Mrs. Last stated that the drop box is helpful for older residents who do not want to travel far. Mrs. Last stated that she gets an email when her ballot is received. Mrs. Last stated that often, it is too loud and there is too much activity, especially with young children running around on election day for older voters to vote in person.
- j. Michael Risser from Middletown Road stated that voting is the most important thing we do for our democracy. Mr. Risser stated you cannot go into Costco or fly on an airplane without

showing an ID. Mr. Risser stated White Horse Village is a voting precinct. Mr. Risser stated the people that live there are capable to vote in person. Mr. Risser stated he believes all voting should be done in person, even if it means we should get more than one day to vote. Mr. Risser stated voter fraud is an issue and that the drop box behind the Township Building enables people to continue dropping in multiple ballots. Mr. Risser stated if people can get rides and make arrangements to get to their doctor's appointments multiple times a year, then they can make it to the polls. Mr. Risser stated the drop box is a waste of taxpayer dollars and completely ruins the credibility of our elections.

III. Approval of Minutes

- a. Vice-Chair Conan made a motion to approve the February 10, 2026, Regular Meeting Minutes and the February 17, 2026, Special Meeting Minutes as presented, with a second by Supervisor Teter. There were no additional comments, and the motion passed unanimously.

IV. Treasurer's Report and Bills List

- a. Supervisor Teter made a motion to approve the March 10, 2026, Treasurer's Report and Township expenditures in the amount of \$209,205.72 plus \$41,566.33 for payroll for a total bill list of \$250,772.05 with a second by Vice-Chair Conan. There were no additional comments, and the motion passed unanimously.

V. Township Operations Report

- a. Chair Thorne announced that various summary reports are on file at the Township Building and can be reviewed by contacting the Township Manager. Township Manager Kynett presented the Township Operations Report, which is attached.

VI. New Business

- a. Resolution No. 15 of 2026 – Recognizing April 2026 as Pennsylvania 811 Safe Digging Month
  - i. Supervisor Teter made a motion to adopt Resolution No. 15 of 2026, Recognizing April 2026 as Pennsylvania 811 Safe Digging Month with a second by Vice-Chair Conan. There was no further discussion and the motion passed unanimously.
- b. Authorization to Advertise the Bid for the LSA Barn Grant Renovation Project
  - i. Vice-Chair Conan made a motion to authorize the Township Manager to publicly advertise the Barn Renovation bid package conditioned upon DCED's approval of the Township's grant extension. Supervisor Teter seconded the motion. There was no further discussion and the motion passed unanimously.
- c. Authorization to Advertise Ordinance No.253
  - i. Vice-Chair Conan made a motion to authorize the Township Manager to publicly advertise Ordinance No. 253, Recognizing and Supporting the Authority of Volunteer Fire Companies and other Rescue and Medical First Responders serving the Township to seek reimbursement, as permitted by law, for materials, equipment, and supplies, expended and damaged sustained in responding to calls. Supervisor Teter seconded the motion. There was no further discussion and the motion passed unanimously.
- d. 1223 Middletown Zoning Appeals
  - i. Supervisor Teter made a motion to approve the settlement stipulation for 1223 Middletown Road and authorize the Township Solicitor to execute the

- stipulation. Vice-Chair Conan seconded the motion. There was no further discussion and the motion passed unanimously.
- e. The Reserve at Springton Woods HOA License and Indemnification Agreement
    - i. Vice-Chair Conan made a motion to approve the Reserve at Springton Woods HOA License and Indemnification Agreement with a second by Supervisor Teter. There was no further discussion and the motion passed unanimously.
  - f. Drop Box Renewal Agreement with the Delaware County Bureau of Elections
    - i. Supervisor Teter made a motion to approve the Ballot Drop Box License Agreement subject to review and approval by the Township Solicitor with a second by Chair Thorne.
    - ii. Vice-Chair Conan stated that she is voting against this motion and noted that the Township Solicitor advised the Board during the work session not to vote on this item tonight, as this agreement requires a Resolution or Ordinance for approval. Township Solicitor McKenna stated that he has not yet received the revised agreement and therefore, could not review it in order to prepare a Resolution.
    - iii. Chair Thorne stated she would like to continue the meeting to review the Resolution once it is prepared and to consider relocating the Drop Box to the front of the building. Chair Thorne stated that the power tap in for the camera, reimbursement, and reliability of the camera should be included in the Resolution.
    - iv. Supervisor Teter withdrew his motion.
    - v. Chair Thorne made a motion to continue the meeting to Monday, March 16, 2026, at 3:00 PM at the Township Building to further discuss the Drop Box Renewal Agreement and review the Resolution. Supervisor Teter seconded the motion. There was no further discussion, and the motion passed 2-1 with Chair Thorne and Supervisor Teter in favor and Vice-Chair Conan not in favor.
  - g. Township Diseased Damage Dying Tree Removal Project
    - i. Vice-Chair Conan made a motion to approve awarding the services for the hazardous tree removal project on the municipal complex to LeBoons Property Maintenance in an amount not to exceed \$9,900.00. Supervisor Teter seconded the motion. There was no further discussion and the motion passed unanimously.
  - h. DCED LSA Grant – Cisler Tract Bamboo Removal Project
    - i. Supervisor Teter made a motion to approve the bid for the Cisler Tract Bamboo Removal Grant including the base bid in the amount of \$123,999.00, alternate 1 in the amount of \$26,950.00 and alternate 2 in the amount of \$45,650.00 for a total award not to exceed \$196,599.00 to be awarded to All Seasons Landscaping Co., Inc. as the lowest responsible bidder. Vice-Chair Conan seconded the motion. There was no further discussion and the motion passed unanimously.
  - i. 1324 B Middletown Road Lease Agreement
    - i. Vice-Chair Conan made a motion to approve the Lease Agreement for 1324 B Middletown Road with a second by Supervisor Teter. There was no further discussion and the motion passed unanimously.
  - j. Boards and Commissions
    - i. Zoning Hearing Board

- a. The Zoning Hearing Board met on February 24, 2026. They were scheduled to hear two related applications that were received in October, that have been granted a continuance until on or before April 1, 2026; with the stipulation that no further continuances will be granted:
  - i. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, 1223 Middletown Road:**
    - (a) The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use and confirm that the use will continue the property's existing cultural or religious designation, requiring no new special exception or rezoning. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District.
  - ii. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, and Founders Academy, lessee, 1223 Middletown Road:**
    - (a) The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District.
- b. Marville Village
  - i. The application was originally scheduled for June 2025, however, the applicants requested and received an additional continuance until the May 26, 2026, Zoning Hearing Meeting.
  - ii. **Edgmont Lot B-1, L.P. d/b/a National Realty Corporation, owner and White Horse Auto Spa, Inc. tenant, Parcel B-1, Lot 1, Marville Shopping Center, 4901-4919 West Chester Pike:**
    - (a) In conjunction with the proposed construction of a car wash, the applicants are requesting variances from Edgmont Township Code sections 1) §365-89A to permit a car wash as a principal use, where a car wash is only allowed as an accessory use to a convenience store; 2) §365-91A(1) to permit two principal uses on a 2.64 acre lot, where a minimum lot area of two acres is required for every principal use; 3) §365-98F(3) and (4) and §365-140F(4) to not provide a loading area, where a loading area of not less than 12 feet by 50 feet by 14 feet high is required; and 4) any other relief identified. This property is in the C-3 Planned Commercial/Light Industrial District.

- c. At the February Meeting, the three following applications were combined for the purpose of testimony and transcripts. The hearing was closed, however, the applicant subsequently asked that the hearing be reopened to present additional testimony and evidence. A revised plan has been submitted:
    - i. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC , 3 Knights Way (Runnymede Farm lot 65)** - In conjunction with the construction of a driveway on the property to support the houses at 5 Knights Way and 7 Knights Way, the applicants are requesting variances from: (1) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and(2) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. The applicants are also requesting a variance to construct the accessory use driveway and stormwater management facility on a lot intended for a single-family dwelling. This property located in the PRD-1 – Planned Residential Development District.
    - ii. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC 5 Knights Way (Runnymede Farm lot 66)**- In conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.
    - iii. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC , 7 Knights Way (Runnymede Farm lot 67)** - In conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.
  - d. The Zoning Hearing Board will meet on March 24, 2026, at 7:00 PM.
- ii. Planning Commission Report
    - a. The Planning Commission did not meet in February due to inclement weather.
    - b. The Planning Commission will meet March 23, 2026, to discuss the following business:

- i. A Sketch Subdivision and Land Development Plan for 535 Gradyville Road, White Horse Village Gradyville Road Development which includes 72 new dwelling units and a clubhouse.
- ii. A Preliminary/Final Minor Subdivision and Land Development Application for 1180/1130 Wilson Avenue, Hermitage Homes LLC. The two-lot subdivision includes an existing residence and barn structure, and a proposed residence.
- iii. The 2025 Annual Planning Commission Report.

VII. Ongoing Applications

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 <sup>st</sup> PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Road	Sketch Plan	White Horse Village	N/A	N/A	N/A	3/23/26		
2	1180/1130 Wilson Avenue	Preliminary/Final Minor Subdivision	Hermitage Custom Homes, LLC	1/9/26	90 Days 5/9/26	N/A	3/23/26		

VIII. Miscellaneous Discussion

- a. None.


Chair Thorne announced the following upcoming Township Meetings:

- i. Board of Supervisors
  - a. April 14, 2026, at 7:00 PM; Work Session at 6:30 PM.
- ii. Planning Commission
  - a. March 23, 2026, at 7:00 PM; Work Session at 6:30 PM.
- iii. Zoning Hearing Board
  - a. March 24, 2026, at 7:00 PM.

IX. Adjournment

At 8:32 PM, Supervisor Teter made a motion to continue the meeting to Monday, March 16, 2026, at 3:00 PM at the Township Building with a second by Chair Thorne. There was no further discussion, and the motion passed 2-1 with Chair Thorne and Supervisor Teter in favor and Vice-Chair Conan not in favor.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary

**EDGMONT TOWNSHIP OPERATIONS REPORT**  
**MARCH 2026**

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- **Winter Blizzard of 2026 (Hernando)** – Winter Storm Hernando visited the Township during the weekend of February 20th. The Township issued an Emergency Weather Declaration as precaution. Nichols Construction Co., LLC, worked diligently to clear Township streets and is to be commended once again for their efforts. No additional emergency resources were required.
- **Sleighton School Property** - On Tuesday, February 17<sup>th</sup> the Board hosted a Special Meeting at Penn State Brandywine Meeting. The representatives from the Pennsylvania Game Commission attended and made a presentation regarding the swap of existing state game lands for other lands including the 176.8 acres of the Sleighton School. The current process and intended use of the property was explained. Township officials and residents from Edgmont, Middletown and Thornbury were given the opportunity to have questions answered. The response to the Game Commissions acquisition and use of the Property appeared generally positive. The PGC has promised to keep us apprised of its progress completing the exchange acquisition.
- **Providence Road Litter Clean Up** – PennDOT has been contacted regarding a volunteer clean-up along Providence Road. PennDOT is excited about the endeavor and is working through internally, how road safety will be handled and what specific resources PennDOT will contribute to the effort. Jess Redding has suggested that this effort be styled as an America250PA project. This great idea has been suggested to PennDOT.
- **Westtown Township Comprehensive Plan** – We received notice that Westtown Township is updating its Comprehensive Plan and considering related zoning changes stemming largely from the preservation of the Crebilly farm. We received the notice required by the MPC as an abutting municipality. While the amendments do not directly affect Edgmont, copies of the supporting materials are in your FYI section for your review. If you would like to return comments to Westtown, they are due back no later than April 17<sup>th</sup>.
- **Work Around the Township**
  - **Traffic Light Annual Inspection** – The Township’s traffic light contractor performed the annual traffic light inspection. Cost estimates have been received/reviewed and the contractor has been given the go ahead to make necessary repairs. Where possible, work has been assigned to Nichols Construction.
  - **1324 B Middletown Road** – Flooring was replaced during the last week of February. Appliances (Range, Refrigerator and Microwave) are to be delivered on March 10<sup>th</sup>. The draft lease has been approved by the tenants and is on the Board’s Agenda for consideration this evening. The monthly rent will be \$1600.00 (pro-rated for the month of March).
  - **Brighton Way Culvert Relining** – This project was completed on February 26<sup>th</sup> and 27<sup>th</sup>.
- **Grants** –
  - **Low Volume Road Grant** – The Township submitted an application for a Low Volume Road Grant in the amount of \$21,265.00 for phase II of stormwater repairs on Charter Oak Drive, near Canter Drive. The project was reviewed and recommended for funding. It has been approved by the Conservation District Board and is awaiting concurrence from County Council on March 18th.
  - **Township Barn Renovation (LSA Grant)** – The Township submitted a request for a 1-year extension to DCED. Follow up communication indicated that was approved by program leads at DCED and sent for recommendation on February 12<sup>th</sup>. Due to the large amount of extension requests DCED has this year, we were advised to allow a few weeks for processing.
  - **Cisler Tract Bamboo Removal** – Seven (7) sealed bids were received and opened by the bid committee on March 4<sup>th</sup>. All Seasons Landscaping was the apparent low bidder at a total bid price of \$196,599.00. Award of this contract is on your agenda this evening for consideration.
  - **Runnymede Farms Walking Trail** – We had a virtual site visit with the Township Traffic Engineer on February 25th regarding the trail re-stripping concept. The Township Engineer has had some additional inquiry with PennDOT since our first discussion and does not believe PennDOT will okay the re-stripping without requiring a total review of the Pritchard Place trail, which is likely to result in significant upgrades being required to the existing walking trail. It may also jeopardize liquid fuels allocation for the road. He has proposed the following improvements.
    - Restripe the 4-inch waterborne paint shoulder line with a 6-inch reflective thermoplastic line. The line will be striped to allow for a minimum 5-foot width.
    - Restripe the waterborne paint crosswalks with reflective thermoplastic.
    - Add signage along Pritchard indicating pedestrians walk in the roadway.
    - Add pedestrian signage with downward arrows at the mid-block crosswalk on Pritchard, and the crosswalk across Runnymede Drive at Pritchard.The AARP grant application was updated to include the Engineer’s proposal and was submitted on March 3<sup>rd</sup> with award to be announced in May.
- **Developments**
  - **White Horse Village** – Sketch plan for the development of an additional 72 residential townhome style units. Review by the Planning Commission was postponed to February 23<sup>rd</sup> due to Winter Storm Fern and further postponed to March 23<sup>rd</sup> due to Winter Storm Hernando.
  - 1118-30 Wilson Ave has applied for a 2-lot subdivision proposing two-existing dwellings and one new dwelling. It was also scheduled for Planning Commission review on February 23<sup>rd</sup>, but postponed to March 23 because of Hernando.
- **Planning / Zoning Applications:**
  - **White Horse Auto Spa Zoning Application** – Following the initial C-3 Zoning task force meeting January 23, 2026, Mr. Winchester and Supervisor Teter met with the property owner. Mr. Teter will provide an update this evening.
  - **Planning Commission** – Winter storm Hernando caused the February Planning Commission meeting to be cancelled. All business was continued to the Planning Commission’s March 23<sup>rd</sup> meeting Agenda.
  - **1223 Middletown Road** – A Settlement Stipulation has been offered by the property owner and tenant (appellants) that will resolve the two zoning appeals (including the validity challenges). It would withdraw the current zoning appeals/applications with prejudice, recognize that the baseball academy is not permitted in the R-1 district regulations nor is it allowed under the guise of religious or cultural use designations. It would also allow the property to continue the religious use of the property with existing nonconformities. The applicants would be permitted to bring more detailed plans in for the Baseball Academy for discussion with the Township.