

**LOWER CHICHESTER TOWNSHIP  
BOARD OF COMMISSIONERS MEETING**

**May 18, 2026, 7:30 pm**

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In addition to attending in person, the public may participate in the meeting by submitting written comments to the Township via US mail or by emailing comments to [lowerchitwp@comcast.net](mailto:lowerchitwp@comcast.net) on or before May 18, 2026 at 4:00 PM. Any person interested in listening to the meeting by telephone should call the Township at 610-485-1472 and request the call in information.

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1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comment on Agenda Items
4. Executive Session, if needed.
  - a. Information session
  - b. Personnel.
  - c. Litigation.
5. Any Board vote needed on any Executive Session items, subject to Solicitor review for form and content.
6. Approval of Minutes
  - a. Minutes of April 20, 2026 meeting.
7. Payment of the Bills
8. Department Reports (received and filed)
  - a. Treasurer's Report
    - o General ledger and trial balances; bank reconciliations for each account; payroll backup; deposit reports and supporting documentation
  - b. Board of Health Report
  - c. Sewer Report
  - d. Recreation Report
  - e. Environmental Advisory Committee Report
  - f. Fire Police Report
  - g. Emergency Report
9. Engineer's Report (Mr. Viscuso – Pennoni) – see next page
10. Solicitor's Report (Mr. Catania) – see next page

**Next Commissioner's Meeting: June 15, 2026 @ 7:30 P.M.**

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**11. Old Business**

**12. New Business**

(All contracts, agreements, applications, proposals, and resolutions are subject to legal review as to form and content prior to execution.)

- a. Vote to accept and file the Tax Collector's April, 2026 Report.
- b. Vote on the approval of the Transfer of \$\_\_\_\_\_ from the Tax Fund to the General Fund for April, 2026.
- c. Vote on Resolution honoring crossing guard Irene Smith for her 47 years of service and her retirement.
- d. Motion to nominate a representative to the Zoning Hearing Board to replace Annette DiAngelo who is stepping down; and Motion to second that nomination.
- e. Vote on Resolution to appoint new Township Code Enforcement Officer/Building Inspector/Building Code Officer and revoking Resolution 2025-11 appointing previous Township Code Enforcement Officer/Building Inspector/Building Code Officer, effective immediately.
- f. Vote if required on amendment to Stipulated Settlement Agreement and/or Land Development Agreement(s) concerning sewer issues for Bedrock Development Group.
- g. Status of 4401 Ridge and Data Center review, and vote if required on amendment of Sewer Improvement Development Agreement, Financial Security Agreement, Land Development Agreement, and Stormwater Controls Agreement, with Owner B9 Ridge Owner LLC.
- h. Any board action required because of discussion items listed below.

**13. Public Comments**

**14. Commissioner Comments**

**15. Adjournment**

**Action items Engineer – Pennoni:** Per Mr. Viscuso

Agenda Items as responsible.

**Discussion items Engineer – Pennoni:**

Report on the status of the following, with vote by Commissioners if necessary:

- a. Road Program status
- b. Pump Station upgrades status, waiting on meter results from Delcora, lack of rain has been an issue
- c. Bedrock, HOP submitted by the developer, working with Solicitor on Developers

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Agreement

**Action items Solicitor Catania:** Per Mr. Catania.

Agenda Items as responsible.

**Discussion items Solicitor Catania.**

Report on the status of the following, with vote by Commissioners if necessary:

a. Status of Nickson OOR appeals:

    OOR Appeal 2026-1317 - for records re UCC. On 4/29/2026 OOR denied appeal in part and dismissed as moot in part, Township not required to take any further action.

    OOR Appeal 2026-1526 – Final Determination due Monday 5/18.

b. Status of Aston Ambulance Authority.

c. Status of cell tower potential sale and discussion of lease interest in surrounding land, and board action if necessary.

d. Status of 4401 Ridge and Data Center review.

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