LOWER CHICHESTER TOWNSHIP
BOARD OF COMMISSIONERS MEETING
August 17, 2026, 7:30 pm

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 on or before August 17, 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 July 20, 2026 meeting.

7. Payment of the Bills

8. Department Reports (received and filed)

a. Treasurer's Report
   - 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: September 21, 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 July, 2026 Report.
b. Vote on the approval of the Transfer of $_____ from the Tax Fund to the General Fund for July, 2026.
c. Review and Commissioners Vote on recommendation regarding the amount of the Minimum Municipal Obligation (MMO, Township portion) for 2027 for the Lower Chichester Township Police Pension Plan in the amount of $224,449.
d. Review and Commissioners Vote on recommendation regarding the amount of the Minimum Municipal Obligation (MMO, Township portion) for 2027 for the Non-Uniform Pension Plan in the amount of $26,500.
e. Vote on Resolution regarding Environmental Rights Amendment and requiring Environmental Impact Statement for development or redevelopment.
f. Status of 4401 Ridge and Data Center Zoning Officer response to request for preliminary opinion, and status of requested amendment of Sewer Improvement Development Agreement, Financial Security Agreement, Land Development Agreement, and Stormwater Controls Agreement, with Owner B9 Ridge Owner LLC. (Vote if required.)
g. 815 Columbia Ave. - Status of Application for Subdivision/Land Development Review (Building Addition and Parking Area Expansion and a Reverse Subdivision Approval to merge 3 parcels into 1 parcel) submitted 6/25/2026 by Columbia Ave. Façade Land, LP. (Vote if required.)
h. 820 Columbia Ave (former Ryan Development parcel) – Status of Application for Subdivision/Land Development Review (proposed building with modification since Land Dev. Approval given to Ryan Development) submitted 8/11/2026 for Columbia Blueball Holdings LLC. (Vote if required.)
i. Review Settlement Proposal from Nalco Company LLC regarding sewer charges for 2000 Columbia Ave. (Vote if required.)
j. Review and Commissioners Vote on Sewage Fees Collection Agreement between Lower Chichester Township and PAMS (Pennsylvania Municipal Service) for the collection of Township sewage fees and any and all penalties, interest, expenses, and costs.
k. Any board action required because of discussion items listed below.

13. Public Comments

14. Commissioner Comments

15. Adjournment

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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 Update
b. Yates Avenue Pump Station update
c. 2026 CDBG Grant award
d. New Hudson Land Development Review Update

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 Aston Ambulance Authority.

b. 4401 Ridge and Data Center - status. 7/22/2026 Zoning Officer letter to L. Altieri that not able to give preliminary opinion because use of "Data Center" not a permitted use in LI -Limited Ind. District.

c. 815 Columbia Ave - Status of Application for Subdivision/Land Development Review (Building Addition and Parking Area Expansion and a Reverse Subdivision Approval to merge 3 parcels into 1 parcel) submitted 6/25/2026 by Columbia Ave. Façade Land, LP.

d. 820 Columbia Ave (former Ryan Development parcel) – Status of Application for Subdivision/Land Development Review (proposed building with modification since Land Dev. Approval given to Ryan Development) submitted 8/11/2026 for Columbia Blueball Holdings LLC.

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

f. Bedrock - Status of amendment to Stipulated Settlement Agreement and/or Land Development Agreement(s) concerning sewer issues, and status of land development.

Status of trees overhanging roadway.

g. Code Enforcement Report - Report of current code enforcement issues.

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