

LOWER CHICHESTER TOWNSHIP BOARD OF COMMISSIONERS MEETING

September 21, 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 September 21, 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.

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 August 17, 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: October 19, 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 August, 2026 Report.
- b. Vote on the approval of the Transfer of \$_____ from the Tax Fund to the General Fund for August, 2026.
- 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. (Vote if required.)
- 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. (Vote if required.)
- e. 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 Update
- b. Demolition, 18 Morton
- c. Pump station rehabilitation project 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:

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- 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. 9/14 Fintan McHugh letter extending 9/23/2026 deadline for review of application.
- 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. Deadline 11/6/2026.
- e. Status of cell tower potential sale and discussion of lease interest in surrounding land, and board action if necessary. 9/8 draft proposed Agreement of Sale received between LCT and Columbia Avenue Façade Land LP for approx. 2 acre parcel in the amount of \$699,000.
- f. Bedrock - Status of amendment to Stipulated Settlement Agreement and/or Land Development Agreement(s) concerning sewer issues, and status of land development.
- g. Code Enforcement Report - Report of current code enforcement issues.

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