

LOWER CHICHESTER TOWNSHIP BOARD OF COMMISSIONERS MEETING

July 20, 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 July 20, 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 June 15, 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: August 17, 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 June, 2026 Report.
- b. Vote on the approval of the Transfer of \$ _____ from the Tax Fund to the General Fund for June, 2026.
- c. Vote to award the road program re-bid to AF Damon in the amount of \$51,475.10. This is the base bid of \$37,491.30 plus alternate 4 in the amount of \$13,983.80.
- d. Vote on application to join Aston Ambulance Authority.
- e. Status of 4401 Ridge and Data Center review and request for preliminary opinion, 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.
- f. 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.
- g. 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. Pump station update: rain data now collected by Delcora, our office is sizing the pumps and will work with the County to purchase the pumps, thru costars, with he previously awarded grant of \$195,000.
- b. Continuing to work with PennDOT on the traffic signal upgrades.
- c. Grant submitted to ARLE for signal upgrades at Ridge and Blueball and Ridge and Hewes.

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- d. ~~Reviewing the Land Development plans for New Hudson project for consideration at the August meeting.~~

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. Status of 4401 Ridge and Data Center review and request for preliminary opinion.
- 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. 1434 Summit – 7/2/2026 Possenti letter notifying applicant that Application for Special Exception, Variance, Interpretation Under Zoning Ordinance or Appeal was incomplete and check refunding deposit was sent.
- e. Status of amendment to Stipulated Settlement Agreement and/or Land Development Agreement(s) concerning sewer issues for Bedrock Development Group.
- f. Code Enforcement Report.
- g. Status of cell tower potential sale and discussion of lease interest in surrounding land, and board action if necessary.

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