LOWER CHICHESTER TOWNSHIP
BOARD OF COMMISSIONERS MEETING
November 16, 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 November 16, 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 October 19, 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: December 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 October, 2026 Report.
b. Vote on the approval of the Transfer of $_____ from the Tax Fund to the General Fund for October, 2026.
c. Vote on Resolution to adopt Preliminary Budget for 2027 and to authorize a tax anticipation borrowing in an amount not to exceed $300,000.00.
d. Vote to authorize advertising that the Preliminary Budget for 2027, if adopted, is available for public inspection for 20 days.
e. Vote on Resolution to authorize Lower Chichester Township to request and apply for a Statewide Local Share Assessment grant of $135,135.00 from the Commonwealth Financing Authority to be used for the Lower Chichester Municipal Building Rehabilitation, and authorize Township officials to take necessary actions.
f. Resolution considering the office of Fire Chief for the Township and vote to appoint to this position if necessary.
g. 815 & 820 Columbia Avenue -
    i. 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.)
    ii. 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.)
    iii. Request for authorization to advertise for Conditional Use hearing(s) on December 9th and December 21st.
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.

Next Commissioner's Meeting: December 21, 2026 @ 7:30 P.M.

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Discussion items Engineer – Pennoni:

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

a. LSA Grant submission
b. Pump station updates
c. 2026 CDBG grant award

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. 815 & 820 Columbia Avenue -
   i. 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.)
   ii. 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.)
   iii. Request for authorization to advertise for Conditional Use hearing(s) on December 9th and December 21st.

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

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

e. Battish litigation

Next Commissioner's Meeting: December 21, 2026 @ 7:30 P.M.