UPPER CHICHESTER TOWNSHIP BOARD OF COMMISSIONERS - CAUCUS MEETING
NOVEMBER 10, 2026
7:30 PM

ROLL CALL

A. ANNOUNCEMENTS

ANNOUNCEMENT THAT THE UPPER CHICHESTER TOWNSHIP PARKS AND RECREATION DEPARTMENT WILL HOST THE ANNUAL VETERANS' DAY BREAKFAST AT THE MUNICIPAL BUILDING ON WEDNESDAY, NOVEMBER 11TH, 2026, AT 10:00 AM. JOIN US AS WE HONOR AND CELEBRATE OUR LOCAL VETERANS WITH A MORNING OF APPRECIATION, COMMUNITY, AND GRATITUDE

ANNOUNCEMENT THAT THE UPPER CHICHESTER TOWNSHIP PARKS AND RECREATION DEPARTMENT WILL HOST THE ANNUAL TREE LIGHTING CEREMONY AT GIBBONS PARK ON FRIDAY, NOVEMBER 27th, 2026, AT 6:00 PM. COME KICK OFF THE HOLIDAY SEASON WITH AN EVENING OF FESTIVE CHEER.

ANNOUNCEMENT THAT OUR 8th ANNUAL SHOP WITH A COP EVENT WILL TAKE PLACE ON DECEMBER 5, 2026, AT WALMART. THIS ANNUAL EVENT PAIRS POLICE OFFICERS WITH CHILDREN IN NEED, PROVIDING THEM WITH THE OPPORTUNITY TO EXPERIENCE THE JOY OF THE HOLIDAY SEASON. FAMILIES ARE SELECTED IN PARTNERSHIP WITH THE CHICHESTER SCHOOL DISTRICT THROUGH ITS GUIDANCE COUNSELORS. THE PROGRAM IS DESIGNED TO ASSIST FAMILIES FACING CHALLENGING CIRCUMSTANCES, INCLUDING JOB LOSS, MILITARY DEPLOYMENT, AND OTHER FINANCIAL HARDSHIPS. WE ARE GRATEFUL FOR THE CONTINUED SUPPORT OF OUR COMMUNITY, PARTNERS, SPONSORS, AND VOLUNTEERS WHO HELP MAKE THIS EVENT POSSIBLE EVERY YEAR.

ANNOUNCEMENT THAT THE UPPER CHICHESTER TOWNSHIP POLICE DEPARTMENT HAS BEEN AWARDED A $7,500.00 GRANT THROUGH THE DELAWARE COUNTY INTERACTIVE GAMING REVENUE AUTHORITY. THIS GRANT WILL REIMBURSE THE TOWNSHIP FOR EXPENSES INCURRED DURING OUR ANNUAL CHICHESTER'S NIGHT OUT EVENT, WHICH WAS HELD IN AUGUST. WE ARE GRATEFUL FOR THIS FUNDING FROM DCIGRA AND THE CONTINUED SUPPORT OF OUR COMMUNITY EVENTS.

B. TOWNSHIP PROFESSIONALS' REPORTS

1. ENGINEER'S REPORT

A. LIBRARY PROJECT UPDATE
B. CBL PARK IMPROVEMENTS PROJECT UPDATE
C. ROAD PROGRAM 2026 UPDATE
D. GREEN LIGHT GO UPDATE
E. FUREY ROAD BRIDGE LINING UPDATE
F. PENNDOT PROJECTS UPDATE
G. OTHER

2. SOLICITOR'S REPORT

A. STORMWATER AUTHORITY ORDINANCE
B. 2027 TRASH REBATE ORDINANCE
D. 801 BETHEL AVENUE- LAND DEVELOPMENT EXTENSION REQUEST
E. 5106 MARTEN LANE- LAND DEVELOPMENT EXTENSION REQUEST
F. 3709 CHICHESTER AVENUE- LAND DEVELOPMENT EXTENSION REQUEST
G. OTHER

3. MANAGER'S REPORT

A. LSA GRANT- DOG PARK
B. 10 CREEK PARKWAY
C. 1819 LARKIN RD UPDATE (WERZALIS PROPERTY)
D. OTHER

4. TREASURER'S REPORT

A. FINANCIAL STATEMENTS
B. LIST OF BILLS
C. DCED REPORT
D. TAX REFUND REQUESTS
E. ESCROW RELEASES
F. TRASH EXONERATIONS
G. 2027 PRELIMINARY BUDGET
H. OTHER

C. WARD AND COMMITTEE REPORTS

1ST WARD-ED RAIKOWSKI

1. EMERGENCY SERVICES
2. OTHER

2ND WARD-DAREC ALLISTON

1. POLICE
2. OTHER

3RD WARD-JOE BAIOCCO

1. PUBLIC WORKS & UTILITES
2. OTHER

4TH WARD-BRET HANKINS

1. ADMINISTRATION & FINANCE
2. PARKS, RECREATION, AND COMMUNITY SERVICES
3. OTHER

5TH WARD-MIKE GAUDIUSO

1. LICENSES & INSPECTIONS
2. PLANNING & ZONING
3. OTHER

PLANNING REPORT

3709 CHICHESTER AVENUE – LAND DEVELOPMENT
1. PLANNING COMMISSION, ANTICIPATED 10/22/2026, 11/16/2026
2. DECEMBER 8, 2026 (EXTENSION TO BE ACTED ON)
3. UNDER REVIEW

5106 (5118) MARTEN LANE – SUBDIVISION
1. PLANNING COMMISSION, ANTICIPATED (10/22/2026)
2. NOVEMBER 29, 2026 (EXTENSION TO BE ACTED ON)
3. UNDER REVIEW

0 GARFIELD AVENUE- LAND DEVELOPMENT
1. PLANNING COMMISSION, ANTICIPATED (UNKNOWN)
2. JANUARY 31, 2027 (EXTENSION GRANTED)
3. UNDER REVIEW

801 BETHEL AVENUE – LAND DEVELOPMENT
1. PLANNING COMMISSION 5/26/2022, 3/27/2025
2. NOVEMBER 29, 2026 (EXTENSION TO BE ACTED ON)
3. PLANNING COMMISSION RECOMMENDED APPROVAL WITH CONDITIONS, INCLUDING THE APPLICANT GOING IN FRONT OF THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION PRIOR TO ACTION FROM THE BOARD OF COMMISSIONERS

ZONING REPORT

1347 APPLE STREET WILL BE PRESENTING TESTIMONY AT THE ZONING HEARING BOARD ON WEDNESDAY, NOVEMBER 18, 2026.