

A. PRESENTATIONS

A PRESENTATION ON THE APPLICATION FOR THE DEVELOPMENT OF AN EXISTING 30.09 ACRE PARCEL OF LAND WITH A WAREHOUSE AND ASSOCIATED IMPROVEMENTS, AS SUBMITTED BY MAPLE ZONE BAT WORKS, LLC (OWNER OF THE PROPERTY) LOCATED AT 4881 CHICHESTER AVENUE IN UPPER CHICHESTER TOWNSHIP

B. ANNOUNCEMENTS

ANNOUNCEMENT THAT THE UPPER CHICHESTER TOWNSHIP PARKS AND RECREATION DEPARTMENT WILL HOST THE ANNUAL VETERANS DAY BREAKFAST AT THE MUNICIPAL BUILDING ON TUESDAY, NOVEMBER 11TH, 2025, 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 28TH, 2025, AT 6:00 PM. COME KICK OFF THE HOLIDAY SEASON WITH AN EVENING OF FESTIVE CHEER.

C. PUBLIC COMMENT

D. TOWNSHIP PROFESSIONALS' REPORTS

1. ENGINEER'S REPORT

1. KINGSMAN ROAD PARK PAYMENT REQUEST
2. KINGSMAN ROAD PARK CHANGE ORDER
3. NAAMANS CREEK STREAMBANK RESTORATION PAYMENT REQUEST
4. CDBG JOHNSON AVENUE STREETScape PAYMENT REQUEST
5. CDBG BROADWAY AVENUE GATEWAY PROJECT BID AWARD
6. CDBG MCCAY AVENUE PROJECT CHANGE ORDER
7. SOMMERSET DRAINAGE EMERGENCY REPAIR PAYMENT REQUEST
8. 2025 ROAD PROGRAM UPDATE
9. OTHER

2. SOLICITOR'S REPORT

1. TRAFFIC SIGNAL EASEMENTS
2. 4881 CHICHESTER AVENUE LAND DEVELOPMENT RESOLUTION
3. ORDINANCE AMENDING THE UPPER CHICHESTER TOWNSHIP CODE OF ORDINANCES, CHAPTER 71, PENSIONS AND RETIREMENT, ARTICLE 1 POLICE PENSION PLAN
4. OTHER

3. MANAGER'S REPORT

1. LSA GRANT FUNDING APPLICATION RESOLUTIONS
2. LIBRARY PROJECT PAYMENT REQUEST
3. CIVIL SERVICE TESTING RESULTS

4. PENNDOT FORMS RELATED TO THE 4881 CHICHESTER AVENUE LAND DEVELOPMENT APPLICATION
5. AUTHORITIES, BOARDS, AND COMMISSIONS APPOINTMENTS
6. OTHER

4. TREASURER'S REPORT

1. 2026 PRELIMINARY BUDGET
2. ESCROW RELEASES
3. TRASH EXONERATIONS
4. REAL ESTATE TAX REFUNDS

E. WARD AND COMMITTEE REPORTS

1ST WARD-ED RAIKOWSKI

1. AMBULANCE SERVICE
2. EMERGENCY MANAGEMENT
3. FIRE DEPARTMENTS
4. OTHER

4TH WARD-JOE NEARY

1. ADMINISTRATION
2. FINANCE
 - LIST OF BILLS
 - FINANCIALS
3. POLICE
4. OTHER

3RD WARD-JOE BAIOTTO

1. HIGHWAY & SANITATION
2. STREET LIGHTING & TRAFFIC SIGNALS
3. SEWER / WATER / UTILITIES
4. OTHER

5TH WARD-MIKE GAUDIUSO

1. LICENSE & INSPECTIONS
2. PLANNING

SALDO APPLICATIONS

801 BETHEL AVENUE – LAND DEVELOPMENT

1. PLANNING COMMISSION 5/26/2022, 3/27/2025
2. DECEMBER 15, 2025 (EXTENSION GRANTED)
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

4881 CHICHESTER AVENUE – LAND DEVELOPMENT

1. PLANNING COMMISSION, 6/27/2024, 10/24/2024, 12/19/2024, 5/22/2025

2. NOVEMBER 13, 2025 (EXTENSION GRANTED)
3. PLANNING COMMISSION VOTED RECOMMENDING DENIAL
4. APPLICANT WILL BE PRESENTING PLAN AT THE 11/06/2025 CAUCUS MEETING
5. RESOLUTION FOR CONSIDERATION AT THE 11/13/2025 BOARD OF COMMISSIONERS MEETING

5106 (5118) MARTEN LANE – SUB-DIVISION

1. PLANNING COMMISSION, ANTICIPATED (UNKNOWN)
2. JANUARY 7, 2026 (EXTENSION GRANTED)
3. UNDER REVIEW

0 GARFIELD AVENUE- LAND DEVELOPMENT

1. PLANNING COMMISSION, ANTICIPATED (UNKNOWN)
2. FEBRUARY 28, 2026 (EXTENSION GRANTED)
3. UNDER REVIEW

2351 BOOKER AVENUE – SUBDIVISION

1. PLANNING COMMISSION 6/22/2023, ANTICIPATED (UNKNOWN)
2. DECEMBER 11, 2025 (EXTENSION GRANTED)
3. AWAITING UPDATED PLANS BASED ON REVIEWS AND COMMENTS FROM 6/22/2023

3. ZONING

ZONING HEARING BOARD APPLICATIONS

1. MAPLE ZONE BATWORKS, LLC, BY AND THROUGH ITS ATTORNEYS, KAPLIN STEWART MELOFF REITER & STEIN, P.C., AND PURSUANT TO SECTION 916.1(A)(1) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC”), 53 P.S. § 10916.1(A)(1), HEREBY FILES THIS CHALLENGE TO THE SUBSTANTIVE VALIDITY OF SECTIONS 505-31.A., 505-31. B.(2)(C), AND 505-31.B.(2)(D) OF THE UPPER CHICHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (“SALDO”) AND THE UPPER CHICHESTER TOWNSHIP 2024 FEE SCHEDULE FOR FEES IN LIEU OF RECREATION (“2024 FEE SCHEDULE”)

APPLICANT HAS PROVIDED AN EXTENSION, AND THIS MATTER IS NOW SET TO BE HEARD AT THE DECEMBER 17, 2025.

4. OTHER

2ND WARD-NICOLE WHITAKER

1. HISTORICAL SOCIETY
2. LIBRARY
3. RECREATION & COMMUNITY DEVELOPMENT
 - GRANTS
 - RECREATION
4. OTHER