

**Minutes of the Regular Council Meeting
Of the Borough of Chester Heights
222 Llewelyn Road
Chester Heights, PA 19017**

June 1, 2015

MEMBERS PRESENT Michael P. Pierce, Esq., President
Frederick L. Wood, Vice President
Mark Carroll, Mayor
Arthur McClaskey
Joe McIntosh, Esq.
Patrick L. Patterson
Lawrence Ward

OFFICIALS PRESENT Gerald C. Montella, Esq., Solicitor
Matt Houtman, P. E., Borough Engineer
Michael Ciocco, Fire Marshal

CALL TO ORDER President Pierce called the public meeting to order at 7:00 p.m. and led those in attendance in a moment of silence and the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES Upon motion (Wood/Ward) Council unanimously voted to approve the meeting minutes of the May 4, 2015 Regular Council Meeting and the May 18, 2015 Work Session.

PUBLIC TO ADDRESS
COUNCIL

SUSAN CLARK
384 LENNI ROAD

Ms. Clark asked council if there was any update for the issue with residents that live on Ivy Lane complaining that Ivy Lane is being used as a cut through street and cars not stopping at the stop sign at Ivy and Mildred Lane. Councilman Ward stated that there will be a new traffic light pattern on Baltimore Pike for the Park Crossing Townhouse Community. Mayor Carroll stated that he has been in contact with the state police concerning this issue and several other traffic issues within the borough.

BUILDING INSPECTOR Mrs. Timmins reported that Mr. Jensen issued the demo permit for Wawa Corporate Annex 5.

FIRE MARSHAL Mr. Ciocco reported that he is working on routine matters.

SEO Mrs. Timmins reported that Mr. Ciocco, P. E., received a septic permit application for 458A Lenni Road.

ZONING OFFICER No report.

SECRETARY/TREASURER No report.

TREASURER'S REPORT Upon motion (Wood/Ward)) Council voted unanimously to approve the fund balances and receipts, as submitted by the Secretary/Treasurer.

MOTION Upon motion (Wood/Ward)) Council voted unanimously to approve payment of the bills as submitted by the Secretary/Treasurer.

Description		Source
Receipts		
1st Qrt Franchise Fee	\$ 8,697.29	Verizon
Real Estate Transfer Tax	\$ 4,348.26	Treasurer of Delaware County
Court Fines	\$ 423.88	District Court 32-2-38
March Remit	\$ 497.20	Treasurer of Delaware County
April Collections	\$ 10,321.75	Maryann Furlong, TC
May Collections	\$ 1,166.47	Maryann Furlong, TC
State Police Fines	\$ 398.26	Treasurer of PA
April Remit	\$ 77.31	Treasurer of Delaware County
2nd Qrt LST	\$ 975.54	Berkheimer
2nd Qrt LST	\$ 7,353.73	Berkheimer
2nd Qrt LST	\$ 3,080.28	Berkheimer
1st Qrt LST	\$ 1,041.40	Berkheimer
U&O Inspection	\$ 90.00	4303 Lydia Hollow Dr
U&O Inspection	\$ 90.00	154 Bishops Dr
U&O Inspection	\$ 90.00	25 Bishops Dr
U&O Inspection	\$ 125.00	53 W Baltimore Pk
U&O Inspection	\$ 90.00	206 Bishops Dr
U&O Inspection	\$ 90.00	128 Deerfield Crt
U&O Inspection	\$ 90.00	298 Stanton Crt
U&O Inspection	\$ 90.00	6204 Lydia Hollow Dr
U&O Inspection	\$ 90.00	6202 Lydia Hollow Dr
Demo Permit	\$ 625.00	Wawa Annex 5
Bldg/Roofing Permit	\$ 130.00	2 Bonnie Lane
Bldg/Roofing Permit	\$ 130.00	458a Lenni Rd
Temp Trailer Permit	\$ 200.00	Wawa Corp
Sprinkler Permit	\$ 918.00	CH Self Storage 15 Stoney Bank
Bldg/Shed Permit	\$ 125.00	258 Lenni Rd
SEO Permit	\$ 150.00	458a Lenni Rd
Electrical Permit	\$ 2,005.00	CH Self Storage
Reimburse Escrow/Solicitor_March	\$ 87.50	446 Lenni/Le Nape
Reimburse Escrow/Solicitor_March	\$ 837.50	Wawa Annex 5
Reimburse Escrow/Eng Invc#40964	\$ 676.51	Wawa Annex 5
Reimburse Escrow/Eng Invc#41303	\$ 169.13	Wawa Annex 5

Reimburse Escrow/Solicitor_March	\$ 37.50	Rose Hill Dev
Reimburse Escrow/Solicitor_Apil	\$ 12.50	ICR/53 Baltimore Pk
Monthly Easement Fee	\$ 562.75	T-Mobile
Fire Hydrant Reimbursement		Coventry Crossing
Fire Hydrant Reimbursement	\$ 399.30	Darlington Woods
TOTAL	\$ 46,292.06	

Fund Balances,

Certificates of Deposit Balance

CD, 12 Month, @ 0.90% Matures 12/29/15	\$ 43,080.55	Iron Workers Bank
CD, 12 Month, @.0.50% Matures 12/03/15	\$ 212,478.12	Wawa Credit Union
EBond	\$ 15,000.00	Bryn Mawr Trust
Total Certificates of Deposit	\$ 270,558.67	

General Fund Balance

Checking Acc 5/30/15 @ 0.02%	\$ 401,059.92	Source PLGIT GENERAL FUND
Checking Acc 5/30/15 @ 0.02%	\$ 7.54	PLGIT GENERAL FUND
Money Manager 4/30/15 @ 0.15%	\$ 13,004.61	Bryn Mawr Trust
Borough Park & Rec Fund#4871	\$ 13,713.61	Bryn Mawr Trust
Borough Road Improvement Fund	\$ 35,000.00	Bryn Mawr Trust
Total Funds in General Fund	\$ 462,785.68	

PA Liquid Fuels Fund Balance

Checking Account 5/30/15 @ 0.02%	\$ 44,700.43	PLGIT Acct # 5116038
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Land Dev Escrow Fund Balance

Savings 5/30/15 @ 0.02%	\$ 3,859.37	PLGIT Acct # 5116041
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Expenditures

Chester Heights Monthly	\$ 4,000.00	Chester Heights Fire Company
2nd Qrt LST	\$ 10,000.00	Chester Heights Fire Company
Fire Safety Inspections	\$ 450.00	Chester Heights Fire Company
Storage Rental	\$ 159.00	Chester Heights Self Storage
Phone/Fax/Code Officals	\$ 139.82	Windstream
2nd Qrt Stipend	\$ 185.00	Richard Jensen
Bldg Permit Fees	\$ 505.00	Richard Jensen
Wawa Annex 5	\$ 1,560.00	Richard Jensen
U&O Inspections	\$ 450.00	Richard Jensen
Wawa Annex 5	\$ 366.45	Catania Engineering Assoc
Council Compensation	\$ 223.03	Mary C. Ounan
Council Compensation	\$ 223.03	Arthur C McClaskey
Council Compensation	\$ 223.03	Fredrick L. Wood
Council Compensation	\$ 223.03	Lawrence B. Ward
Council Compensation	\$ 223.03	Patrick L. Patterson
Council Compensation	\$ 223.03	Joseph McIntosh, Esq.
Council Compensation	\$ 223.03	Michael P. Pierce, Esq.
Mayor Compensation	\$ 223.03	Mark Carroll
Zoning Officer	\$ 223.01	Richard Jensen
Tax Collector Comp	\$ 4,176.20	Maryann D. Furlong
Park Trash	\$ 43.66	Waste Management
Mulch Application	\$ 249.00	Scott's Lawn Service

Property Maintenance	\$ 130.00	Scott's Lawn Service
Property Maintenance/pd 2 chks	\$ 344.76	Scott's Lawn Service
15 Stoney Bank	\$ 12.50	Gerald C. Montella, Esq.
Arbour Square	\$ 112.50	Gerald C. Montella, Esq.
Beard	\$ 25.00	Gerald C. Montella, Esq.
General Matters	\$ 800.00	Gerald C. Montella, Esq.
Highland Reserve	\$ 87.50	Gerald C. Montella, Esq.
446 Lenni/Le Nape	\$ 50.00	Gerald C. Montella, Esq.
Rose Hill	\$ 425.00	Gerald C. Montella, Esq.
Wawa Annex 5	\$ 925.00	Gerald C. Montella, Esq.
Brookefield	\$ 388.45	Peter Rohana, Jr., Esq.
Office Supplies	\$ 11.39	Costco
Office Supplies	\$ 14.99	Walgreens
Annual Fee Web Hosting	\$ 143.88	justhost.com
Cable	\$ 6.31	Comcast
2 Dogs/Heather Lane	\$ 40.00	A. Strickler Animal Control
Bank Fee	\$ 12.00	BMTC
Annual Membership	\$ 75.00	CRC Watershed
Postage	\$ 39.20	Chester Heights Post Office
Tax Collector P O Box	\$ 56.00	Chester Heights Post Office
Arbour Square	\$ 70.00	Michael Ciocco
Rose Hill	\$ 140.00	Michael Ciocco
Le Nape Valley	\$ 140.00	Michael Ciocco
Fire Marshal 2nd Qtr Stipend	\$ 185.00	Michael Ciocco
Fire Marshal Monthly Compensation	\$ 500.00	Michael Ciocco
Fire Marshal Postage Reimburs	\$ 11.20	Michael Ciocco
PA 1 Call	\$ 65.00	Charles A. Higgins & Sons
Office Supplies	\$ 52.99	Adobe
Tree Removal/Walnut Hill Blvd	\$ 325.00	Unlimited Truck Fabrication
Electrical Permit/15 Stoney Bank	\$ 400.00	United Inspections
941 Payroll	\$ 883.10	EFTPS
Sec/Treas Compensation	\$ 3,072.98	Susan Timmins
Dig Notifications	\$ 19.86	PA 1 Call
Copier/Fax/Scanner	\$ 140.13	Ricoh USA
Meter Usage	\$ 12.08	Ricoh USA
Employee Insurance	\$ 450.00	Keystone Health Plan
3 Hydrants@ \$42.25 per Hydrant	\$ 124.39	Aqua Pennsylvania
35 Hydrants@ \$36.30 per Hydrant	\$ 1,306.80	Chester Water Authority
Total Expenditures	\$ 35,889.39	
PA Liquid Fuels Fund Expenditures		
PECO SL	\$ 507.03	PECO
PECO TL	\$ 77.52	PECO
TL Inspection	\$ 390.00	Charles A. Higgins & Sons, Inc.
Total Expenditures	\$ 974.55	

CORRESPONDENCE No correspondence.

SOLICITORS REPORT Solicitor Montella presented with the following:

RESOLUTION #06-15-A A resolution for plan revision for the 446 Lenni Developers/Le Nape Valley, L.P. Sewage Facilities Planning Module that will be submitted to DEP for approval.

MOTION Upon motion (Ward/McClaskey) one abstention/Patterson, council voted to approve Resolution #06-15-A.

RESOLUTION #06-15-B A resolution for plan revision for the Rose Hill Developers, L.P. Sewage Facilities Planning Module that will be submitted to DEP for approval.

MOTION Upon motion (McIntosh/Ward) one abstention (Patterson), council voted to approve Resolution #06-15-B.

DEVELOPER'S AGREEMENT Solicitor Montella presented council with the Developer's Agreement for the Wawa Annex 5 Land Development and requested council's consideration for approval, as recommended by the engineer, Michael Ciocco, P. E., S.E.O and the borough solicitor.

MOTION Upon motion (Patterson/Ward) with one abstention (Wood) council voted to approve the Developer's Agreement for Wawa Annex 5 Land Development.

IMPROVEMENT SECURITY AGREEMENT Solicitor Montella presented council with the Improvement Security Agreement for Wawa Annex 5 Land Development and requested council's consideration for approval, as recommended by the engineer, Michael Ciocco, P. E., S.E.O and the borough solicitor.

MOTION Upon motion (Patterson/Ward) with one abstention (Wood) council voted to approve the Improvement Security Agreement for Wawa Annex 5 Land Development.

STORMWATER MANAGEMENT AGREEMENT Solicitor Montella presented council with the Stormwater Management Agreement for the Wawa Annex 5 Land Development and requested council's consideration for approval, as recommended by the engineer, Michael Ciocco, P. E., S.E.O and the borough solicitor.

MOTION Upon motion (Patterson/McClaskey) with two abstention (Wood/Patterson) council voted to approve the Stormwater Management Agreement for Wawa Annex 5 Land Development.

RATIFICATION ON SITE SANITARY AGREEMENT Solicitor Montella requested council to ratify the On Site Sanitary Agreement for the Wawa Annex 5 Land Development.

MOTION Upon motion (Ward/McClaskey) with two abstention (Wood/Patterson) council voted to approve the On Site Sanitary Agreement for Wawa Annex 5 Land Development.

BEARD CONDITIONAL USE HEARING	Solicitor Montella requesting council to authorize him to submit a public notice to the newspaper to advertise the Conditional Use Hearing for the Beard Land Development Plan that would take place on June 22, 2015.
MOTION	Upon motion (Ward/Patterson) council voted to authorize the solicitor to advertise the public notice for the June 22, 2015 Conditional Use Hearing for the Beard Townhouse Land Development Plan.
ENGINEERS REPORT	Mr. Houtman reported on the following:
SOUTHWEST SEWER	Mr. Houtman reported that he has been in discussion with Southwest Sewer Authority and the developers for the Rose Hill Townhouse Land Development and the Valleybrook Homes LLC/Brookefield Townhouse Land Development concerning bringing sewer down Llewelyn Road.
ROLLING HEIGHTS PAVING	Mr. Houtman reported that he has been in contact with A. F. Damon for an update for the scheduling of the paving for the Rolling Heights Development and there is an issue with the paving and the sewer tie-in on Rolling Heights Road.
MAYOR'S REPORT	Mayor Carroll would like to thank everyone for the donations and attendance at the Memorial Day Ceremony, the weather was great and there was a nice crowd.

COMMITTEE REPORTS

BOROUGH PROPERTY	Mayor Carroll reported that the old tables at the Community Park will be removed and the installation of the new tables and swing replacements will be scheduled sometime for late June.
NEW CONSTRUCTIONS & INSPECTIONS	No report.
ENVIRONMENTAL	No report.
FINANCE	No report.
HIGHWAY	No report.
INSURANCE	No report.
NOMINATING & VACANCY	No report.
ORDINANCE &	Councilman Patterson presented council with two proposals for

CODE REVIEW	updating the Ordinances from General Code and that he will review and report back with a recommendation at the July Regular Council Meeting.
DEPUTY TAX COLLECTOR	President Pierce reported that the tax collector has a request from the state to appoint a deputy tax collector. The tax collector has asked council to consider appointing Alexis Furlong as deputy tax collector.
MOTION	Upon motion (Ward/Wood) council voted to appoint Alexis Furlong as Deputy Tax Collector.
PUBLIC UTILITIES	No report.
PUBLIC SAFETY	Councilman Ward reported that the he is working on the County's Hazard Mitigation Plan and will discuss the plan with Richard Jensen before he submits the plan to the county.
SCHOOL DISTRICT/ LIBRARY	Councilman Patterson reported that several members of council and the mayor attended the Garnet Valley School Board Liaison Dinner which was very informative with information from the school board and local municipalities.
PLANNING & ZONING	Mayor Carroll reported that the last Planning Commission Meeting there was a review of Le Nape Valley Land Development and Rose Hill Townhouse Land Development and that there was a presentation for Arbour Square at Chester Heights Land Development.
LONG RANGE PLANNING	No report.
GRANTS	No report.
INSPECTOR/SECRETARY EDUCATION	No report.
HISTORICAL COMMITTEE	No report
ENVIRONMENTAL ADVISORY BOARD	No report.
NEW BUSINESS	No report.
OLD BUSINESS	No report.
<u>ADDITIONAL PERIOD FOR PUBLIC COMMENTS</u>	

SUSAN CLARK
384 LENNI ROAD

Ms. Clark asked the borough engineer to provide more information concerning bring sewer through Lenni Road. The engineer explained that the sewer lines would only effect Lenni Road, not individual properties.

Land Development Dates

- **STF Crier** – Submitted Plans 4/30/07, Reviewed Planning Co 5/24/07 - Open Ended Extension
- **S. B. Conrad/CH Market** - Submitted Plans 2/18/10, Reviewed Planning Commission 3/25/10
Extension 4/29/15
- **Mark & Nancy Beard** – Submitted Plan 5/5/14, Reviewed Planning Commission 6/26/14 **Extension 4/29/15** – Mayor Carroll/Shepherd
- **Wawa Red Roof Annex 5** – Submitted ACT 247 Formal Plans 9/15/14, Reviewed Planning Commission 9/25/14 Extension – **Conditional Approval 12/22/14 – 6/16/15** – President Pierce/Shepherd
- **446 Lenni Developers/Le Nape Valley**– Submitted ACT 247 Formal Plans 11/18/14Submitted Sketch plan 9/18/14 –Reviewed Planning Commission 9/25/14 –**Extension – 5/17/15** Councilman McIntosh/Shepherd
- **Rose Hill Townhouse** – Submitted Sketch plan – 9/15/14 Reviewed Planning Commission 9/25/14 Conditional Use Hearing 11/03/14 –Submitted ACT 247 Formal Plans 11/5/14 **Extension – 5/10/15** - Councilman Ward/Shepherd
- **Arbour Square/Westrum Senior Care Facility** – Reviewed Planning Commission 7/28/14 – Public Hearing for Proposed Amendment to Zoning Ordinance 10/6/14 - Vice President Wood/Shepherd

ADJOURMENT Upon motion (McIntosh) council voted to adjourn the meeting at 7:37.

Respectfully submitted,
Susan Timmins
Secretary/Treasurer