

**Minutes of the Work Session
Of the Borough of Chester Heights
222 Llewelyn Road
Chester Heights, PA 19017**

April 27, 2015

- MEMBERS PRESENT** Michael P. Pierce, Esq., President
Frederick Wood, Vice President
Mark Carroll, Mayor
Arthur C. McClaskey
Joseph McIntosh, Esq.
Mary C. Ounan
Patrick L. Patterson
Lawrence Ward
- OFFICIALS PRESENT** Gerald C. Montella, Esq., Solicitor
Matt Houtman, P. E., Engineer
- 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.
- PUBLIC TO ADDRESS**
COUNCIL No response.
- ARBOUR SQUARE** Don Petrosa, Esq., the attorney for Arbour Square at Chester Heights, informed council that John Westrum, Chairman/CEO for Westrum Development would like to present to council a revised plan for Arbour Square at Chester Heights, a proposed land development plan for a senior care facility. Mr. Westrum provided a slide show presentation with revisions to the original plan that would create approximately eighty more units to the facility.
- IRC PARKING LOT** Mr. Houtman reported that he did a final inspection for the IRC Parking Lot and provided a letter of recommendation for the escrow release that can be
- ESCROW RELEASE** considered for approval at the May 4th Regular Council Meeting.
- HIGHLAND RESERVE** Mr. Houtman reported that he is working with the solicitor and the HOA for the Highland Reserve concerning some outstanding items that need to be addressed.
- DARLINGTON WOODS** President Pierce asked the engineer to look at the retention pond at Darlington Woods and the storm water drains along Walnut Hill Boulevard.

- EXTENSION LETTER Solicitor Montella presented council with an extension of time letter for the Mark & Nancy Beard Land Development Plan for July 28, 2015.
- MOTION Upon motion (Patterson/Ward) Council voted to ratify the approval of the extension letter for the Mark & Nancy Beard Land Development Plan Land Development Plan for July 28, 2015.
- EXTENSION LETTER Solicitor Montella presented council with an extension of time letter for the One Smithbridge LLC/CH Market Land Development Plan for July 28, 2015.
- MOTION Upon motion (Patterson/Ward) Council voted to ratify the approval of the extension letter for the One Smithbridge LLC/CH Market Land Development Plan Land Development Plan for July 28, 2015.
- PARK DEDICATION Councilman Patterson reported that there was a Park Project Update/Dedication at the park with approximately twenty people on Saturday with a tree dedication to the DiSalvo family, and the creek clean up by the Rochford Estates Homeowners Association.

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 Leni Developers**– 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
- **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

ADJOURNMENT Upon motion (Ward) unanimously voted to adjourn the meeting at 8:10.

Respectfully submitted,
 Susan Timmins
 Secretary/Treasurer