

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

November 23, 2015

MEMBERS PRESENT	Michael Pierce, Esq., President Fred Wood, Vice President Mark Carroll, Mayor Patrick Patterson Anne C. Searl Lawrence Ward
OFFICIALS PRESENT	Gerald C. Montella, Esq., Solicitor Matthew 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.
<u>PUBLIC TO ADDRESS</u> <u>COUNCIL</u>	No response from the public.
SNOW REMOVAL	Mr. Houtman informed council that he had reviewed the two snow removal bids and would recommend Dan Kelly Landscaping, who was the lowest responsible bidder.
CONTRACT	Mr. Houtman reported that he had received three recommendations from companies that had used Dan Kelly Landscaping for snow removal. Solicitor Montella stated that he had reviewed the bids and would recommend Dan Kelly Landscaping, who was the lowest responsible bidder.
WAWA ANNEX 5 REVISION	Don Petrosa, Esq., presented council with a plan that has minor revision plans for the fourth floor of the parking garage and informed council that this has been reviewed and recommended approval from the Delaware County Planning Department and will be presented to the Borough Planning Commission and will be on the December 7 th Agenda for consideration of council approval.
BEARD REVERSE SUBDIVISION	Don Petrosa, Esq., and Michael Ciocco, P. E., S. E. O. informed council that the Beards are requesting reverse subdivision / Subdivision Plan for Mark & Nancy Beard (the Two Lot Plan). Thornbury elected to defer to Chester Heights, but we would still like to request that they sign the Two Lot Plan to avoid issues in getting the DCPD to sign it for recording. The Borough Planning Commission also voted to recommend approval of the Preliminary Subdivision & Land Development Plan for the townhouse development, subject to

satisfactory resolution of Matt's review comments of 8/26/15. Solicitor Montella stated that he is preparing a resolution concerning the reverse subdivision for the Beard Townhouse Land Development for the December 7th Regular Council Meeting.

- BEARD PRELIMINARY APPROVAL Solicitor Montella stated that he is preparing a resolution concerning preliminary approval for the Beard Townhouse Land Development for the December 7th Regular Council Meeting.
- GRINDER PUMP ORDINANCE Solicitor Montella stated that he and the engineer are reviewing a Grinder Pump Ordinance.
- ROAD IMPROVEMENT FUND Vice President Wood informed council that council will need to transfer \$36,000.00 into the Road Improvement Fund for 2015 from the General Fund, which was approved by resolution.
- EMERGENCY CORD MANAGEMENT Councilman Ward informed council that he would recommend council to employ the expertise of the engineer to review the borough infrastructures that are being put in place in case of an emergency would occur. Mayor Carroll stated that council will need to look into a paid Emergency Management Coordinator.
- NEW BUSINESS No response.
- OLD BUSINESS No response.

Additional Period for Public Comment

ADJOURNMENT Upon motion (Ward) unanimously voted to adjourn the meeting at 7:49.

Land Development Dates

1. **STF Crier** – Submitted Plans 4/30/07, Reviewed Planning Co 5/24/07 - Open Ended Extension
2. **S. B. Conrad/CH Market** - Submitted Plans 2/18/10, Reviewed Planning Commission 3/25/10 **Extension 1/26/2016**
3. **Mark & Nancy Beard** – Submitted Plan 5/5/14, Reviewed Planning Commission 6/26/14 **Extension 1/26/2016**– Mayor Carroll/Shepherd
4. **Westrum/Arbour Square** – Reviewed Planning Commission 3/23/15 – Public Hearing for Proposed Amendment to Zoning Ordinance 10/6/14 PC Reviewed 3/23/15 – **Extension 1/7/2016** - Vice President Wood/Shepherd

Respectfully submitted,
Susan Timmins
Secretary/Treasurer

