

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

October 23, 2017

MEMBERS PRESENT Susan H. Clarke, President
Jordan Goldberg, Vice President
Anne Searl, Pro Tem
Philip Block, Ph.D.
Marta Driscoll
Jeffrey D. Durst
Joseph McIntosh, Esq.

OFFICIALS PRESENT Frank Daly, Esq., Solicitor
Matt Houtmann, P. E.

CALL TO ORDER President Clarke 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
156 LOGTOWN ROAD
WAIVER REQUEST

Joel D. Comanda, P. E., the Project Engineer for Bainbridge Homes, has submitted an application to build a single family detached home at 156 Logtown Road, and presented council with a waiver requested from Section 162-41 of the Chester Heights Borough Subdivision and Land Development Ordinance. The waiver is necessitated by the existing steep slopes of the property (15-20% in this area) along with the constraint of the narrow access strip to Logtown Road. The applicant has worked with Mr. Houtmann to try to develop a house and driveway layout that will minimize the steep slopes of the driveway as much as possible, and feels that the revised plan, as submitted and reviewed, meets that goal. The proposed driveway approximates the grades of the adjoining residence and the ground slope. Mr. Houtmann, P. E. provided a review letter stating the property is constrained by perimeter geometry, restricted frontage on Logtown Road, steeply sloping land, and also a stream which traverses the rear of the property. The lot access, which is 20 feet wide, is sandwiched between the driveways to Lot #5 and Lot #7.

GLORIANN ELLIS
136 LOGTOWN ROAD

Ms. Ellis commented that she lives next to this property and has concerns with drainage issues.

SHANNON MAHLER
166 LOGTOWN ROAD

Ms. Mahler stated that she has recently moved to Logtown Road and was told that building was not permissible on this lot.

Considerable discussion occurred between the engineer, the residents, the borough engineer and council about this waiver.

MOTION

Upon motion (McIntosh/Driscoll) council voted to approve the waiver from Section 162-41 of the Chester Heights Borough Subdivision and Land Development Ordinance to allow the driveway at 156 Logtown Road to have a grade of up to 20%.

JOY FOX
BISHOPS DRIVE

Ms. Fox asked council for the guidelines regarding sign sizes in the borough. The solicitor will review the borough ordinances concerning sign regulations.

GLORIANN ELLIS
136 LOGTOWN ROAD

Ms. Ellis asked if council would have commercial and realtor signs and signs on utility poles removed. Council will have Scott's Lawn Service do a clean sweep of signs in violation and clean the storm drains.

VERIZON GENERATOR

Council received a comment from Mr. Ennis concerning water runoff from the newly installed generator pad at the Verizon Building. Mr. Houtmann reported that the project is completed and he will respond to Mr. Ennis.

CONGRESSIONAL
REDISTRICTING

Councilman Block presented council with Resolution #10-17-C, a resolution in support of improved legislative and congressional redistricting in Chester Heights Borough. Whereas, the citizens of the Borough of Chester Heights and the Commonwealth of Pennsylvania deserve a fair, fully transparent, impartial and depoliticized process of the decennial drawing of the state legislature and congressional districts of near equal population.

MOTION

Upon motion (Block/Searl) council voted to approve Resolution #10-17-C.

PENNDOT ROADS

Councilwoman Searl reported that she sent a letter to PennDOT to request assistance with several issues in the Borough concerning traffic control measures, traffic calming measures, traffic islands, turn lanes, and flashing lights that the borough would like to incorporate in very specific areas on PennDOT roadways. The borough is formally requesting that traffic studies be conducted at the intersections of Wawa and Valleybrook Roads and Matson and

Valleybrook Roads; and that a flasher permit be approved and installed for the stop sign at Valleybrook and Llewelyn Roads. Additionally, council would like a review from the Department to determine if the borough could obtain a Highway Occupancy Permit for traffic calming measures at St. Thomas Church/School and at the intersection of Valleybrook and Smithbridge Roads.

Councilwoman Searl reported that there is a meeting scheduled for November 2, 2017 at 2:00 p.m. at Senator Killion's office. The engineer, the road master, Councilwoman Driscoll and Councilman Durst will be in attendance.

IRON WORKERS CD President Clarke reported that the Iron Workers CD #0048000809 with the account balance of \$ 44,023.62 matures on October 30, 2017. The Treasurer provided the following rates.

Malvern Federal
0.40% - 18 months
0.75% - 24 months

Iron Workers
1.25% - 18 months
1.00% - 24 months

TD Bank
0.30% - 24 months

PNC
0.25% - 18 months
0.25% - 24 months

MOTION Upon motion (Driscoll/Searl) council voted to renew the Iron Workers CD #0048000809 for 18 months at 1.25%.

479 VALLEYBROOK RD President Clarke reported that 479 Valleybrook Road was recently purchased and that the new owner maybe considering subdividing the property. The engineer will review the zoning of the property.

RED RIBBON WEEK
PROCLAMATION President Clarke presented council with a Red Ribbon Week Proclamation. The proclamation states that alcohol and other drug abuse has reached epidemic proportions and is a major concern to all Americans, with the American people indicating that alcohol and other drug abuse is among the most serious domestic problems facing the nation. Eden Stolar, a 6th grade pupil at Garnet Valley Middle School, was in attendance at the meeting with his Red Ribbon.

MOTION Upon motion (Block/Driscoll) council voted to approve the Red Ribbon Week Proclamation.

PRELIMINARY BUDGET REVIEW Councilwoman Driscoll provided council with a Preliminary Budget. Councilman Block discussed items for the borough park and suggested council should consider starting an Open Space Fund. Council members will provide Councilwoman Driscoll with more detail prior to the November 6, 2017 Regular Council Meeting.

WEBSITE PROPOSAL Vice President Goldberg provided council with a slide show and a proposal for a new borough website from Virtual Towns. The Communication and Public Relations Committee has reviewed concepts for the new website. Virtual Towns provides a three-year payment plan. Vice President Goldberg reported that he spoke with three referrals and they all gave great reviews from working with Virtual Towns. Vice President Goldberg asked council to consider putting the cost of Phase 2 in the 2018 Budget.

NEW BUSINESS No report.

OLD BUSINESS No report.

ADDITIONAL PERIOD PUBLIC COMMENT No response.

ADJOURNMENT Upon motion (Block/Durst) council unanimously voted to adjourn the meeting at 8:32 p.m.

Land Development Dates

1. **STF Crier** – Submitted Plans 4/30/07, Reviewed Planning Commission 5/24/07 - Open Ended Extension
2. **S. B. Conrad/CH Market** - Submitted Plans 2/18/10, Reviewed Planning Commission 3/25/10 - Extension 12/4/2017

Respectfully submitted,
 Susan Timmins
 Secretary/Treasurer