



BOROUGH OF CHESTER HEIGHTS

53 W Baltimore Pike 2nd floor

P. O. Box 658

Chester Heights, PA 19017

General Meeting Minutes

April 20, 2026

President Hudak called the Executive Session to Order: In accordance with Act 84, the Sunshine Law, Council will hold an Executive Session discussing matters of litigation and personnel matters starting at 6:30PM ending at 7:05PM.

Call to Order President Hudak called the meeting to order at 7:08 PM and led those in attendance in reciting the Pledge of Allegiance.

Roll Call Timothy Hudak, President
Natalie Young, Vice President
Jeff Durst, Pro Tem
Jonathan Lawlor, Member of Council
Sangeetha Patel, Member of Council
Jeanne L. Montgomery, Mayor

Official Present Kyle Miller, Esq., Solicitor

Not Present Albert Cochrane, Member of Council
Marta Driscoll, Member of Council
Alex, Baumler, Esq., Solicitor
Michael Kissinger, P.E., Engineer
Megan Todaro, P.E., Engineer

Public Comment: **No Report**

Solicitor Report The Solicitor reported that there were no major updates at this time but noted several items that will appear later on the meeting agenda and is available to address any questions from Council. Regarding the tax appeal settlement with Wawa, the Solicitor stated that outreach has been made but no response has been received to date. A follow-up has been conducted, and efforts will continue to connect with the appropriate decision-makers. In the meantime, proposals are being prepared for Council's consideration. In addition, the Solicitor advised that a permit application has been submitted to the Department of Environmental Protection (DEP) by



Ashley's for a sewer connection. In coordination with staff, a declaration—likely in the form of a restrictive covenant—is being drafted to ensure that any improvements related to the sewer connection will not become the responsibility of the Borough. This document will be circulated to Council for review and future approval. The Solicitor concluded by noting that the DEP approval process is not expected to be lengthy, and Council will be kept informed of any developments or issues as they arise.

Engineer Report

Council President Tim Hudak presented the Engineer's Report in the absence of the Borough Engineer.

He reported that it has largely been business as usual for the engineering team at Pennoni, as both Mike Kissinger and Megan Todaro were unable to attend the meeting.

Mr. Kissinger has been working on finalizing and initiating the Smith Bridge sewer contract. He is also continuing work on the Powell Tract, including evaluating the potential for installation of an access road in the near future.

Additionally, the engineer is awaiting a final proposal related to the steep slope ordinance, which is scheduled to be discussed at the upcoming Planning Commission meeting. A draft map identifying steep slope areas throughout the Borough has been prepared and will be provided to the Planning Commission for review.

The report concluded with a note that routine engineering activities continue, including review of land disturbance permits and stormwater management applications.

Old Business

Ratify Motion

Upon Motion, Council (Young | Lawlor) voted and approved to Ratify the Motion for the General Fund Cash Disbursements for March 3rd through April 6th, 2026, in the amount of \$111,461.24.

Ratify Motion

Upon Motion, Council (Hudak | Durst) voted and approved to Ratify the Motion for the Liquid Fuels Fund Cash Disbursements for March 3rd through April 6th, 2026, in the amount of \$21,069.61.

Ratify Motion

Upon Motion, Council (Durst | Hudak) voted and approved to Ratify the Motion to roll over the 12 month CD with Iron Workers.



Resolution #2024.04.A

A Resolution of the Borough of Chester Heights, Pennsylvania to adopt initiatives to be recognized as a Pennsylvania Audubon Council Bird Town.

MOTION

Upon Motion, Council (Young | Patel) voted and approved Resolution #2024.04.A.

MOTION

Upon Motion, Council (Young | Lawlor) voted and approved to authorize Kilkenny Law, Solicitors to intervene in DKT#CV-2023-002707 – 19 Smithbridge Road on a Zoning Hearing Board matter.

WSFS – Tax Collector Account – change co-signer information from Susan Clarke to the Borough Treasurer, Susan Timmins.

MOTION

Upon Motion, Council (Young | Durst) voted and approved to change the WSFS Tax Collector Accounts co-signer to Susan Timmins, Borough Treasurer and removing former council member Susan Clarke.

New Business

Borough Manager Job Description

MOTION

Upon Motion, Council (Young | Durst) voted and approved the Borough Manager Job Description.

Public Safety Committee – School Bus Signage

The Public Safety Committee discussed ongoing resident safety concerns regarding the school bus stop at Summit Lane and Wawa Road. Due to roadway limitations, including insufficient turning radius on Summit Lane, the bus stop cannot be relocated.

In coordination with the Borough Engineer and the Garnet Valley School District Transportation Department, the installation of additional warning signage along Wawa Road was proposed.

Recommended improvements include “School Bus Stop Ahead” signage in both directions and replacement of a deteriorated “Hidden Driveway” sign near Summit Lane.

The signage upgrades are intended to improve safety for students and motorists on the narrow state roadway. The estimated cost for installation is approximately \$1,000–\$1,200 and is anticipated to be



covered within the existing budget, potentially utilizing Liquid Fuels funds.

No formal motion was requested at this time. A proposal and cost estimate will be presented at a future meeting for Council consideration.

Public Comment

Cynthia Morano – Questions about QuickBooks for government use.

Eileen Lehmann – Street signage questions.

Patrick McFadden – Street signage questions.

ADJOURMENT

Upon Motion, Council (Young | Durst) voted and approved to adjourn the General Meeting at 7:35 PM.

Respectfully Submitted,

Darlene Kurten

Land Development Dates:

JB Squared: Submitted Preliminary Plans 02.20.2026, DELCO PC 03.20.2026, Planning Commission 03.26.2026, Extension April 2, 2026 – July 8, 2026.