



BOROUGH OF CHESTER HEIGHTS  
53 W Baltimore Pike 2<sup>nd</sup> floor  
P. O. Box 658  
Chester Heights, PA 19017  
General Meeting Minutes  
**April 21, 2025, at 7:00 pm**

**Call to Order** President Marta Driscoll called the meeting to order at 7pm and led all those in attendance in reciting the Pledge of Allegiance.

**Roll Call** Marta Driscoll, President  
Natalie Young, Vice President  
Jeanne Montgomery, Pro Tem  
Drew Baum, Councilmember  
Timothy Hudak, Councilmember  
Anne Searl, Councilmember  
Ginamarie Ellis, Mayor

**Officials Present** Kyle Miller, Esq., Solicitor  
Mike Kissinger, Engineer

**\*Amend Agenda to include the acceptance of the resignation of Austin Turner as a fire inspector\***

**MOTION:** Upon Motion, Council (Hudak | Searl) voted and unanimously approved to amend the General Meeting Agenda to include acceptance of Austin Turner's resignation as fire inspector.

**Ordinance #221 Hearing: Amending B-Business District to allow outdoor seating**

**MOTION:** Upon Motion, Council (Hudak | Searl) voted and approved to open the hearing for Ordinance #221 at 7:01 pm.

**An ordinance of the Borough of Chester Heights, Delaware County, Pennsylvania, Amending Part II: General Legislation, Chapter 185, "Zoning", Article XII "B-Business District" of the borough of Chester Heights code of Ordinances to add outdoor restaurant dining by special use exception; repealing all inconsistent ordinances or parts thereof; providing a severability clause; and providing an effective date.**

**Solicitor Kyle Miller discussed the following topics:**

- Exhibit B - A review letter from the Delaware County Planning Commission
- Exhibit C - A review letter from the Borough of Chester Heights Planning Commission



- Exhibit D - Proof of Publications and a copy of the advertisement for this public hearing and all requirements stated therein under the municipality's planning code.

**The public discussed the following topics during #221 Ordinance Hearing:**

- **Rick Umani** asked a question about the capacity of outdoor seating – the capacity for outdoor seating is 45-48 people.
- **Eileen Lehman** asked a question about restaurants serving alcohol – no alcohol will be served. She also asked questions about the location of the outdoor dining in proximity to the restaurant.
- **Councilmember Drew Baum** asked a question about the relationship between capacity and the size of the bathrooms.
- The capacity of the restaurant determines the size of the bathrooms.
- **Fire Marshal Samuel Iannucci** asked questions about the sprinkler system for the outdoor seating – his concern is that if the outdoor seating is converted to indoor seating that portion of the building will not have a sprinkler system.

**MOTION:** Upon Motion, Council (Searl | Hudak) voted unanimously to adjourn the hearing at 7:14 pm.

**MOTION:** Upon Motion, Council (Young | Hudak) voted unanimously to adopt Ordinance #221 Amending B-Business district to allow outdoor seating.

**Vision Zero Comprehensive Presentation:**

Kathy Spahr from the Delaware County Planning Department presented the Vision Zero Comprehensive Presentation and discussed the following:

- Chester Heights is categorized as crash profile #1 which means that road users are injured at large intersections
- Crashes and fatal crashes in Delaware County
- Delaware County had 67 crashes from 2018-2022
- Valleybrook/Route 1/Walnut Hill intersection
- Countermeasures include high visibility crosswalks, pedestrian countdown timers, and leading pedestrian intervals
- Municipalities can apply for federal funding with an approved action plan
- The main intersection of concern is Route 1 & Valleybrook Rd., there are signal timing problems
- The plan creates “corridors of concern” to prioritize safety improvements

**Consider Motion to approve Resolution 2025.04.21 A Vision Zero Comprehensive Strategy to eliminate all Traffic-Related Deaths and Severe Injuries while promoting safe mobility for all.**



**MOTION:** Upon Motion, Council (Hudak | Young) voted and unanimously approved Resolution 2025.04.21 Vision Zero Comprehensive Strategy to eliminate all Traffic-Related Deaths and Severe Injuries while promoting safe mobility for all.

**Solicitors' Report:**

- Solicitors Alex Baumler and Kyle Miller are working on the Steep Slope Ordinance
- They also reopened examples for the historical preservation ordinance and are compiling an inventory list
- The Solicitors are responding to “Right to Know” and subpoena requests

**Engineer's Report:**

- The signs were ordered, and Mike Kissinger is working with PennDot to get the custom sign ordered
- Pennoni is investigating different complaints within the borough, residents may be working without permits
- The road scans are complete, and the data should be processed by May 2<sup>nd</sup>
- The county engineer will attend the May 19<sup>th</sup> and give a presentation on Mattson Bridge project to discuss road closures and their current plan.

**Old Business:**

**Comprehensive Plan Task Force Email Request – File Storage**

- The team will be gathering data regarding surveys from the public
- A platform for storing information is needed
- Darlene Kurten researched options like Dropbox and purchasing a Passport
- The cost of Dropbox is substantial at \$1,440 a year, \$120 for 8 users a month
- Options will be reviewed and discussed at the next Council meeting

**Planning Commission Email Request**

- The Planning Commission requests a borough issued email address
- It was suggested that the Planning Commission have one email address for the entire group
- The office will collaborate with a member of the Planning Commission to manage the email
- Council will have a decision about a Planning Commission email at the next meeting

**CRC Water Shed Update**

- A thank you letter was sent to borough in response to the volunteers that helped
- 35,000 pounds of trash was removed during the clean up

**Transparency Follow Up – Young**

- Vice President Natalie Young will follow up on transparency during another agenda



### **New Business:**

#### **Consider Motion to Appoint Planning Commission Vacancy**

- Due to John Lesky's resignation there is a vacancy on the Planning Commission
- There was one applicant Robert Johnson to fill the vacancy

**MOTION:** Upon Motion, Council (Baum | Young) voted and unanimously approved to appoint Robert Johnson to the Chester Heights Planning Commission.

#### **Austin Turner Resignation**

- Austin Turner was a hired fire inspector for the borough and submitted his resignation
- Austin has been offered a position at Concord Township

**MOTION:** Upon Motion, Council (Young | Hudak) voted and unanimously approved to accept the resignation of Austin Turner.

### **Public Comment:**

- Pro Tem Jeanne Montgomery discussed removing the car debris on the median at Walnut Hill Blvd.
- Road Master Larry Ward discussed Crozer Chester Medical Center closing and the impact it would have on emergency response services in the area
- BCO/Zoning Officer Pat McFadden discussed his excitement about the borough partnering with Vision Zero Comprehensive Strategy

### **Executive Session**

President Marta Driscoll announced in accordance with Act 84 – the Sunshine Law, that Council will meet in Executive Session to discuss legal matter at One Smithbridge Rd., timing and phasing of the outside project.

\*During the Executive Session, no motions were made\*

**Adjournment:** Upon Motion, Council (Hudak | Young) voted and unanimously approved to adjourn the meeting at 8:30 pm.