



BOROUGH OF CHESTER HEIGHTS

53 W Baltimore Pike 2nd floor

P. O. Box 658

Chester Heights, PA 19017

General Meeting Minutes

January 20, 2026

Executive Session: In accordance with Act 84, the Sunshine Law, that Council will meet in Executive Session discussing matters of litigation starting at 6:15pm and ending at 6:55pm.

Call to Order: President Hudak called the General Meeting to order at 7:00PM and led those in attendance in reciting the Pledge of Allegiance.

Roll Call: Timothy Hudak, President
Natalie R. Young, Vice President
Albert Cochrane, Member of Council, Joined after taking the Oath
Jeff Durst, Pro Tem
Marta K. Driscoll, CBO, Member of Council
Jonathan Lawlor, Member of Council
Sangeetha Patel, Member of Council
Jeanne L. Montgomery, Mayor

Officials Present: Michael Kissinger, P.E., Engineer
Alex Baumler, Esq., Solicitor

Nomination to appoint Member of Council to fill the vacancy seat of Jeanne Montgomery – due to election to Mayor:

Natalie Young, Vice President nominated Albert Cochrane to fill the Council vacancy seat of Jeanne Montgomery – due to election to Mayor. The vacancy will fill the term ending on December 31, 2027.

MOTION Upon Motion, Council (Young, Hudak, Durst, Driscoll, Lawlor, Patel) voted and appointed Albert Cochrane to the vacancy on Council.

Oath of Office: Mayor Montgomery administered the Oath of Office to Albert Cochrane.

Public Comment: No Report



Solicitor's Report: Council reviewed the maintenance bond for Octoraro Terrace, noting that under a 2019 intergovernmental agreement, the Borough had already accepted dedication and full maintenance responsibility for the road. The developer completed the improvements and submitted an 18-month maintenance bond in the amount of **\$130,845.99** (15% of improvement costs). The Borough Engineer confirmed the bond amount is sufficient. It was also noted the road will be added to the Liquid Fuels map by future resolution, and the HOA remains responsible for stormwater basin maintenance.

MOTION Upon Motion, Council (Young | Durst) voted and approved the maintenance bond for Old Quarry Knoll, Octoraro Terrace.

Engineer's Report: 9 Ivy Lane:

- The house at 9 Ivy Lane was demolished with proper permits; E&S controls are in place.
- The Borough is reviewing a grading permit and a lot line change application, expected to go before Planning Commission and Council, possibly in February.
- The lot line change adjusts two existing lots to bring the garage lot into Concord Township compliance; the borough boundary and zoning remain unchanged.
- The rear pond will remain; agencies are monitoring the site due to neighbor concerns.
- The Borough may withhold approval due to potential unpaid taxes/fees on other developer-owned properties.
- Address numbering on Ivy Lane may be corrected after plan recording.
- The Solicitor recommended adopting a Professional Services Agreement (PSA) to ensure recovery of professional review costs for future applications.

156 Logtown Road

The DEP has completed its review of the Logtown Road Sewer project and issued a review letter. The letter is largely clerical in nature but includes some items related to protest procedures that the DP is addressing. Overall, the project is moving forward on the DP side.



Smithbridge Road Sewer Project

A discussion was held regarding advertising the bids for the Smithbridge Sewer project. The Engineer advised that all necessary coordination with PennDOT and other agencies has been completed, and the project is now ready to proceed to the bidding phase. Engineer Kissinger requested authorization from Council to advertise the bid plans and post the project for public bidding.

MOTION

Upon Motion, Council (Young | Driscoll) voted and approved the Engineer to advertise the bidding for the Smithbridge Road Sewer Project.

Powell Property Park Project

Council received an update on the Powell property Park project. Engineer is seeking two separate bids from the contractor: one for the wood chip access road and one for the trail work, so each can be considered independently. A third potential quote may be requested for a one-time mowing/brush hogging of the property due to concerns about ticks, which were observed during a recent site visit. Ongoing maintenance and stewardship needs may be referred to the Park Committee for review, and informational signage about ticks was suggested.

It was also discussed that mowing/brush hogging should be coordinated with the Conservation District, as this activity is typically limited to once per year.

The group discussed access to the property from Valleybrook Road, including the possibility of converting an existing emergency easement into a public access easement to allow more immediate pedestrian access for residents. There was discussion about ownership and easement rights, and it was agreed that a title search is needed to clarify ownership interests and required approvals, including potential utility company involvement and highway occupancy permitting.

No action or vote was required; this item was presented for informational purposes only. The Borough Engineer will conduct further research and return to Council with options and recommendations.



Project Updates

Council reviewed the stormwater plan for 11 Smithbridge Road, including a proposed detention basin. Engineering review is ongoing, with zoning and legal reviews still pending. It was noted that the property was paved before proper permits were obtained, and required fees and a land disturbance permit have not yet been submitted. Engineer will follow up to ensure compliance.

PennDOT also presented plans for updated signage along Valleybrook Road, including at the Route 1 intersection. PennDOT will install the signage, and the Borough will be responsible for future maintenance. No action was taken at this time; members will review the plans.

Old Business

Mayor Montgomery – PSP Report December 2025

- Motor Vehicle Crashes: 5 reported
- Road Hazards/Animal Debris: 4 reported (above the usual average of 2)
- Traffic Stops: 12 conducted
- Criminal Activity: 2 incidents of identity theft reported; residents reminded to report defects and monitor personal information

Comprehensive Plan Task Force Update – Vice President Young

- The Task Force has been meeting monthly and has progressed through several phases, including a community survey and a small discussion night, with hopes to increase participation.
- Upcoming focus groups are planned, targeting both general residents and individuals with specific expertise. Community Engagement is working to post dates on the website and in the newsletter.
- Scheduled focus group dates:
 - **Feb 18** – Managing Growth Committee (population growth and borough future)
 - **Mar 4** – Open Spaces (parks and future open space planning)
 - **Mar 24** – Community Facilities (use of parks, buildings, and facilities)
 - **Apr 8** – Transportation (road use, proximity to SEPTA)



- **Apr 22** – Historical Resources (protection and future planning)
- **May 13** – Reserved for overflow discussions
- Public participation is encouraged, either actively or as observers, to ensure the comprehensive plan reflects the borough's residents.

Resolution #2026.1.A - Appointment to Vacancy on the Zoning Hearing

Board. The Council discussed to fill the vacancy on the Zoning Hearing Board left by Jonathan following his election. Two letters of interest were received from Peter Driscoll and Raul Soni.

MOTION

Upon Motion, Council (Durst | Lawlor | Young | Hudak | Patel | Cochrane) voted to appoint Peter Driscoll as the Alternate Zoning Hearing Board member. (Marta Driscoll – Abstained).

Chester Heights Mail – Presentation – Councilmember Driscoll

- The borough is working with USPS to address inconsistent mail delivery. Current service comes from multiple post offices, creating confusion for residents.
- Preferred solution: all 1,460 addresses served by Chester Heights Post Office (ZIP 19017), though USPS may not approve.
- Alternative: define clear delivery territories for each post office within the borough. Data and proposals have been submitted to USPS.
- Next step: meeting with USPS within the next two weeks to review options and clarify delivery procedures for residents.

Lenni Quiet Zone – Presentation – Councilmember Driscoll

- Councilwoman Driscoll reported on efforts to establish a Quiet Zone along Lenni Road due to train horn noise.
- A 2025 feasibility study found the Quiet Zone is technically feasible but requires quad gates to meet federal safety standards.
- Project cost is estimated at \$450,000–\$1.5 million; \$250,000 in federal funding is tentatively approved, pending enactment of the appropriations bill.



- Next steps: coordinate with Aston and Middletown on funding, explore local contributions, and monitor additional federal grant opportunities.
- No borough funds have been committed; installation of quad gates is required before Quiet Zone designation can proceed.

Borough Logo Presentation – Councilmember Driscoll:

Councilmember Driscoll gave a brief presentation on the borough logo, reviewing its history, purpose, and governance considerations. She noted that the first official logo was adopted in 2017 to be inclusive, neutral, and representative of all residents. In 2018, the logo was replaced by a new council without cited legal or performance issues, and 173 signatures were submitted opposing that change. Councilmember Driscoll emphasized that a borough logo is an official government symbol, not a decorative element, and that branding decisions should reflect governance principles, inclusivity, neutrality, and fiscal responsibility. She highlighted concerns with using a corporate trademark in the current logo, noting it requires approval and could be confused with government representation. She framed the current decision as whether to retain corporate branding or return to the 2017 logo, which aligns with long-term governance goals. The presentation concluded with an invitation for council discussion. Councilmember Hudak clarified that Councilmember Driscoll’s presentation represented her opinion, not that of the full council.

New Business: Consider Motion – To appoint Sue Timmins – Treasurer as administrator for Citadel Federal Credit Union.

MOTION Upon Motion, Council (Young | Lawlor) voted and approved Sue Timmins – Treasurer as the administrator for Citadel Federal Credit Union. (Councilmember Driscoll Nay).

Consider Motion – To appoint check signers: Timothy Hudak, Sue Timmins, Darlene Kurten for Citadel, WSFS and PLGIT.

MOTION Upon Motion, Council by voice voted Tim Hudak – Yes, Natalie Young - Yes, Jeff Durst – Yes, Marta Driscoll – No, Jonathan Lawlor – Yes, Sangeetha Patel – Yes, and approved to appoint check signers: Timothy Hudak, Sue Timmins, and Darlene Kurten.



Consider Motion to purchase 100 magnets for the amount of \$225.00.

MOTION

Upon Motion, Council (Cochrane | Patel) voted and approved to purchase 100 magnets in the amount of \$225.00.

Public Comment:

Marissa Dehow – Logtown Road Sewer Question.

Eileen Lehmann – Concerns on rules for public comment policy, Logtown Road Sewer, CHComp Task Force, address change and mail delivery and Logo presentation.

Pat McFadden – Concerns on Post Office presentation.

ADJOURNMENT

Upon Motion, Council (Young | Lawlor) voted and adjourned the General Meeting at 8:48 PM.

Respectfully Submitted,
Darlene Kurten