



BOROUGH OF CHESTER HEIGHTS
53 W Baltimore Pike 2nd floor
P. O. Box 658
Chester Heights, PA 19017
General Meeting Minutes
January 21, 2025, 7:00 pm

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

Roll Call

Marta Driscoll, President
Natalie Young, Vice President
Jeanne Montgomery, Pro Tem
Natalie Anderson, Councilmember
Drew Baum, Councilmember
Tim Hudak, Councilmember
Ginamarie Ellis, Mayor

Officials Present Alex Baumler, Esq., Solicitor
Megan Todaro, P.E., Engineer

Public Comment: **Eileen Lehmann** discussed how medical waste will be processed and disposed of.

Thayer Schroeder requested a letter regarding the street signs on Wawa Rd.

Baltimore Pk. Distribution Center Proposal – Laura Shaw

- Laura Shaw presented concerns about the proposed logistics center in Middletown
- The site is 2.3 miles away from Chester Heights and zoned as a warehouse
- Concerns were raised about traffic studies, environmental impact, and zoning
- Council is considering reaching out to Middletown Township to express concerns

Solicitors' Report:



ZHB Solicitor Appointment

- In 2022 there was a motion for Council to appoint the Zoning Hearing Board Solicitor
- Chris Furlong and his term ended in 2024
- The ZHB will submit the selection of the solicitor along with a letter of engagement to Council

MOTION: Upon Motion, Council (Young | Hudak) unanimously approved to rescind the appointment of Samantha Newell Esq. dated January 6, 2025, the appointment of Chris Furlong Esq. dated October 7, 2024, and the appointment of Chris Furlong January 3, 2022.

Nudy's Cafe Zoning Ordinance

MOTION: Upon Motion, Council (Young | Baum) voted and unanimously approved our Solicitor to draft a Zoning Ordinance to allow outdoor seating by special exception.

Municipal-Tax Collector

- There was a change in the contract for Municipal
- The choice of Pennsylvania law is stated in the revised Municipal contract

Engineer's Report:

Wawa Rd.

- The contractor specified the location of the signs during a meeting that took place last week
- Pennoni will confirm the dates that the signs will be installed
- The work for Valleybrook Stormwater will be scheduled once the weather gets warmer

Walnut Hill Blvd. Signage

- The sign will be placed on Baltimore Pk. before you turn onto Walnut Hill Blvd.
- The sign states "Residents and Delivery Only"

MOTION: Upon Motion, Council (Young | Hudak) voted and unanimously approved to order the right turn, "Residents and Delivery Only" sign and installation for Baltimore Pk.

Baltimore Pk. Distribution Center Proposal

Council will draft a letter of concern to Middletown Township regarding the Distribution Center.

Old Business:

Ballot Referendum



The Ballot Referendum will be discussed at the February 3rd Regular Council Meeting.

New Business:

Consider Motion: Engagement Letter for Barbacane Thornton & Company - Tax Collector Audit in the Amount of \$5,280.00.

- Council will compare the costs of the 2023 and 2024 audits
- Council will revisit and add to the February 3rd Regular Council Meeting Agenda the engagement letters from Barbacane and Thornton & Company for the Tax Collector and Chester Heights Borough

Historic Resource Survey Agreement

- The cost of completing the survey is \$4,000
- Once the survey is complete it will be included in the Comprehensive Plan
- Council will confirm with Nancy Sarcinello at the February 3rd Regular Council Meeting if the Historic Resource Survey Agreement is included in the Comprehensive Plan.

MOTION: Upon Motion, Council (Hudak | Young) voted and unanimously approved the Historic Resource Survey Agreement.

Mobile Office Site

- The Mobile Office Site will provide state and federal support for residents
- The Mobile Office staff will provide services to help resolve issues with Social Security and Veterans benefits
- The Mobile Office staff will provide their own Wi-Fi service
- The start date for the mobile site will be Thursday, March 27th
- A flyer will be submitted to the borough office for us to advertise
- The Mobile Office Site will be finalized and added to the February 3rd Regular Council Meeting Agenda

Electrical Permits – United Inspections Information Request

- Len Warren suggested that United Inspections information be added to the borough's electrical permit application
- Follow up with our BCO Brian Razzi and get his perspective on what information is needed for the electrical permit application

Resolution 2025.01.A DCNR Grant Agreement – Request for FFATA

- When the Borough applied for the grant, there were different officers on Council



- The resolution needs to be approved to reflect the current the name of the President of Council and authorize her to sign the document on behalf of the borough.

MOTION: Upon Motion, Council (Baum | Young) voted and unanimously approved to adopt Resolution 2025.01.A DCNR Grant Agreement.

Brandywine SPCA Contract

- Council discussed the contract with Brandywine SPCA
- Council will revisit the discussion at the February 3rd Regular Council Meeting for approval.

December 2024 PSP Reports

- There were 40 incidents
- There were 14 motor vehicle accidents
- Trooper Nab is retiring and Trooper Bryant will be taking her place in April

Tax Collector Compensation

- There are two options for the Tax Collector's compensation keep the rate at 5% or lower the amount
- Our Tax Collector Maryann Furlong spoke about how the Garnet Valley School District approved a salary increase for the Tax Collector
- Maryann spoke about working for the residents and the customer service she provides
- Council will consider a motion to sign a resolution for the Tax Collector compensation at the February 3rd Regular Council Meeting

Public Comment

- Justin Buccelli discussed the tax assessment for homes in the Village of Valleybrook.
- Eileen Lehmann discussed the fire tax budget.

Adjournment Upon Motion, Council (Young | Hudak) voted unanimously to adjourn the meeting at 8:31 pm.

Respectfully submitted,
Christiana Barbour

Upcoming Meeting Dates
Committee Meeting 02.10.2025 – As Needed
General Meeting 02.18.2025 - Tuesday
Planning Commission Meeting 02.27.2025

