



**Minutes of the Regular Council Meeting  
Of the Borough of Chester Heights  
The Village of Valleybrook – Clubhouse  
265 Bishops Dr., Chester Heights, PA 19017  
June 6, 2022**

**Call to Order** President Baum called the public meeting to order at 7:00 p.m. and led those in attendance in the reciting of the Pledge of Allegiance.

**Members Present** Drew Baum, President  
Laura M. Lim, Vice President  
Natalie M. Anderson, Pro Tem  
Ginamarie Ellis, Mayor  
Bob Adams, Council Member  
Susan Clarke, Council Member  
Marta Driscoll, Council Member  
Robert Sacks, Council Member

**Officials Present** Jerry Montella, Esq. Matthew R. Houtmann, P.E., Engineer

**EXECUTIVE SESSION** President Baum announced that there will be an executive session to discuss matters of real estate at the conclusion of the meeting.

**Public Comment:**

Gary Pappa – Address Provided – 19 Smithbridge  
Danny George - Address Provided – Brookefield & Camp Meeting Stormwater Management  
Rob Carminati – Address Provided – Brookefield & Camp Meeting Stormwater Management  
Desiree Philips Camp Meeting – Address Provided – Provided Camp Meeting Update  
Eileen Lehmann – Address Provided – Brookefield Issues  
Larry Ward – Address Provided – Brookefield Trees

**Approval of April Meeting Minutes**

May 2, 2022, Regular Council Meeting Minutes

**MOTION** Upon Motion, Council (Lim/Anderson) voted and unanimously approved the May 2, 2022, Regular Council Meeting Minutes.

**Approval of General Fund & Liquid Fuels Cash Disbursement 5/3/22 through 6/6/22:**

Cash Disbursements for May 3 through June 6:

**American Recuse Plan Fund \$11,064.50**

**MOTION** Upon Motion, Council (Clarke/Baum) voted and unanimously approved cash disbursements for the American Rescue Plan.

**Liquid Fuels Fund Cash Disbursement \$ 412.61**

**MOTION** Upon Motion, Council (Clarke/Baum) voted and unanimously approved cash disbursements for the Liquid Fuels Fund.

**Fire Protection Fund \$85,000.00**

**MOTION** Upon Motion, Council (Lim/Baum) voted and unanimously approved cash disbursements for the Fire Protection Fund.

**General Fund \$ 63,107.48**

**MOTION** Upon Motion, Council (Lim/Baum) voted and unanimously approved cash disbursements for the General Fund.

**Correspondence:** Mayor Ellis reported the following:

- Working with the borough's IT Consultant Frank Petragani for email migration
- The new email service will be with Microsoft Outlook 365, will be converted by August 1st
- Received an email from the Fire Chief with information concerning the Fire Company's 75<sup>th</sup> Anniversary which will be held on Saturday, October 1<sup>st</sup> 12-3 and an invitation for the borough to set up a table

**Inspector's Reports**

**Building Inspector** - No report

**Fire Marshal**

Mayor Ellis reported the following for the April Fire Marshals Report:

Working with the management team at the Hollow until all items have been addressed.

The natural gas is still off in 4103, 4203, and 4303 will contact PECO to restore services upon completion of necessary repairs. Water damage from a sprinkler system. Report attached.

There were 4 minor incidents that occurred. Mainly false alarms.

Helped the resident at 9 Heather Lane correct his address to 136 Heather Lane.

A letter was prepared for the Assessment and Deeds offices to correct this property.

Routine matters include phone calls regarding properties, Insurance requests, and fire safety.

Mayor Ellis reported the following for the May Fire Company Activity Report:

- 8 - Automatic Fire Alarms
- 3 - Building Responses, Auto Accidents
- 1 – Cover, Wires, Co, Gas Leak, Medical, Brush

9 Calls In 71

3 Calls In 64

2 Calls In 59, 82  
1 Call-In 66, 10, 17, 46

6/2 – Company Meeting/Work Night  
6/4 And 6/5 – Water Rescue Operations – Gv Pool and Schuylkill River  
6/4 – Cover Morton 16:00  
6/9 – Firefighter Survival – Bucks 18:30  
6/16 – F/F Survival Prep – Ladders, Ropes, Packs, Gear, Build Prop, Etc.  
6/23 – Firefighter Survival – Bucks 18:30  
6/25 – Firefighter Survival – Bucks 08:00  
Upcoming... Water Rescue Emergency Response 6/4 And 6/5

## **Sewage**

**Enforcement** - No report

## **EMC**

Roadmaster Ward reported on the following:

- Working on PA 1 Calls
- Working with the County to establish certified shelters for the borough, currently there are two, one at the Garnet Valley Middle School and the High School
- Have been attending the Emergency Manage Coordinator's quarterly meetings

## **Solicitor Reports**

Solicitor Montella reported that the Zoning Officer sent a notice of violation to the property owner at 344 Valleybrook Road with regards to parking, repair and storage of equipment. The property owner had a 30 day-appeal period. The Zoning Officer filed a Civil Action Hearing with Judge Stroll. Hearing extended until June 28<sup>th</sup>.

President Baum requested approval for an Extension Letter for the land development plan at 53 W Baltimore Pike for July 5, 2022.

## **MOTION**

Upon Motion, Council (Clarke/Lim) voted to approve the Extension Letter for 53 W Baltimore Pike until July 5, 2022.

Extension of the Zoning hearing for 27 Hunter Lane from May has been extended to June 21<sup>st</sup>.

Powell Property Application was received. Pursuant to the MPC the solicitor forwarded them to the Delaware County Planning commission to review at their next meeting on June 16<sup>th</sup>, 2022 at 4pm and the Government Center and issue a recommendation.

## **Engineer Reports**

Camp Meeting Stabilization Matter – a letter was issued to CHCM on May 19<sup>th</sup>.

Mr. Houtmann reported that Concord Township is proposing improvements to the Traffic Signal at Stoney Bank Road and Baltimore Pike. Concord has proposed

the improvements in anticipation of additional traffic at the intersection due to proposed turning movement restrictions at the intersection of School House Lane and Baltimore Pike. The signal improvements include many features that Chester Heights Borough was contemplating including the replacement of inductance loop detectors with video and radar detection systems. Mr. Houtmann requested a motion to approve the expenditure of \$30,000.00 borough's portion for the traffic light upgrade.

**MOTION** Upon Motion, Council (Sacks/Lim) voted to approve \$30,000.00 for the Stoney Bank Traffic Light Upgrade.

**Mayor's Report** - Mayor Ellis announced that Mayor Carroll and Mayor Wood performed a marriage ceremony for Mayor Ellis and Thayer Schroder on June 4, 2022.

### **Committee Reports**

#### **School District/Education/Training/Library**

Chair Marta Driscoll, Members Clarke, Miller, Chestnut –

Ms. Miller reported that the library will have new summer hours and has forwarded information concerning library summer events to the Communications Chair. The library has secured funding for the siding awaiting to get it scheduled.

Councilmember Driscoll reported that school lunches will no longer be free for the upcoming school year and that Garnet Valley High School graduation is June 8, 2022 at UD.

**Finance/Insurance** – No report.

Chair Laura M. Lim, Members Anderson, Timmins

**Fire Company Finance** – No Report.

Chair Drew Baum, Member Lim

**Nominating Vacancy** – No Report.

Chair Bob Adams, Member Baum

**Communications/Public Relations** – No Report.

Chair Ginamarie Ellis, Members Anderson, Sacks

#### **Mayor's Event Committee**

Chair Ginamarie Ellis, Members Anderson, Sacks

Mayor Ellis reported that the Movie Night will be at St Thomas on June 17<sup>th</sup>.

There will be a Pinocchio's Pizza Truck.

Councilmember Anderson presented information for a 911 Memorial Day Trip for seniors in October. More information to follow.

**Historical Committee –**

Chair Susan Timmins, Members Anderson, Ierati, Searl

Mrs. Timmins met with Mr. Ierati at St. Thomas to take pictures of the gravestones of the eleven Civil War Veterans buried at St. Thomas.

**Planning/Zoning**

Chair Susan Clarke, Members Adams, Baum Councilmember

Councilmember Clarke reported that Sam Haber of the Delaware County Planning Department was present at the last Planning Commission Meeting to discuss guidelines for creating a new comprehensive plan.

**Engineering/Construction/Inspections – No Report**

Chair Susan Clarke, Members Adams, Baum

Mr. Houtmann reported on a letter from DEP concerning the Planning Module for the Reserves at Stoneybank.

**Ordinance/Code Review – No Report**

Chair Susan Clarke, Members Baum, Driscoll, Ellis

**Public Safety/Environmental – No Report**

Chair Bob Adams, Members Baum, Sacks

**Additional Public Comment:**

**Borough Property/Parks/Open Space**

Chair Drew Baum, Members Lim, Sacks

Vice President Lim reported that there will be a Family Fun Day on Saturday, July 16, 2022, and is looking for about six volunteers.

**Highways/Transportation – No Report**

Chair Robert Sacks, Member Ward

Councilmember Sacks reported people are making U-turns on Valleybrook & Baltimore Pike.

**Public Utilities/Trash/Recycling – No Report.**

Chair Laura M. Lim, Members Anderson, Driscoll, Ellis

**Old Business** – No report.

**New Business**

President Baum presented the council with revised meeting dates for the 2022 Work Session starting June 20th.

**MOTION**

Upon Motion, Council (Lim/Anderson) voted to approve the revised 2022 Work Session Meeting Dates.

**Additional Public Comment:**

Ms. Miller – Address Provided – No U-turn Sign on Walnut Hill Boulevard.

EXECUTIVE SESSION President Baum announced in accordance with the Act 84, the Sunshine Law that Council will meet in Executive Session to discuss matters regarding Real Estate and Personnel. Council met in Executive Session starting at 8:56 pm until 9:33 pm.

President Baum called for a motion to appoint the borough's Open Space Advisor Ann Hutchinson/Natural Lands Trust to meet with the representatives of the Powell Property to explore options for the borough to obtain the property.

**MOTION** Upon Motion, Council (Adams/Driscoll) voted to appoint the borough's Open Space to meet with the Powell Property owners.

President Baum called for a motion to approve a raise for Megan Killian, the borough's Open Records Officer.

**MOTION** Upon Motion, Council (Lim/Anderson) voted to approve a raise for Megan Killian.

President Baum called for a motion to hire Maureen Czachorowski as the Municipal Secretary.

**MOTION** Upon Motion, Council (Lim/Driscoll) voted to hire Maureen Czachorowski as the Municipal Secretary.

**ADJOURNMENT:** Upon Motion, Council (Lim/Anderson) voted and unanimously approved to adjourn the meeting at 9:35 p.m.

**Land Development Dates:**

**53 W Baltimore Pike**, Submitted Plans 06/18/21, Planning Commission Reviewed 08/26/21, Extension 11/24/21, Extension 02/24/22, Extension 04/04/22, Extension 05/09/22.

Respectfully submitted,  
Susan Timmins  
Secretary/Treasurer