



**BOROUGH OF CHESTER HEIGHTS**  
**53 w. Baltimore Pike 2<sup>nd</sup> Floor**  
**P.O. Box 658**  
**Chester Heights, PA 19017**  
**Special Meeting Minutes**  
**March 18, 2026**

- Call to Order** President Hudak called the Special Meeting to order at 7:07PM and let those in attendance in reciting the Pledge of Allegiance.
- Roll Call** Timothy Hudak, President  
Natalie Young, Vice President  
Jeff Durst, Pro Tem  
Albert Cochrane, Member of Council  
Marta Driscoll, Member of Council  
Jonathan Lawlor, Member of Council  
Sangeetha Patel, Member of Council  
Jeanne L. Montgomery, Mayor
- Officials Present** Kyle Miller, Esq., Solicitor
- Not Present** Alex Baumler, Esq., Solicitor, Michael Kissinger, P.E., Engineer and Megan Todaro, P.E., Engineer
- Public Comment** A Miller Way resident expressed support for the SEPTA Wawa line Quiet Zone and requested continued discussion. Concerns were raised about repeated late-night train horn testing at the Lenni yard, which residents believe violates the noise ordinance.  
An additional speaker noted efforts to secure funding for Quiet Zone improvements and stated that nighttime horn testing is not required by federal regulations. Council advised that formal complaints must be submitted to the Borough to allow enforcement.  
Eileen Lehmann - A Darlington Woods resident - noted hearing train horn noise and referenced prior complaints. The resident also asked about the basis for a censure resolution and encouraged Council to work collaboratively and prioritize public business.



## **Quiet Zone Funding & Overview – Vice President Young**

Vice President Young clarified that the discussion focused on the handling of the Quiet Zone project rather than its substance. He provided background on the project, including prior funding for a feasibility study and the estimated \$1.5 million cost for implementation.

Concerns were raised regarding Councilwoman Driscoll's actions, including applying for federal funding and representing the Borough without Council authorization. Council was unaware of the application and subsequent \$250,000 federal funding award until January 2026. Additional concerns included lack of coordination with Middletown and Aston Townships, absence of formal agreements, and potential misrepresentations in the application.

Council noted that while there is general support for the Quiet Zone concept, the process has created legal, procedural, and coordination challenges. As a result, Council must now determine how to proceed with the awarded funds. Vice President Young called for Councilwoman Driscoll's resignation and a motion for censure.

Marta Driscoll addressed the record, disputing the accuracy of statements made in the censure resolution and by Councilwoman Young. She stated her actions related to the Quiet Zone funding were intended to preserve a federal grant opportunity when a tight deadline arose in April 2025, and that she had informed Council members individually via phone and text. She emphasized that no formal vote or commitment was made on behalf of the Borough, and any future funding decisions would require full Council approval at a public meeting.

Driscoll maintained that her actions were lawful, consistent with Council procedures, and intended to benefit the community and regional partners. She noted prior communication with Council members, including an exchange on April 18, 2025, confirming awareness of the funding application. Driscoll encouraged Council to vote against the censure resolution, citing false statements and concerns about preserving the integrity of the Council.

### **Resolution #2026.03.G Censuring Councilmember Marta Driscoll**

Resolution #2026.03.G, publicly censuring Councilwoman Marta Driscoll. The resolution cites that Driscoll, without Council authorization, sought federal funding for the Quiet Zone project, misrepresented the Borough as



the lead municipality, and implied financial commitments beyond what was approved.

The resolution notes that Driscoll continued communications with Middletown and Aston Township representatives after being directed to cease involvement, creating legal and procedural risks and undermining Council and public trust. The Council condemned these actions as a gross dereliction of duty and deemed Driscoll unfit to serve in her capacity as an elected official. The censure was formally adopted at the March 18, 2026, Council meeting.

***MOTION***

Upon Motion, Council (Hudak | Durst) voted and approved Resolution #2026.03.G censuring Councilmember Marta Driscoll.

**Solicitor's Report**

**Resolution #2026.03.D – 9 Ivy Lane – Subdivision**

**Solicitor's Report / Motion Consideration:**

The Solicitor presented Resolution #2026.03.D, granting preliminary and final approval for a minor lot subdivision at 9 Ivy Lane. The subdivision involves adjusting the lot line between two properties (2.5 acres and 1 acre) to create two lots of approximately 1½ acres each. No new development is proposed.

The Borough Engineer reviewed the plan and recommended conditional approval, pending compliance with suggested plan revisions and waiver comments. The County and Borough Planning Commissions have provided letters recommending approval. The Solicitor requested a motion from Council to adopt Resolution #2026.03.D.

***MOTION***

Upon Motion, Council (Young | Hudak) voted and unanimously approved Resolution #2026.03.D granting preliminary and final approval for a minor lot subdivision at 9 Ivy Lane.

**Resolution #2026.03.E Professional Services Agreement – For Land Use Applications**

The Solicitor presented Resolution #2026.03.E, establishing a standard agreement for the use of borough professional services (legal, engineering, zoning) for land development or zoning proposals. The agreement requires developers to provide a \$2,500 deposit held in escrow to cover professional service fees, replenished as needed. This ensures the borough is reimbursed for services in cases where a developer withdraws or changes



plans. The Solicitor requested a motion from Council to adopt the resolution.

***MOTION***

Upon Motion, Council (Young | Durst) voted and unanimously approved Resolution #2026.03.E establishing a standard agreement for the use of borough professional services (legal, engineering, zoning) for land development or zoning proposals.

**Open Project Updates:**

The Solicitor provided updates on ongoing projects:

1. Boy Scout Fishing Event at Powell Park: Nearing finalization of a waiver of liability with the insurance company for the Boy Scout fishing day scheduled for April 4th. Event will be supervised, and access is a special exception since the park is otherwise closed to the public.
2. Ashton Ashley Restaurant Sewer Connection: An indemnification and maintenance agreement is being drafted to ensure the borough has no financial or maintenance obligations.
3. Westlake Plastics Project: Early stage review. Engineering opinions are being prepared to address zoning role conflicts and nonconformities before recommendations are presented to Council.

**Engineer Report**

**No Report**

**Old Business**

**Consideration of Federal Appropriation for Quiet Zone**

Council discussed the federal appropriation of funds for the Lenni Road Quiet Zone. It was noted that additional information from residents is being collected and that there is no immediate deadline requiring action. A motion was made and seconded to table any decision regarding the acceptance or handling of funds until a future meeting when more information is available.

***MOTION***

Upon Motion, Council (Driscoll | Hudak) voted and approved to table the Motion with any decision regarding the acceptance or handling of funds.

**Lenni Road Quiet Zone Update**

Councilmember provided an overview of the Quiet Zone project, including background on the feasibility study, intergovernmental agreements, and grant funding efforts. She explained that increased train horn activity is due



to Federal Railroad Administration compliance requirements for locomotive horn testing.

Discussion included concerns about communication and coordination among Council members regarding resident complaints and the grant application process. It was noted that while the grant application was submitted on behalf of the Borough, some members were not fully informed prior to submission.

Council discussed the need for continued coordination with regional partners and recommended establishing a Council-designated committee or liaison to monitor the project and maintain communication with residents and other municipalities.

No formal action was taken; the discussion focused on project updates and next steps for coordination and oversight.

**Borough Manger Ordinance** – Consider Motion to authorize the Secretary to advertise.

***MOTION***

Upon Motion, Council (Driscoll | Hudak) voted and approved to authorize the Secretary to advertise the Borough Manager Ordinance.

**Sarcinello New Agreement – Consider Motion**

Council was updated on the ongoing comprehensive plan process, led by Sarcinella Planning and GIS LLC, which includes focus groups and an 18-month timeline. The next focus group is scheduled for March 24, focusing on community facilities and cohesion, and Council members were encouraged to attend.

Due to a minor company name adjustment (from Sarcinello Planning and GIS Services to Sarcinella Planning and GIS LLC), the Borough is required to formally approve the agreement, which remains substantively the same as the previous one. A motion to accept the agreement was made and seconded.

***MOTION***

Upon Motion, Council (Durst | Driscoll) voted and unanimously approved the new agreement with Sarcinello Planning and GIS, LLC.

**Steep Slope Ordinance Review**

Council received the draft Steep Slope Ordinance, which has been recommended by the Planning Commission and the comprehensive plan to limit development on steep slopes, particularly along Valleybrook Road. The



ordinance sets restrictions based on slope percentages to address runoff and other environmental concerns.

Council was asked to review the ordinance; no motion was requested at this time. The Borough Engineer will provide information on which properties would be impacted, and this will be forwarded to Council for further consideration.

**New Business**

Appointment of Jeanne Montgomery as the Voting Delegate to attend the Annual PSAB Conference.

**MOTION**

Upon Motion, Council (Driscoll | Young) voted and unanimously approved and appointed Jeanne Montgomery as the Voting Delegate to attend the Annual PSAB Conference.

Authorize payment not to exceed the amount of \$1,000.00 for Mayor Jeanne Montgomery to attend the Annual PSAB Conference.

**MOTION**

Upon Motion, Council (Driscoll | Durst) voted and unanimously approved the expense not to exceed \$1,000.00, for the Mayor to attend the Annual PSAB Conference.

**Resolution #2026.03.F Policy for Meeting Minutes – Roberts Rules of Order and Jurassic Parliament’s Guidelines for Meeting Minutes in Local Government**

Council considered the Policy for Meeting Minutes, based on Roberts Rules of Order and Jurassic Parliament guidelines for local government. The policy had been previously adopted in 2018 but was circulated again for the benefit of new Council members and to set a clear precedent.

**MOTION**

Upon Motion, Council (Young | Cochrane) voted and approved Resolution #2026.03.F a policy for meeting minutes – Roberts Rules of Order and Jurassic Parliament’s Guidelines for meeting minutes in Local Government. Member of Council Driscoll voted “Nay”.

**PSP Report – February 2026**

Mayor Montgomery reported on the Pennsylvania State Police (PSP) activity for February 2026, noting:

- 3 motor vehicle crashes
- 1 property incident
- 32 service requests
- 12 traffic enforcement actions, including 1 DUI



Council was informed that a PSP representative will be present at the next meeting, providing an opportunity for questions.

**Engagement Letter from BTCP for Tax Collector Audit**

Council considered approval of the engagement letter with Barbacane Thornton and Company for the tax collector audit in the amount of \$5,650, an increase from the previously budgeted \$4,800. The firm has conducted this audit in prior years.

***MOTION***

Upon Motion, Council (Young | Lawlor) voted and unanimously approved the engagement letter from Barbacane Thornton & Company in the amount of \$5,650.00 for the Tax Collector Audit.

Council considered authorizing the secretary to sign the Engagement Letter with Barbacane Thornton & Co.

***MOTION***

Upon Motion, Council (Young | Durst) voted and unanimously approved to authorize the secretary to sign the Engagement Letter with Barbacane Thornton & Co.

**Use & Occupancy (U&O) Forms Authorization**

Council considered a motion to authorize the purchase of U&O forms, not to exceed \$300. The forms are carbon copies with a checklist, allowing the Building Code Official to complete inspections efficiently and provide copies to residents or real estate agents.

The Secretary will coordinate with Catania Engineering to update the form to reflect the current fee schedule and remove outdated references, ensuring it aligns with standard municipal practice. A box of 250 forms is expected to cover approximately two years of inspections.

***MOTION***

Upon Motion, Council (Young | Hudak) voted and unanimously approved to authorize the secretary to order Use & Occupancy forms not to exceed \$300.00.

**Birdtown USA Update**

Mayor Montgomery provided an update on the Birdtown USA program, noting that the Borough is not yet submitting an application. The program emphasizes passive use of land, sustainability, native plantings, and community involvement beyond the PAL property.



A small team has been formed to support the initiative, and additional volunteers are welcome. Membership costs \$100, and further work is ongoing to complete the application. Council members were encouraged to reach out with any questions or input.

#### **Public Comment**

A residents raised concerns about train horn noise, citing health impacts and high decibel levels. Council acknowledged the issues and emphasized pursuing the Quiet Zone properly and transparently, with follow-up planned. Transparency, and confirmed that resident contact information will be retained for follow-up.

A resident asked about the timeline for filling the borough manager position. The council indicated they aim to fill the role as soon as possible, while ensuring legal compliance and selecting the best candidate. It was confirmed that the position was considered during the budget preparation. The job description still needs to be completed.

Eileen Lehmann Darlington Woods

Ms. Lehmann recommended a role to track past projects for better decision-making and emphasized responsible development that protects water resources while respecting private property.

#### **ADJOURNMENT**

**Upon Motion, Council (Young | Durst) voted and unanimously approved to adjourn the Special Meeting at 8:56PM.**

Respectfully Submitted,  
Darlene Kurten