



**Borough of Chester Heights  
53 W. Baltimore Pike, 2<sup>nd</sup> Floor  
Chester Heights, PA 19017**

**Work Session Meeting Minutes  
September 18, 2023**

- Call to order** President Baum called the meeting to order at 7:00 PM and led those in attendance in reciting the Pledge of Allegiance.
- Members Present** Drew Baum, President  
Laura M. Lim, Vice President  
Natalie M. Anderson, Pro Tem  
Marta Driscoll, Councilmember  
Robert Sacks, Sr., Councilmember
- Officials Present** Matthew R. Houtmann, P.E., Engineer  
Jerry Montella, Esq., Solicitor
- Public Comment:** No Comment
- Solicitor Report** **Solicitor Montella presented Resolution #2023-09-A** a Memorial Resolution for Richard Jensen.  
Solicitor Montella requested a Motion to approve Resolution #2023-09-A.
- MOTION** Upon Motion, Council (Baum | Sacks) voted and unanimously approved Resolution #2023-09-A.
- Solicitor Montella presented Resolution #2023-09-D** a Resolution approving the Preliminary/Final Subdivision Plan of Lorraine Powell, owner of the property located in the Borough of Chester Heights, including conditions enumerated in the Resolution.
- MOTION** Upon Motion, Council (Baum | Sacks) voted and unanimously approved Resolution #2023-09-D. A Resolution approving the Preliminary\Final Subdivision Plan of Lorraine Powell.

**Engineers Report: Engineer Houtman updated Council on the Wawa Road Bridge:**

The stone abutments at this bridge or culvert have deteriorated and worsened over the past year. Engineer Houtman will conduct a punch test on the iron pipe in culvert to see if it needs to be replaced. He spoke with Dwight Keener about rebuilding the north wall from the stream and also some repair work on the south wall. Once Engineer Houtman analyzes the issues, he will give Council his recommendations.

**Public Utilities | Trash | Recycling**

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

**Vice President Lim updated Council on Recycling day:**

Vice President Lim thanked everyone who volunteered. Approximately 290 to 300 cars came through that day. Thank you all for a huge success.

**Vice President Lim opened discussion on PECO | Constellation | Buyback Plan:**

- Buyback Plan – Purpose is to buy the street light fixtures and assume all responsibility and to exchange fixtures lighting with LED light fixtures. Estimates range from \$6,200 for actual hardware, and \$2,400 estimated to buy all brackets and does not include labor or the new LED lights. Further investigation required before consideration.
- PECO Energy VS Constellation – Discussion  
PECO rates – Last Bill \$0.08370, Effective September 2, 2023: \$0.08440  
Constellation rates - \$0.05987 for 60 months, GRT Tax Not Included in rate,  
GRT Calculation:  $\$0.05987 \times 1.0627$  (PA GRT Tax %) = \$0.06362  
Over five years, savings of \$2,800.00

Councilwoman Driscoll made a Motion to switch energy companies and enter into a contract with Constellation for a term of 5 (five) years.

***MOTION***

Upon Motion, Council (Driscoll | Baum) voted and unanimously approved to enter into a contract Constellation for a term of 5 (five) years.

**Old Business:**

Engineer Houtman reported PennDOT notified the Borough that a stone wall located on the property at 1 Forge Hill Way along Baltimore Pike has deteriorated and expressed concern that the wall will fall into traffic lanes. Engineer Houtman researched the matter and determined the wall is not in the right of way but on the owner's property. A courtesy notice will be mailed to the property owner to address the issue.

**New Business:**

Solicitor Montella requested a Motion from Council authorizing him to publish legal notice for the Winter Services Contract for 1 year, 2023-2024.

***MOTION***

Upon Motion, Council (Baum | Sacks) voted and unanimously approved the authorization of Solicitor Montella to proceed with publication and to revise documentation for the 2023-2024 Winter Services Contract for a 1 (one) year period.

Solicitor Montella updated Council on 8 Smithbridge Road:

A Public Hearing before Council will be held in October 2023, on the owner’s application to approve their plan under the Unified Commercial Development, to incorporate those standards, based upon the zoning requirements. Council will review the application and presentation, then make a decision.

A draft public hearing notice has been prepared for the Daily Times.

Solicitor Montella announced discussion with Engineer Houtman and submitting request to PennDOT for Liquid Fuels increase by adding road, Miller Way, 446 Lenni Developers – LeNape Valley.

**Additional Period for Public Comment:**

Eileen Lehmann – Darlington Woods resident. Expressed concerns about switching from PECO Energy to Constellation. Expressed concerns about Brookefield and sewer dedication.

**ADJOURNMENT      Upon Motion, Council (Lim | Sacks) voted and unanimously adjourned Regular Council Meeting at 7:40 pm.**

Respectfully Submitted  
Darlene Kurten

**Land Development Dates:  
8 Smithbridge, Plans submitted – 10.03.22, Planning Commission Review – 10.27.22, Extended on 01.23.23, until 04.23.23. Extended 07.22.23; Extended 10.20.23.**