



BOROUGH OF CHESTER HEIGHTS
53 W Baltimore Pike 2nd floor
P. O. Box 658
Chester Heights, PA 19017
Regular Council Meeting Minutes
September 2, 2025, at 7 pm

Executive Session: 6:30PM to 6:53PM in accordance with Act 84 – the Sunshine Law to discuss personnel and legal matters.

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

Roll Call: Marta Driscoll, President
Natalie Young, Vice President
Jeanne Montgomery, Pro Tem
Drew Baum, Councilmember
Philip Block, Councilmember
Tim Hudak, Councilmember
Ginamarie Ellis, Mayor

Officials Present: Alex Bauml, Esq., Solicitor
Mike Kissinger, P.E., Engineer

Public Comment: Jordan Goldberg – President Darlington Woods HOA – 1 Year Anniversary of the fire incident at Windsor Court and expressed concerns on sprinkler determination.

MOTION: Upon Motion, Council (Baum | Hudak) voted to enter into Executive Session.

Executive Session: 7:18PM to 7:31PM in accordance with Act 84 – the Sunshine Law to discuss personnel and legal matters.

MOTION: Upon Motion, Council (Baum | Hudak) voted along with Council: Marta Driscoll, Natalie Young, Jeanne Montgomery and Philip Block, to rescind the letter submitted by the Building Code Official Patrick McFadden, dated on July 2025, requiring sprinklers in the rebuild of Windsor Court Units 227.228.229.

Public Comment Continued:
Tereas Connell – 227 Windsor Court – thanked Council.
Vikas, Rajiv Tangarajan, Radon, – Rose Hill Community – Concerns with developer and finishing the Rose Hill Development.



August 4, 2025, Regular Council Meeting Minutes

MOTION: Upon Motion, Council (Block | Hudak) voted and approved the Regular Council Meeting Minutes from August 4, 2025. Councilmember Natalie Young – Abstained.

August 18, 2025 General Meeting Minutes

MOTION: Upon Motion, Council (Young | Baum) voted and approved the General Meeting Minutes from August 18, 2025.

Cash Disbursements – August 5th through September 2nd, 2025.

General Fund: Amount \$76,643.87

MOTION: Upon Motion, Council (Young | Block) voted and approved the General Fund Disbursements in the amount of \$76,643.87.

Liquid Fuels Fund: Amount \$931.53

MOTION: Upon Motion, Council (Hudak | Baum) voted and approved the Liquid Fuels Fund Disbursement in the amount of \$931.53.

CHFC Protection Fund & ARPA – Balance Sheets Only

Secretary Report: Reported on multi pieces of correspondence. Welcome Cathy Bradfield.

Solicitor's Report: Open Projects: Zoning Ordinance amendment – pool fencing, Rental Ordinance for review, proposed sewer district ordinance and oversight agreement submitted to Walnut Hill for review.

Change Order Credit Discussion – Valleybrook Road Storm Sewer Project – PennDOT is requiring to mill and overlay the entire portion of the road, which was originally on the permit. Due to reusing a portion of the piping under the road, which is in good condition, this gave us a credit towards the project of \$45,897.89. There is a additional line item in the amount of \$12,000.00. Bringing the totaled owed up to date in the amount of \$36,541.85 to be paid out of the ARPA Grant.

MOTION: Upon Motion, Council (Hudak | Baum) voted and approved the payment request for the Valleybrook Road Storm Sewer Project in the amount of \$36,541.85.

Roadmaster | EMC Requested bids for repainting the speed humps on Walnut Hill Blvd. 6 Humps total. One bid was received in the amount of \$1,800.00 by Infinity Lines.



MOTION: Upon Motion, Council (Hudak | Young) voted to approve the repainting of the speed humps on both sides of Walnut Hill Blvd. in the amount of \$1,800.00 by Infinity Lines.

Routine matters and all PA 1 Calls have been cleared.

Fire Marshal Report: No Report

BCO | Zoning Officer Routine matters, and Nudy's has received their permits for outdoor seating.

COMMITTEE REPORTS

Finance & Administration

Appointment of Catania Engineering as the Building Code Official effective September 3rd, 2025, with a 50/50 split of permit fees.

MOTION: Upon Motion, Council (Hudak | Young) voted and approved to appoint Catania Engineering as the Building Code Official effective September 3, 2025, with an agreement of a 50/50 split with permit fees.

President Driscoll presented a committee report for finance reviewing the year to date of July 31, 2025. Budget performance report showed projected \$689,000 surplus including carry-forwards, or \$100,000 surplus excluding carry-forwards. Legal expenses significantly over budget at \$93,000 year to date, projected \$161,000 (316% over \$52,000 budget) due to increased solicitor usage. Transfer tax revenue exceeded expectations at \$200,000 versus \$48,000 budgeted, primarily due to development sales. Wawa settlement liability estimated at \$48,000 total (\$21,000 Borough portion, \$27,000 Fire Company portion) for 2021-2025 period.

Community Engagement

Pro Tem Montgomery announced that there are 3 events for the remainder of the year. Recycling Day is September 20, 2025, from 9:00AM – 12:00PM, the Borough's 80th Anniversary is being held October 4, 2025, from 11:00AM – 2:00PM, and Cookies with Santa. If you would like to volunteer for any events, please contact the Borough Office.

Public Safety

Councilmember Hudak - 9 Ivy Lane – Ratify Motion – Emergency Repair to sink hole surrounding the storm water drain – MOR Construction will do repairs not to exceed \$20,000.00.

MOTION: Upon Motion, Council (Driscoll | Young) voted and approved to hire MOR Construction to conduct the Emergency Repair on 9 Ivy Lane fixing the sink hole surrounding the storm water drain not to exceed the amount of \$20,000.00 to be used from our ARPA Funds, per reallocation from the Valleybrook Road storm sewer project.



Chester Heights Fire Company Report – Councilmember Hudak:
August 2025: 12 Calls in Chester Heights, 9 Calls in other municipalities, 2 Car Accident Responses. Thursday is company meeting – work night, September 18th & 25th Fire House Clean Up, October 4th – Participating in Community Day – Borough’s 80th Anniversary.

PA State Police Report August 2025 – Councilmember Hudak
86 Incidents, 2 Vehicle Thefts, and 45 Traffic Incidents

Infrastructure & Public Works

President Driscoll left the Regular Council Meeting at 8:54 PM and Vice President Natalie Young took over.

Mayor’s Report: Mayor Ellis announced she was holding POP-UP office hours at Ashley’s with other venues to come. They will be announced on Facebook and through email.
Mayor Ellis’ history highlight for the month was an article about the Wawa Train Station from an article in a railroad magazine. The historical report included Wawa train station origins, originally called Grubbs Bridge, with station built in 1867 and renamed by 1884. If you would like to read the full article this can be found at the Borough Office.
Mayor Ellis reported opinions on extensive criticism of Council President Driscoll’s governance style, citing pattern of resignations, code circumvention, and excessive legal spending.

Old Business: No Report

New Business: Resolution #2025.09.A Establishing an Annual Volunteer Firefighter Award – Councilmember Baum requested a Motion to create a Resolution to have the Mayor create a Proclamation to Honor the Fire Fighter chosen by the Chester Heights Fire Department during the month of October.

MOTION: Upon Motion, Council (Baum | Young) voted and approved to create a Resolution to have the Mayor create a Proclamation yearly to Honor the Fire Fighter chosen by the Chester Heights Fire Department during the month of October.

Public Comment: Russ Booth – 271 Llewellyn Road – Concerns about 279 Llewellyn Road being overgrown.
Eileen Lehmann – Stanton Court – Supports Fire Fighter Recognition

ADJOURNMENT: **Upon Motion, Council (Hudak | Baum) voted and approved to adjourn the Regular Council Meeting at 9:15PM.**

Recording Secretary,
Darlene Kurten