



SPRING/SUMMER 2025

CHESTER HEIGHTS

BOROUGH BULLETIN

BOROUGH OF CHESTER HEIGHTS MUNICIPAL BUILDING
53 W. Baltimore Pike, 2nd Floor, P.O. Box 658, Chester Heights, PA 19017
610.459.3400 • www.chesterheights.org



DELAWARE COUNTY

Visit our website at www.chesterheights.org



Proud Municipal Engineer for Chester Heights Borough



PARTNERS FOR WHAT'S POSSIBLE
www.pennoni.com |    

Weichert REALTORS[®]


Cornerstone



"I have been a full time Real Estate professional helping many people achieve their goals in buying or selling real estate since 1987."

Gloriann M. Ellis, GRI, CRS, CSP, ABR
Associate Broker
Weichert Certified Marketing Spec.
Resident of Chester Heights since 1975

office 610.459.5500 • fax 610.558.0317
cell 610.420.3463
Gloriann.m.ellis@gmail.com

1212 Baltimore Pk. • Chadds Ford, PA 19317 

(610) 459-7727
Contact@fergusonmccann.com

FERGUSON & McCANN, Inc.

MECHANICAL/ENVIRONMENTAL CONTRACTORS
Underground Tanks and Service Station Equipment

Installations • Removals • Testing • Tank Upgrades
Pump/Dispenser Installations • PA, NJ, DE and MD Certified

270 Bodley Road • Aston, PA 19014

Concordville Town Centre Dental

Comprehensive Dental Services for the Whole Family

Dr. Douglas A. Filidore
Dr. Matthew J. Miller



610-459-3644
www.concordvilledental.com

Concordville Town Centre
Routes 1 and 322, Glen Mills, PA



Powell Drilling & Services, Inc

The Original Calvin E. Powell Drilling Co.

610-459-1037

- Water Well
- Irrigation Well
- Geo Thermal Drilling
- Pumps • Tanks
- Water Treatment Systems
- Well System Inspections
- Hand Pumps



TUMBLING & TRAMPOLINE

SUMMER CAMP PROGRAMS

GYMNASTIC CLASSES

PARTIES & SPECIAL EVENTS

Garnet Valley GYMNASTICS

610-459-0330

75 WEST BALTIMORE PIKE | MEDIA, PA 19063

www.garnetvalleygym.com



GARNETVALLEYGYM@GMAIL.COM

Letter from the Mayor

SPRING/SUMMER 2025 Inside This Issue

Letter from the Mayor	3
Upcoming Events	4
Professional Bios	4-5
Powell Property	6-7
Chris Leiser	8
Permit Fees	8
Garden Pointers	9
2024 Celebrations	10
Senior Events and Resources	11
Building Our Future	12-13
Smoke Alarms	14
Fire Safety Inspection Check List	15
Chester Heights Fire Company	16
Chester Heights Municipal Building	16
Contact Directory	18



Hello Chester Heights!

Welcome to the Spring/Summer issue of our bulletin for 2025. This year we mark 80 years since our founding. We are so young! Beginning earlier this year, I am including a bit of history in the Mayor's Report during each first meeting of the month. I'm sharing here some highlights from the first "history lesson" I did. Do you know why we are named Chester Heights? It's because we are situated on the heights of the Chester Creek. It is believed that the gentlemen who purchased the structure that is now Pathways Center for Families on Station Rd was the first to coin the phrase in a letter to a friend in the late 1800's. That man was also the first to use the word "wawa" in our area- it's what he named his home and surrounding land. [See the Fall/Winter newsletter of 2022 for a more in-depth dive into his house, the Pennsylvania RR, the train station and the company we now know.] Chester Heights is 1,505 acres with two of its boundary lines being the Chester Creek (Middletown side) and the West Branch of the Chester Creek (Concord and Aston side). Knowing the above information, take a look at our official logo; it has a rising sun representing our relatively young borough, two blue wavy lines representing our boundaries created by the Chester Creek and it's West Branch and the three Wawa Geese representing one of the first estate homes, the 1880's train station name and reopened train station name, and the largest privately held company in the state who's headquarters are in the Borough, and more. In case you weren't aware, we all enjoy the lowest property taxes in Delco because every employee at Wawa Corp pays a Local Service Tax in each paycheck- which adds up quickly and keeps your taxes low!

There is a Community Day in the works to celebrate 80 years of Chester Heights happening in the Fall, so keep an eye out for those details.

As this issue went to press, the Borough closed on the purchase of the Powell Property! After more than four years of discussions that began with an offhand remark between a representative of Natural Lands and our former, late Mayor Fred Wood... who then looped me in on a seemingly crazy idea to BUY the Powell property instead of approving a housing development, the idea snowballed. Fred and I approached Council in Executive Session, donations were secured, Nat Lands went out and secured additional funding from every source they could find, the Powell family stuck with us over every hurdle and now the land will be preserved FOREVER! Thank you to everyone involved in the long and arduous project. It was worth it.

A quick Thank You to Chris Leiser, who earlier this year resigned from the Planning Commission after an impressive 33 years of service to the Borough. And the same to John Lesky who also recently resigned from PC after many years of service. Their combined historical knowledge and expertise will be sorely missed. Thank you, gentlemen.

I would not be serving you all well if I did not inform you there has been some movement in the murder of Rick and Rita on New Years Eve a couple of years ago. I am not a reporter, nor am I qualified to summarize what is in the news. If you are interested in learning more, use a search engine and enter in the phrases "Zizzians" "Vermont" and "Delco Murders." Many local and national news outlets reported on this in January and February of this year. May there be a conclusion to their deaths and may they rest in peace.

Please join me for Mayor's Office Hours and tell me what's on your minds.

Until next time,

Fondly,
Mayor Gina Ellis

Professional Bios

Pat McFadden - Zoning Officer / Building Code Official



Pat McFadden

In 2024, the Council reappointed Mr. Patrick McFadden as the Zoning Officer of Chester Heights, a position with which he is very familiar. Patrick McFadden, AIA, is a professional architect and a long-time resident of Chester Heights. Originally from Brookhaven, he moved to Chester Heights in 1975, settling in the Village of Valleybrook as one of its original residents.

In 1978, Patrick was appointed as the Building Inspector for Chester Heights. He served the Borough in various roles from 1978 to 2015, initially as Building Inspector and Building Code Official. In 1994, the Council appointed Mr. McFadden as the Zoning Officer. During his tenure, he oversaw numerous developments and residential additions to Chester Heights, many of which are now home to current residents.

Patrick received training in drafting and architecture, accumulating extensive experience working with local architects on various projects throughout the region. He earned his Bachelor of Science in Architecture degree from Drexel University and established his architectural firm, McFadden Architects, in 1987.

Throughout his many years of service in Chester Heights, Pat has demonstrated integrity and knowledge of building codes. He has consistently worked to ensure that unsafe or incorrect construction does not occur under his supervision. When faced with challenges, Pat showcased his skills and integrity by standing firm for what was right, while treating everyone fairly and professionally.

His extensive volunteer work includes serving as a Chester Heights representative for the Rachel Kohl Library and the Facilities Planning Board at Garnet Valley School District. He has also volunteered and led groups at St. Thomas the Apostle Parish, including the Pastoral Council and the Building Committee, helping in preserving its historic buildings. He is a charter member in the formation of the Olde Saint Thomas Council of the Knights of Columbus.

For nearly 15 years, he also served FEMA as a senior-architect-consultant, utilizing his expertise to assess building damage across many states and evaluate storm-related damage costs.

Patrick McFadden and his late wife, Cheryl, raised their family first in the Village of Valleybrook and later in a stunning family home of his design. This unique home is a testament to his architectural skills and love for the craft.

Upcoming Events

Join Us 2025

APRIL 6	Easter Egg Hunt <i>Fun Day with Pictures and Gathering Eggs in the Community Park (2pm)</i>
APRIL 17	Earth Day Seed Bombs <i>For Young and Old (11am)</i>
MAY 26	Memorial Day <i>Honoring All that Served Our Country</i>
MAY 28	Peony Tour and Bud Vase <i>Tour Local Garden (1pm) / Create your own Bud Vase to Bring Home</i>
JULY 22	Travel Talk <i>Sharing a Travel Experience to South Korea</i>
SEPT 20	Recycle Day <i>Shredding, Electronics, Household Goods, Drug Takeback (9am-12pm)</i>
OCT 4	Community Day <i>Volunteer to Create a Fun Day! Celebrate our 80th Birthday.</i>
DEC 6	Cookies with Santa <i>Visit with Santa, Crafts, Cookies and Cocoa (11am-12pm)</i>

WWW.CHESTERHEIGHTS.ORG (610) 459-3400

Don't wait for our semi-annual printed newsletter to get your updates.

Stay in the know.

SIGN UP FOR BOROUGH E-NEWS

<http://tinyurl.com/CHSignUP24>



Sam Iannucci Sr. - Fire Marshall

Sam Iannucci Sr. accepted an appointment as the Chester Heights fire marshal in January 2024. He has served his community most of his life, starting forty years ago in the Borough of Parkside. It is there that Sam served as Fire Chief for six years (term-limited), followed by time on the council. Sam retired with over 35 years at the Delaware County Intermediate Unit (DCIU), where he supervised 60 people. The DCIU position allowed him to work with all the municipalities and school districts in the county. It's no wonder Sam likes to see people work together. Many may recognize Sam from his many years as a basketball referee.

Sam Iannucci Sr.

The role of a fire marshal can vary by state or location. Generally, the fire marshal is responsible for fire investigation, fire prevention, code enforcement, and public education. The fire marshal ensures buildings are up to code and investigates the causes of any fires that do occur. They work with law enforcement.

A vital aspect of the role of the fire marshal is investigating fires. This means going into a building after a blaze – be it a house fire, industrial fire, or something else – and figuring out what happened. It requires keeping the fire scene secure.

Fire prevention is a crucial role of the fire marshal. The goal is to keep property and people safe from fire. A significant part of prevention comes from informing builders and contractors about fire safety codes. This should mean that the building is much safer should a fire break out and that there are appropriate fire escapes, signs, extinguishers, and anything else the site needs for public safety.

Sam communicated his 2024 findings, highlighting key, recurring problems and sharing them with Chester Heights Borough and the property owners. This means checking fire alarm systems and fire escape access and keeping fire prevention tools in place.

Sam has been accessible and honest with the community. He is always willing to help, leading to an open dialogue with many in Chester Heights.

Sam Iannucci Sr. and his wife Pat raised three children in Parkside and have resided in Aston for the last twenty years. Sam enjoys spending time with his family and friends, especially his grandkids, fishing, traveling, and many day excursions with Pat.

Our fire marshals' message to the community is to get involved; everyone can do something. Sam seems to have been guided by this spirit of service.



Larry Ward

You may have noticed the title "Road Master" next to Larry Ward's name for some time, and perhaps you thought you understood what it involved. However, there is more to it than meets the eye. A Road Master is well-versed in a jurisdiction's roads, streets, traffic patterns, accidents, and intersections. They collaborate with borough project managers, contractors, engineers, and utility companies. In Chester Heights, Larry Ward held this crucial position since 2015, and despite the many responsibilities that come with it, he makes it look effortless.

Larry Ward

Larry is familiar with every part of our borough's landscape. He grew up in Chester Heights on Smithbridge Road, where his grandfather lived next door. He walked to St. Thomas the Apostle School and later attended St. James High School in Chester.

Next year, Larry will celebrate 50 years with the Chester Heights Fire Company. The Ward family has been part of Chester Heights for at least three generations. His father, Samuel B. Ward, Jr., was the borough's first Fire Chief, serving for 28 years. Additionally, Larry's sister was the first and only female chief. The firehouse has always been a community hub, particularly with Joan Ward running a daycare across the street. This strong sense of community likely inspired Larry to commit to a long career of service to the people of Chester Heights. He began volunteering with the Chester Heights Fire Company at 16 and found great fulfillment in being part of it.

Larry also served on the Borough Council for 12 years and was Fire Chief for 15 years. He remains an active, lifetime member of the fire company. This extensive experience made him familiar with the borough, road by road.

In another official capacity, Larry serves as the Borough's Emergency Management Coordinator. He is the primary contact for maintaining communication between the Chester Heights Fire Company, the Pennsylvania State Police barracks in Middletown, Delaware County Emergency Services, and neighboring municipalities.

As a Road Master, Larry is critical in Chester Heights, particularly concerning road maintenance and new construction projects. During these activities, he manages Pennsylvania One Call (PA1) requests and coordinates with utility representatives to mark utility lines. He is well-informed about ongoing work and ensures the smooth management of road closures as construction and utility companies operate in the borough. Larry is often present at accident scenes and serves as a key liaison with emergency responders.

In addition to his responsibilities as a Road Master, Larry works full-time as a network engineer at Garnet Valley High School. He is part of a team that plays a vital role in ensuring that students and staff have the technology and support needed to provide personalized learning for every student.

Larry and his wife, Nancy, take pride in being residents of Chester Heights.

Chester Heights Borough Finalizes Acquisition of Powell Property for Public Park

CHESTER HEIGHTS, PA – In a landmark achievement for open space preservation, Chester Heights Borough has officially finalized the acquisition of the Powell Property on March 14, 2025, securing 40.2 acres of pristine land for public use, conservation, and recreation. This milestone represents years of negotiation, collaboration, and unwavering commitment to protecting one of the Borough's last remaining large open spaces.

The Borough extends its deepest gratitude to the Powell Family, who generously contributed \$340,000 worth of land to make this acquisition possible. The final settlement was executed by Borough Council President Marta Driscoll and Glen Powell, officially concluding the purchase.

A Landmark Victory for Open Space Preservation



The idea of preserving the Powell Property as open space was first introduced in January 2018, when then-Councilman Philip Block proposed acquiring the property for public use. At the time, the Powell Family, grieving the recent loss of their patriarch, Mr. Calvin Powell, was not yet ready to discuss options for the land's future. Glen Powell publicly stated that the property was not for sale.

As time passed, the conversation evolved. In December 2019, the Powell Family submitted a sketch plan for a 52-townhome development, signaling an interest in moving forward with residential development. The proposal intensified public concern, leading residents to unite in opposition and eventually hire an attorney to put pressure on Borough Council to consider alternatives.

Amid this growing movement, Fred Wood, who had been working with Natural Lands Trust (NLT) to preserve his own land, introduced the idea of the Borough partnering with NLT to protect the Powell Property. His vision laid the foundation for the successful conservation effort that would ultimately lead to the Borough's formal acceptance of preservation in 2023, following years of public engagement and mounting advocacy.

Private Donors and National Land Trust Play Key Roles

The success of this acquisition would not have been possible without the significant private contributions from: Nathaniel Thayer Schroeder, Richard Wood, The Estate of Fred Wood

Fred Wood's vision for conservation was instrumental in rallying support for this effort. His belief that "land is the one thing we can't make more of" inspired his family and other donors to step forward and help protect this open space.

Additionally, the National Land Trust (NLT) played a pivotal role. Robyn Jenney led the coordination of funding and grant applications, ensuring the preservation effort stayed on track. When Robyn departed NLT, Jack Stufferud stepped in during the final stages and successfully guided the process to completion.

Overcoming Obstacles to Secure Preservation



The road to finalizing this acquisition was not without challenges. Land subdivision delays required the assistance of Pennsylvania State Senator John Kane and Representative Craig Williams, who helped secure environmental approvals from the PA Fish and Boat Commission, a critical step in recording the subdivision and moving the sale forward.

A major financial hurdle also emerged. Although the project was supported by generous grant funding, all public grants were awarded on a reimbursement basis—requiring the Borough to cover the full acquisition cost upfront before receiving any reimbursement.

To overcome this, the Borough developed a strategic funding plan:

- The largest grant, \$1.87 million from the Land and Water Conservation Fund (LWCF) through DCNR, is being fronted through a bridge loan from The Nature Conservancy.
- The \$500,000 Delaware County Greenways Grant and the \$260,000 DCED Local Share Account (LSA) Grant are being temporarily funded through the Borough's unassigned cash reserves.



- Additionally, due to a delay in the disbursement of private donations, the Borough also advanced its full \$300,000 committed contribution at the time of settlement.

In total, Chester Heights Borough contributed approximately \$1 million at the settlement table, demonstrating both a strong fiscal commitment to open space preservation and confidence in its long-term financial strategy.

A Future Public Park for Chester Heights

With the acquisition finalized, the Borough is preparing to transform the Powell Property into a public park, ensuring long-term protection of its meadows, woodlands, and ecological features. The park is envisioned to offer:

- Recreational opportunities
- Walking trails
- Environmental education programs
- Permanent preservation of natural landscapes

“This is a tremendous victory for Chester Heights,” said Borough Council President Marta Driscoll. “Thanks to the generosity of private donors, the support of Delaware County and state agencies, and the dedication of the National Land Trust, we’ve ensured this land will remain open for generations to come. It took years of effort, but we have made history for our community.”

The Borough invites all residents to participate in shaping the future of the new park. The next Park Planning Meeting will be held on:

April 10, 2025
 6:00 PM – 8:00 PM
 Chester Heights Borough Office
 53 W Baltimore Pike (2nd Floor), Glen Mills, PA 19342





A LIFESTYLE You've Waited For!

You spent a lifetime doing it all to get where you are today. Now it's time to think about your future. Riddle Village may be the perfect fit for your next chapter in life.

Give us 60 days; we give you the future!

Reach out today to learn more about our apartment renovation program and how we can have you living your best life in just 60 days.

RiddleVillage.org | (610) 891-3700 | 1048 West Baltimore Pike, Media, PA 19063

Chris Leiser

Chester Heights Borough Planning Commission

The Chester Heights Borough Council extends its sincere gratitude to Chris Leiser for his over 30 years of dedicated service to the Chester Heights Planning Commission, including his leadership role as chairman. Chris's commitment to guiding the Borough's planning efforts has left an indelible mark.

Frederick Christian Leiser III, affectionately known as Chris Leiser, retired as Chairman of the Planning Commission. Chris was honored by the mayor and members of the council at the February 3rd Regular Council Meeting for his 33 years of distinguished and dedicated service. We offer our best wishes in all his future endeavors.

Joining the Planning Commission is Marc Hanlan, Ph.D., and John Lesky will take over as Chairperson.

Shown here with council president Marta Driscoll and mayor Gina Marie Ellis



Understanding Permit Fees: How They're Calculated and Why They Matter

When planning a construction project—whether it's a home addition, a commercial renovation, or new construction—obtaining the appropriate permits is a critical step. The permitting process and related fees help ensure that projects meet safety standards, comply with local regulations, and support the broader goals of protecting public health, safety, and welfare. But how exactly are these fees determined?

It All Begins with Your Construction Quote and Plans The permit review process begins with the construction contract quote you provide, along with your submitted plans. These two elements help the Borough evaluate the full scope and scale of your project.

If your contract reflects industry-consistent pricing and aligns with the proposed work in your plans, the Borough will use that quoted amount to calculate your permit fee.

However, if the quoted cost appears significantly lower than what the plans suggest, the Borough may evaluate the project using the RSMeans Index—a nationally recognized construction cost database. RSMeans accounts for building type, materials, labor, and regional market conditions, providing a fair and objective estimate. This ensures consistency across all projects and helps prevent underreporting of construction costs.

How Permit Fees Are Calculated Permit fees in Chester Heights are based on the total construction cost, which reflects the complexity and scale of the project. Whether the cost is based on your submitted contract or adjusted using RSMeans, the fee is then applied according to a standard fee schedule adopted by the Borough.

This standardized approach promotes fairness—ensuring that everyone pays a fee proportionate to the size and scope of their project.

Why the Permitting Process Matters The permitting process—including plan reviews, inspections, and administrative support—plays a vital role in ensuring that construction activity within the Borough meets required standards. Permit fees help cover the cost of these services, which include:

- Detailed reviews to confirm compliance with zoning regulations and building codes
- Scheduled inspections throughout construction to monitor safety and progress
- Administrative oversight of applications and recordkeeping

By funding these services through permit fees, the Borough ensures that the cost of private development is borne by those undertaking the work—not by the general taxpayer. This supports fiscal responsibility while protecting the health, safety, and welfare of all residents.

A Fair and Transparent Process The Borough is committed to a transparent and equitable permitting process. By using consistent standards like RSMeans and carefully reviewing both contract quotes and submitted plans, we ensure that every project is assessed fairly and responsibly.

For more information on permit requirements and fees, visit chesterheights.org or contact the Borough Office at 610-459-3400.

Garden Pointers

Hybrid roses like to be pruned, and one of the best times is to prune in March before the plants start to send out new growth. The goal of pruning is to allow for air circulation, which helps to prevent fungus, which we know as powdery mildew. Roses are heavy feeders. If you like to get a nice set of blooms, do feed them when the ground thaws in early spring with a fertilizer that includes potassium. A fertilizer high in nitrogen (For example lawn fertilizer) will give you lots of green growth but few blooms



For those of you who are growing fruit trees, you might want to consider using an oil spray on your trees before they bloom. The object of oil sprays is to clog the lungs of dormant insects that are hibernating on the

fruit tree. It can eliminate many of the insects that challenge us trying to get fruit with fewer blemishes. It is less invasive than spraying once fruit has started to develop. Oil spray can be found at most garden centers. Do not spray oil spray on blooms as you could harm the beneficial pollinators.



Climate warming continues to impact our growing calendar. In earlier years we would consider May 15th to be our last frost date. Now many gardeners in our area consider May 1st as the last of the frost

warnings. This means that many gardeners will start to plant their annual flowers and vegetables we harvest in the summer at this time. It is not only important that the air temperature is warming but the soil temperature is also increasing. Plants like basil, sweet peppers, and hot peppers do not have to be planted this early because they hate having cold feet/roots.



Townhouse gardeners can grow lettuce, radishes, endive, and arugula easily in flower pots on their deck or front steps. These plants love cool weather so planting them in March and April is ideal. Read the seed package because some plants need sunlight to germinate once you place them in the soil. Pay attention to your young seedlings because flower pots can dry out more quickly than those planted in a vegetable garden. Most require 4 to 6 hours of sun for best results.



OLIVER
Peace of Mind For Your
Home and Business

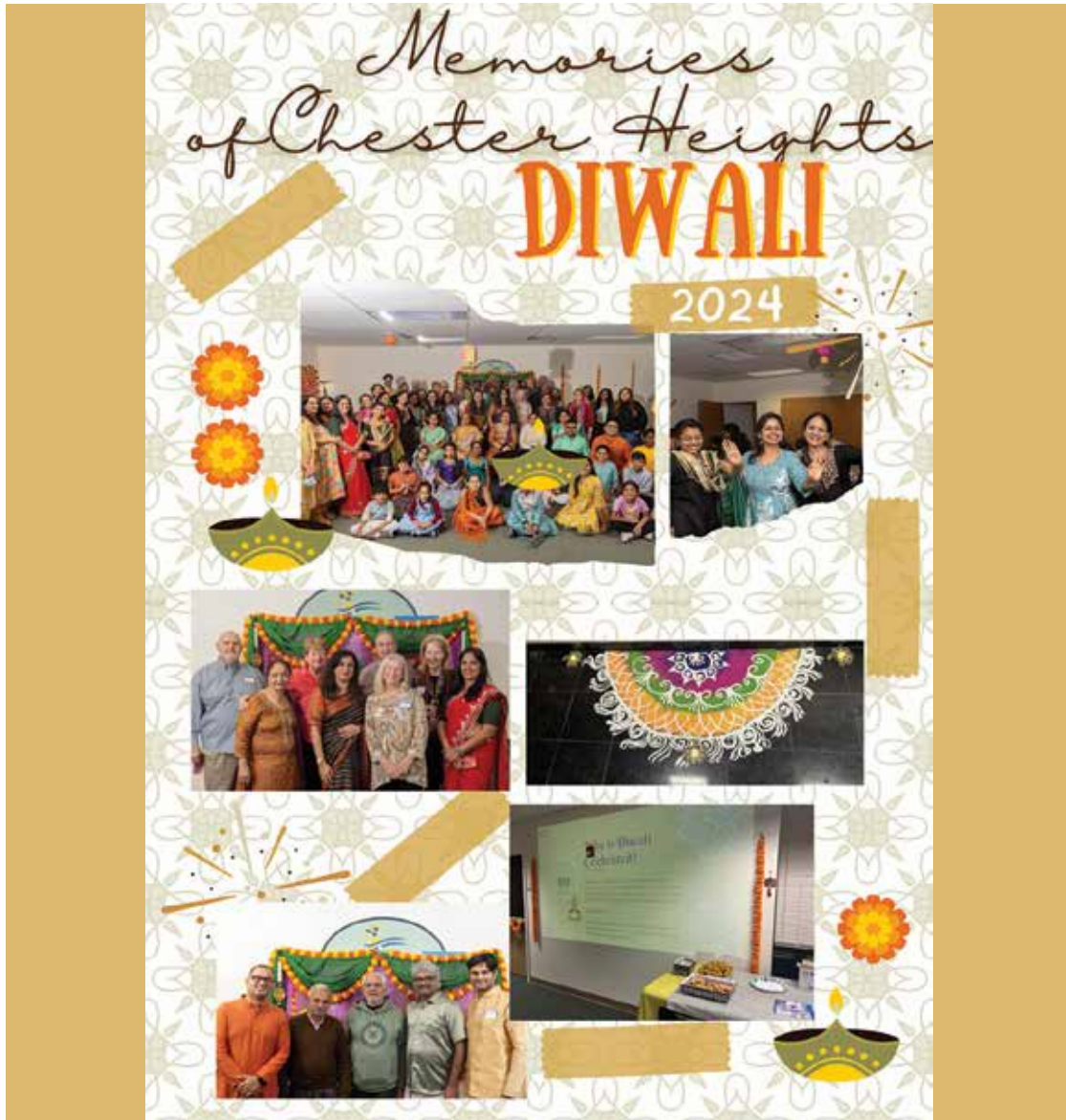


Serving The
Delaware Valley
Since 1971

**HEATING • COOLING • PLUMBING
ELECTRICAL • SEWER • REMODELING**

610-616-5691 • OliverHeatCool.com

2024 Celebrations



The Night before Christmas



Thank You Volunteers!



2024 CELEBRATIONS



Senior Events & Resources



UPCOMING EVENTS	WHERE	WHEN
Senior Expo Dozens of organizations will be on hand to provide assistance and resources to seniors. There will also be a light lunch, refreshments, and door prizes!	Upper Chichester Township Municipal Complex 8500 Furey Road Upper Chichester, PA	April 10, 2025 (11am -1pm)
Redwood Community Center Redwood Coordinator: Brooke 610-891-6061 KempczynskiB@co.delaware.pa.us	280 6th St. Brookhaven, PA 19015 https://www.delcopa.gov/departments/parks/upland.html	Free Events Each Week Year-Round
COSA Celebrate Age Expo Dozens of organizations will be on hand to provide assistance and resources to seniors. There will be a light lunch, refreshments, and door prizes!	Harrah's Casino 777 Harrah's Blvd. Chester, PA delcosa.org	May 2, 2025 (9 am-1 pm)
Delaware County Senior Games Two weeks of games & and fun.	Varied locations- check the website, you must register http://delcoseniorgames.org	June 9, 2025, thru June 20, 2025
Concord Senior Expo Exhibitors from agencies, local organizations, businesses, and clubs to share information on services and issues important to you. Refreshments are served, and door prizes throughout the day.	BYC Gym 41 S. Thornton Rd. Glen Mills, PA	October 9, 2025 9 am – 12 pm
The County Office of Services for Aging COSA 610-490-1300, 800-416-4504 Email: COSA@co.delaware.pa.us	https://www.delcosa.org/home 1510 Chester Pike, Suite 250, Eddystone, PA	
Concord Senior Center Lunch, events, seminars, trips Township Admin # 610-459-8911	817 Concord Rd Glen Mills, PA For more resources, see: Senior Community Services (SCS) website: www.scsdelco.org .	First Monday of the month Membership fee \$11 per year/ Lunch may be purchased
Surrey Services Lunch, events, classes, games Email: info@surreyservices.org	SurreyServices.org several locations	Membership \$50 per year

Building Our Future

Borough Initiatives & Updates from Council President Marta Driscoll

As Council President, I'm pleased to share this comprehensive update on key projects shaping the future of Chester Heights. Each of the updates below was carefully drafted to reflect the Borough's ongoing commitment to impact-driven planning, fiscal responsibility, and community-focused solutions. These efforts represent months of collaboration, research, and advocacy—many of them directly supported or initiated through grant funding and strategic partnerships.

Whether it's working to expand sewer access, enhance park connectivity, or improve transportation safety, our Council is committed to addressing the issues that matter most to residents. From the start of my term, I've worked to position Chester Heights as a forward-looking borough—one that leverages resources, listens to community concerns, and turns ideas into action.

This spring, we've reached several important milestones:

- Advancing critical infrastructure through the Small Sewer Grant and continued progress at Brookefield
- Launching and funding major planning initiatives like the Comprehensive Plan and Mini PROS Park Plan
- Collaborating regionally to reduce train noise through the Lenni Quiet Zone Feasibility Study
- Taking proactive steps to address safety with the upcoming Vision Zero presentation and long-overdue attention to our most dangerous intersection
- Responding to residents' desire to preserve our community's character through a tailored Historic Preservation Ordinance
- And expanding access to safe, walkable parks with interconnected trails as part of our three-park system vision

Nearly every initiative highlighted here has been supported through grant funding—including state infrastructure grants, AARP community challenge grants, and the Municipal Assistance Program—reducing the financial burden on residents while delivering meaningful progress.

I'm grateful to my colleagues on Council, our professional consultants, and the many residents who continue to engage and contribute to the future of our Borough. I invite you to read through the following updates and stay connected—your input, your voice, and your support are what keep Chester Heights moving forward.

If you have a project idea or community improvement, you'd like us to consider for potential grant funding, please don't hesitate to reach out. I welcome your ideas and can be reached directly at marta.driscoll@chesterheights.org.

Warm Regards,

Marta Kathryn Driscoll, President, Chester Heights Borough Council

BROOKEFIELD DEVELOPMENT UPDATE

Location: Valleybrook Road & Smithbridge Road

Preliminary Approval: December 1, 2014

Final Approval: April 6, 2015 (File #04-15-A)

Style and Number of Units: 77 Townhomes

Project Status:

The Brookefield development is nearing completion. One key item remains outstanding: the formal dedication of the sewer system, which must be resolved before the project can be officially closed out.

Sidewalk and School Bus Stop Improvements:

To improve pedestrian access and safety, the school bus stop has been relocated within the development. To support this enhancement, the Borough applied for a \$25,000 AARP Community Challenge Grant—identified and submitted by Council President Marta

Driscoll—to help offset the investment needed from the HOA. If awarded, the grant will fund trail improvements and the installation of 17 benches, with the HOA contributing only a small portion of the cost for 3 of those benches.

This project represents a keystone effort in establishing a fully connected three-park system within the Borough of Chester Heights, linking Brookefield with DiSalvo Park and beyond. Grant award announcements are expected in May.

SMALL SEWER GRANT

The Borough was awarded a COVID-19 ARPA PA Small Water and Sewer Program grant in the amount of \$407,467, with a required local match of \$71,906. This \$479,000 project is designed to expand public sanitary sewer service in two critical areas currently served by septic systems: Llewellyn Road (residential) and Smithbridge Road (residential and commercial). The expansion aims to provide long-term sewage infrastructure, improve public health, and promote economic development by supporting business growth and enabling residential renovations.

Important Note:

The Borough will construct the main sewer line infrastructure; however, individual homeowners and business owners will be responsible for designing and installing their own connections to the main line. This includes covering the cost of engineering fees, installation, grinder pumps (if needed), and tapping fees payable to the Southwest Delaware County Municipal Authority.

Project Status:

The project is currently on a temporary hold while the property owner at 1 Smithbridge Road—who is responsible for installing the first segment of the sewer line—resolves outstanding issues with the Southwest Delaware County Municipal Authority. The Borough's portion of the project cannot proceed until this segment is completed, as the connection point lies at the edge of that property.

Borough Council will be exploring options for action this spring to ensure progress can continue.

CHESTER HEIGHTS PARK TRAIL

The new Chester Heights Park Trail is open and continues to be enjoyed by the community. However, despite best efforts by G.D. Houtman & Son, Inc., stormwater drainage issues could not be fully resolved through initial corrective measures.

As a result, the Borough has redesigned the trail to incorporate more extensive stormwater improvements and plans to pave the entire trail for better durability and long-term usability. With support from Pennoni Associates, a Local Share Account (LSA) grant proposal was submitted for \$256,000 to fund the paving and necessary stormwater upgrades.

STATUS: The trail remains open while these improvements are pursued. Grant award announcements are expected in early fall.

THE RESERVE AT STONEYBANK

(Beard Subdivision)

Location: 29 Stoney Bank Road

Preliminary Approval: December 2015

Final Approval: October 2017

Style and Number of Homes: 33 Townhomes

Status:

The project is currently on hold pending resolution of the sewer system plan. Initially proposed to connect to the Concord Township sewer system in 2015, the plan was revised in 2017 to connect to the Walnut Hill Utility (WHU) system. This change requires a new maintenance and management structure, including a Borough oversight agreement in accordance with Pennsylvania DEP guidelines.

At this time, the Borough has not yet initiated a formal assessment of the potential implications of an oversight agreement. It is important to note that any consideration of oversight responsibilities—covering operations, maintenance, regulatory compliance, financial liabilities, and legal matters—will only take place after an agreement is reached among all concerned parties.

The Borough is currently in a holding pattern, awaiting financial and engineering documentation from Walnut Hill Utility. While waiting, Council is exploring the option of creating a sewer district to cover only the properties served by the WHU system. This would ensure that, in the event of future system issues, any necessary financial remedies would be limited to those who benefit from the system, rather than being shared by all Borough residents.

If an oversight agreement is ultimately approved, it would most likely be accompanied by a sewer district ordinance, formally establishing the boundaries and responsibilities of the district.

Public meetings will be held if the creation of a sewer district is considered, providing residents with the opportunity to learn more and share feedback.

Stay Informed: Be sure to subscribe to our Borough email newsletter to receive updates as this matter progresses.

SPRING 2025 UPDATE: COMPREHENSIVE PLAN

Chester Heights is officially moving forward with its Comprehensive Plan following the award of the Municipal Assistance Program (MAP) Grant! In partnership with Sarcinello Planning & GIS Services, the Borough will begin the planning process later this year. Borough Council has appointed a Comprehensive Plan Task Force made up of residents and professionals with a wide breadth of knowledge, ensuring diverse perspectives and expertise guide the process. The Task Force is led by Marc Hanlan, an expert in change leadership, who brings a wealth of experience in helping communities navigate growth and transformation.

The Community Engagement Committee will be working closely with the Task Force to provide regular updates and promote opportunities for residents to share their input.

Get involved! Stay tuned for announcements about community workshops, surveys, and other chances to help shape the future of Chester Heights.

HISTORIC PRESERVATION ORDINANCE

In response to community concerns about preserving the Borough's historic character, Chester Heights began exploring a Historic Preservation Ordinance by initially reviewing a model adopted by Concord Township. While this provided a helpful starting point, after extensive review by Borough Council, the Planning Commission, and professional appointees, it was determined that a one-size-fits-all approach would not adequately serve our community's unique needs.

Recognizing the importance of a tailored ordinance that balances historic preservation with residents' concerns and planning priorities, the Borough is now drawing on a broader range of resources to shape a more thoughtful and customized strategy.

This remains an active priority. We are currently awaiting a draft ordinance from our solicitor and anticipate presenting it to the Planning Commission and the public by late spring or early summer—if not sooner.

Stay tuned for updates and opportunities to provide input as the process continues.

LENNI QUIET ZONE FEASIBILITY STUDY

In response to longstanding concerns from Chester Heights residents about excessive train horn noise at the Lenni Road SEPTA rail crossing, the Borough partnered with Middletown and

Aston Townships to commission a Quiet Zone Feasibility Study, led by Jacobs Engineering. The study evaluates the potential for establishing a Federal Railroad Administration (FRA)-approved Quiet Zone at the crossing (DOT #541319Y) on SEPTA's Media/Wawa line.

KEY FINDINGS – EXECUTIVE SUMMARY:

Current Conditions: Lenni Road is a two-lane state road with a 25 MPH speed limit. The crossing has two-quadrant gates and serves approximately 43 weekday and 36 weekend SEPTA trains.

Risk Assessment: The current Quiet Zone Risk Index (QZRI) is 47,998.74, far exceeding the National Significant Risk Threshold (NSRT) of 15,488, making the location ineligible for a Quiet Zone without improvements.

Recommended Safety Measure: The study recommends installing four-quadrant gates (Supplemental Safety Measure #4) as the most effective and cost-efficient option to meet FRA risk criteria.

Estimated Cost: Preliminary cost estimate for the recommended improvements is \$450,000, subject to refinement during design and engineering.

NEXT STEPS:

The next steps in the process are now in the hands of Middletown Township, where the Lenni Road crossing is physically located. These steps include:

- Designating a lead public authority to work with FRA;
- Submitting a formal Notice of Intent (NOI) to FRA, SEPTA, and PennDOT;
- Coordinating a diagnostic review with relevant agencies; and
- Advancing preliminary engineering and funding strategy development if the project proceeds

VISION ZERO PRESENTATION – APRIL 21, 2025

Chester Heights Borough will host a Vision Zero presentation on April 21st as part of our ongoing commitment to improving public safety and reducing traffic-related injuries and fatalities.

This plan will serve as a strategic framework to guide transportation safety improvements across the Borough, with an immediate focus on addressing our most dangerous intersection: Valleybrook Road and Route 1. This intersection has long been a concern for both residents and Council, and Vision Zero will provide the data-driven guidance and design tools needed to advocate for solutions in collaboration with PennDOT and regional partners.

By embracing the principles of Vision Zero—prioritizing safe, equitable access for all road users—we are taking a proactive step toward making Chester Heights a safer place to live, walk, drive, and bike.

MINI PROSPARK PLAN – PUBLIC ENGAGEMENT UNDERWAY

As part of the Chester Heights Park Planning Grant project led by Natural Lands Trust, the steering committee for the Mini PROS (Parks, Recreation, and Open Space) Plan is now in place and beginning its work.

This plan is a key component of our broader vision for a three-park system with interconnected trails and shared amenities, and will help guide future investment in Chester Heights' park and recreation system.

We encourage all residents to stay engaged and participate in this important planning process throughout the year. Your input is essential in shaping the future of our parks and public spaces.

Stay in the loop! Sign up for our email updates at: <http://tinyurl.com/CHSignUP24>

Smoke Alarms at Home

SMOKE ALARMS ARE A KEY PART of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.



SAFETY TIPS

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. Install alarms in the basement.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.

FACTS

- ❗ A closed door may slow the spread of smoke, heat, and fire.
- ❗ Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level. Smoke alarms should be connected so when one sounds, they all sound. Most homes do not have this level of protection.
- ❗ Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms or no working smoke alarms.



NATIONAL FIRE PROTECTION ASSOCIATION
The leading information and knowledge resource on fire, electrical and related hazards

**FIRE MARSHAL
SAM IANNUCCI
610-558-1636**



Overview of Fire Safety Inspection Checklist

1. Smoke Detectors: All smoke detectors will be tested using artificial smoke. Detectors over 10 years old are not allowed.

Placement of Smoke Detectors: Smoke detectors are required in all bedroom locations. Additionally, smoke detectors are required at a rate of one per floor per 1,200 sq. ft. (residential) / 800 sq. ft. (commercial). If the layout of the home is unusual, more may be required. If smoke detectors are hardwired (110 volt), they must be replaced with the same type. No substitutions are allowed—a batteryoperated unit cannot replace a hard-wired unit.

2. CO Detectors: CO detectors must be installed and operable on each floor of the dwelling.

3. House Numbers: Must be properly displayed and easily seen from the street. The numbers must be placed on the street side and be clearly visible.

4. Storage of Flammable/Combustible Materials (paints, solvents, cleaners, gasoline, etc.): Commercial properties must have metal storage lockers. Homeowners cannot store gasoline indoors. All home hazardous materials must be disposed of properly before resale.

5. Egress and Door Exits: Door exits with double cylinder locks are required, with emergency keys nearby. Panic hardware is required on all commercial exit doors. A small hook with the key is acceptable.

6. Storage of Flammable Materials Close to House (trash, building materials, LP gas tanks, etc.): Storage of propane tanks indoors is prohibited.

7. Gates, Chains, and Other Methods of Restricting Access: To roadways, driveways, or other vehicle paths must not impede emergency vehicles. Knox boxes are acceptable. Forms are available from the Fire Marshal's Office.

8. Electrical Systems: Must be properly installed with a UL (Underwriters Laboratories) sticker on the main breaker panel. No exposed wires or open boxes allowed. Proper

grounding is required. Ground fault interrupters (GFI) are required within 6 feet of all water basins and wet/damp areas.

9. Heating Systems / Fireplace Inspection: A certificate from a certified business (present year

service sticker) is required. Overview of exhaust exits from heaters—main, space, and water. Fuel hazards of natural gas, heating oil, and propane. Present year contract certificates or receipts are required to show preventative maintenance was performed on heaters and fireplaces. Cracks in prefabricated fireplaces with panels of fireboard or firebrick cannot exceed one sixteenth of an inch in width.

Replacement is necessary when this condition exists. Wood and coal freestanding stoves require the same.

10. Dryer Vents: Must be rigid metal.

11. Portable Fire Extinguishers (Active Dates): Required in all rentals and commercial properties.

Fire extinguishers must have the present year date on tags.

12. Fire Alarm Signaling Systems: A certificate of working order from a certified technician or business is required. Fire alarm systems must have a present year certificate of good working order from their monitoring companies, where applicable.

13. Automatic Sprinkler Systems: For fire protection purposes with suitable water supply and sprinkler alarm system must have a certificate of good working order from a certified technician or business, where applicable.

Note: The above items are required for all property sale transactions, commercial, and residential rental units. The basis for all inspections is in accordance with, but not limited to, the Chester Heights Fire Code, the currently adopted International Fire Code, all NFPA codes, the International Building Code, and the UCC of PA.



Chester Heights Fire Company

The Chester Heights Fire Company answered close to 300 Emergency Calls in 2024, which was a 12% increase in calls for service from the previous year. Our dedicated team of volunteers also held 58 Training Activities throughout the year, dedicating over 2500 hours of time. Similar to the Emergency Calls for service – we conduct training activities to prepare for all types of incidents. Your 100% Volunteer Fire Company is a dedicated group of individuals willing to risk life and limb; and spend hours of their time preparing for emergencies. We welcome you to visit us at the station on any Thursday night from 6:30 -10, to meet the members, tour the station, or even inquire about joining our team!



We love doing Fire Prevention and welcoming students to the fire station – or visiting the local schools.



It is essential for first responders to understand Autism and be prepared to respond and communicate effectively.



Training for overturned vehicles – and providing different ways to stabilize those vehicles.



Utilizing our Hydraulic Rescue tools, we removed the doors and roof of this vehicle to facilitate emergency extrication.

Chester Heights Municipal Building - Satellite Office Hours

U.S. Congresswoman Mary Gay Scanlon

In an effort to expand access to our office and the services we offer, staff will host satellite office hours at various locations throughout Pennsylvania's 5th Congressional District. During satellite office hours, constituents in need of assistance with a federal agency can meet with staff to open a case and complete any necessary paperwork.

Chester Heights Office Hours

Fourth Thursday of the Month, 10 a.m. to 3:30 p.m.

Chester Heights Borough Office

53 W. Baltimore Pike, 2nd Floor

Chester Heights, PA 19017

2025 Dates: March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23.

Appointments are required for all satellite office locations. To schedule an appointment, please call our Chester office at 610-626-2020.

State Senator John I. Kane

We're here to help!

SEPTA Senior Key card | registration & renewal | Property Tax/Rent Rebate applications | Unemployment compensation problems | Birth & death certificate applications | Any problem with state government!

Chester Heights Office Hours

Fourth Thursday of the Month, 10 a.m. to 1 p.m.

Chester Heights Borough Office

53 W. Baltimore Pike, 2nd Floor

Chester Heights, PA 19017

2025 Dates: March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23.



S.B. CONRAD, INC.

Quality Construction ... On Time ... On Budget

**GENERAL CONTRACTOR
CONSTRUCTION MANAGEMENT**

**Commercial
& Residential**

19 Smithbridge Road
P.O. Box 251
Chester Heights, PA 19017
www.sbconrad.com

(610) 459-5010
Fax (610) 459-3014
info@sbconrad.com

 Member of
International
Council of
Shopping Centers

BOROUGH OF CHESTER HEIGHTS LEADERSHIP AND PERSONNEL

53 W. BALTIMORE PIKE • 2ND FLOOR • P.O. BOX 658 • CHESTER HEIGHTS, PA 19017
610-459-3400 • info@chesterheights.org • www.chesterheights.org

BOROUGH OFFICIALS 2025

COUNCILMEMBERS

President, Marta Driscoll
Vice President, Natalie Young
Pro Tem, Jeanne L. Montgomery
Councilmembers: Natalie Anderson, Drew J. Baum, Timothy Hudak, Anne Searl
Mayor, Ginamarie Ellis

BOROUGH OFFICIALS

Solicitor..... Alex Baumler, Esq.	Animal Control Allen Strickler
Engineer..... Michael Kissinger, PE	Constable Steve Luongo
Building Inspector Catania Engineering	Vacancy Chair Pat Ford-Roegner
Fire Marshal..... Sam Iannucci, Sr.	Treasurer..... Sue Timmins
Sewer Enforcement..... Michael Kissinger, PE, Penonni	Secretary..... Darlene Kurten
EMS Roadmaster Larry Ward	Administrative Assistant..... Christiana Barbour
Open Records Officer Darlene Kurten	Tax Collector Maryann D. Furlong
Fire Chief Sam Iannucci, Jr.	Zoning Officer/BCO..... Patrick McFadden

PLANNING COMMISSION MEMBERS

Chair Vacant
Vice Chair Thayer Schroeder (2 Yr Term)
Pro Team..... Melinda Kerry, Esq.
Member Marc Hanlan Ph.D.
Member Gregg Homan
Member Tim Searl
Member Tom Tropia

ZONING HEARING BOARD MEMBERS

Chair H. Fred Hamel
Vice Chairperson..... Justin Buccilli
Member Jonathan Lawlor
Alternate Member Brian Murphy
Zoning Solicitor..... Christopher G. Furlong, Esq.

SCHOOL BOARD REPRESENTATIVE

Denise Schiller
Greg Chestnut

LIBRARY REPRESENTATIVE

Debbie Miller

AGRICULTURAL ADVISORY BOARD

7-Year Term
Appointments Coming Soon

It's Hot Out!

Don't Leave Your Pet in the Car!



A car can overheat **even** when the window has been left cracked an inch or two.



Young, overweight or elderly animals, or those with short muzzles or thick or dark-colored coats are **most** at risk for overheating.



Shady spots offer **little** protection on hot days, and move with the sun.

90° **102°** **120°**

Even if the temperature outside is only 70°, the inside of your car may be as much as 20 degrees hotter!

On an 85° day, it only takes ten minutes for the inside of your car to reach 102°.

Within just 30 minutes, the car's interior can climb from 85° to a scorching 120°.



Many states and local governments have laws that prohibit leaving an animal unattended in a motor vehicle under dangerous conditions, which includes hot days. Your car could be damaged or you could be charged with a crime.



If you see an animal trapped in a car on a hot day, try to locate the owner or call 911! Stay by the car until assistance arrives.

HIC: PA033001



44 Smithbridge Rd • Chester Heights
610-459-3474 • www.civconco.com

**SEAMLESS GUTTER • GUTTER COVERS • SHUTTERS
ROOF, SIDING & GUTTER REPAIRS & MAINTENANCE**
Family Owned & Operated ...Since 1957!

Thank You

While the Borough DOES NOT ENDORSE any business, service, or product, we would like to thank the businesses that appear in this newsletter and recognize each of them as contributors to our community. Thanks to their advertising support, this newsletter has been produced at no charge to our residents.

ASHLEY'S
Restaurant & Bar

68 Baltimore Pike Glen Mills, PA 19342

610-572-2323
ashleysrandb.com

Check us out on Facebook & Instagram!



AARDVARK

Pest Control Services, Inc.

Call Aardvark! 610-494-4474

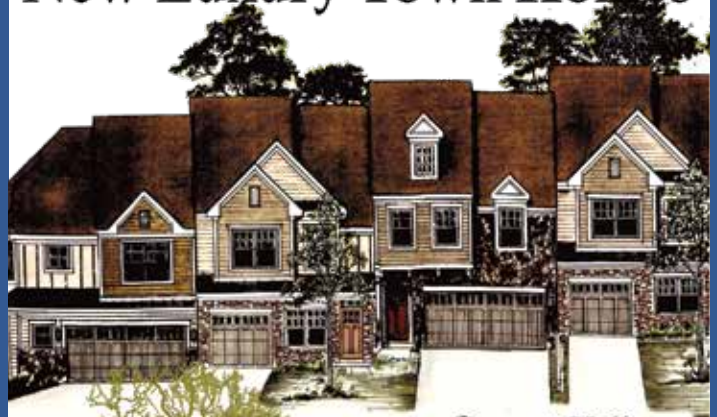
WE SERVICE
*Chester, Delaware, and
Montgomery Counties!*

For Homeowners and Business

www.getaardvark.com



Coming Soon! New Luxury Town Homes



- Garnet Valley Schools
- First floor master bedroom in some units.
- Coming soon!

The *Reserve*
at
Stoneybank

**Weichert
Realtors**

Join our waiting list. Send name and contact information to:

thereserveatstoneybank@gmail.com

Quality
Craftsmanship
by



**MANTIS
CONSTRUCTION
COMPANY, INC.**



**RAYMOND IACOBUCCI
COMMUNITIES**

ROSE HILL DEVELOPERS



BOROUGH OF CHESTER HEIGHTS

53 W. Baltimore Pike,
2nd Floor, P.O. Box 658,
Chester Heights, PA 19017
610.459.3400
Fax 610.459.1282
www.chesterheights.org

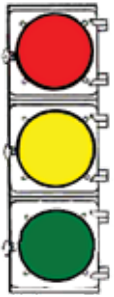
PRSRST STD
U.S. POSTAGE
PAID
HARRISBURG, PA
PERMIT NO.609



This newsletter is produced for the Borough of Chester Heights
by **Hometown Press**
215.257.1500 • All rights reserved®



To Place An Ad Call or Email Peggy Kucipak at Hometown Press • 215-262-3617 • peggy.cbn@gmail.com



FOR 24 HR. SERVICE: 610-566-3700
FAX: 610-566-1409
EMAIL: higginselec25@verizon.net

Charles A. Higgins & Sons, Inc.

Electrical Contractors
Est. 1925

MUNICIPAL STREET LIGHT MAINTENANCE & INSTALLATION
COMMERCIAL & INDUSTRIAL ELECTRICITY
TRAFFIC LIGHT REPAIRS AND INSTALLATION • POLE CONSTRUCTION

P.O. BOX 647, MEDIA, PA 19063



Insurance | Risk Management | Consulting

Patrick V. Larkin, Esq.
Area President – Pennsylvania

40 West Front Street
Media, PA 19063
United States

pat_larkin@ajg.com
D 610.548.5115
F 610.566.0147

ajg.com



The moments write the story...
Pagano FUNERAL HOME

On Site Crematory
(610) 485-6200
www.paganofuneralhome.com

PRIVATE ONSITE PET FUNERAL HOME & PRIVATE CREMATORY
(610) 459-3600

www.pawprintsforevercrematory.com
232 Wilmington West Chester Pike (Rt. 202)
Chadds Ford, PA 19317



Call today for your free estimate **610-497-0580**

CALL NOW AND SAVE!

LANDSCAPING

- spring/summer cleanup • mulch • tree work
- shrub, bush & tree trimming, shaping & fertilizing
- lawn maintenance & fertilizing • hardscaping
- low-voltage lighting • retaining walls

CONSTRUCTION

- excavation • line striping • block work
- foundations & footers • fencing
- all phases of concrete
- blacktop repair & sealcoating
- all types of drainage & water services



SERVING TRI-STATE AREA SINCE 1995

CREDIT CARDS ACCEPTED

LIC# PA015606

workmanship you can trust



CONCRETE BLOCK 4'X4' Only \$300

MULCH Only \$33/yd (delivery charge)

Visit Us: www.kellyslandscapingpa.com
Contact Us: dkellyslandscaping@comcast.net