

The meeting was called to order by President Smitheman, with all members present. October 1970's minutes were read and approved and the following correspondence was handled:

1. Concord-Chester Heights Summer Recreation Program Chairman Mrs. Gibson submitted a financial statement on their summer activities. They had a total enrollment of 350 children, teenagers and adults and expenditures of \$2,460.00; however, as their 1971 projected budget has been increased to \$2,685.00 they requested we allocate \$400.00 in our 1971 budget.

2. Rt. Rev. Msgr. Dean, Pastor of St. Thomas The Apostle Church, asked that flashing school lights be erected on Route 261 at the school's entrance. Under New Business, the Secretary was directed to write County Commissioner McNichols to ask if County funds are available to help defray the cost of these lights.

The following receipts were reported:

Del. Co. Treasurer- 1969 Taxes-	\$ 94.81	T.O. Buckley Agcy- Insurance Refund-	\$28.51
Joe Crews Inc. - Rent	- 93.00	H. J. Silva - Fines	- 10.00
Jos. L. Frank - 1970 Taxes-	611.15	Jos. L. Frank - Transfer Tax	- 615.00

The following bills were approved and ordered paid:

Phila. Elec. Co.- Electricity- \$77.02 Phila. Newspapers Inc.- Advertising- \$ 227.50
Keystone Hi-Way Traffic Equip. Co. - No Parking Signs - \$82.68 - Highway Aid Fund.

Treasurer's Report: Mrs. Tucker reported \$7,656.65 in the General Fund checking account and \$2,740.79 in the Highway Aid Fund checking account.

Mayor's Report: Mayor Kelly reported he also received calls about the hazardous traffic condition existing at the entrance to St. Thomas the Apostle School. In addition, several residents asked if a street light could be installed at Matson & Valleybrook Road. President Smitheman referred this to the Safety Committee.

Highway Committee: Ray Shisler reported the "No Parking" signs have been received from Keystone Hi-Way Equipment Company and more should be received shortly. A bid from Sam Jobson for snow removal and cindering of Borough roads was then read and a motion was made, seconded and approved to have Mr. Jobson take care of this service.

Planning Commission: Lohr Kerns reported Mrs. John DeCampi was appointed Secretary at the last Planning Commission meeting. He further stated the majority of time was spent discussing Planned Residential Developments and reported that Borough Council and Planning Commission will hold a joint meeting Thursday, November 5.

Building Committee: A letter was read from Joe Crews Inc. which stated due to "increased costs," that the first month's rent is kept by his real estate agency. Mr. Moyman also reported that the Borough Building tenant does not want to have heat in the building. The Secretary was directed to write both Joe Crews Inc. to try and get a full explanation as to why this one month's rent was withheld and 2- the Borough Building tenant advising that unless heat is in the building within fifteen (15) days, legal action will be instituted.

Unfinished Business: Budget Committee Chairman John DeCampi presented the preliminary 1971 Borough Budget to Borough Council which was turned over to the Secretary for advertising, etc.

Council President Smitheman then formally submitted the proposed revision and amendments to Borough Zoning Ordinance 31, as amended, as well as the new proposed map. He said the above had been referred to Chester

Unfinished Business (Continued)

Heights Planning Commission who extensively studied and became thoroughly familiar with it, then returned it to Borough Council who also completely went over it.

A public hearing was held Thursday, August 27, 1970 at 8 PM; however, the majority of Borough residents present had strong objections to the proposed changes, particularly the proposed 3/4 acre zoning of the Stamm tract and proposed apartment zoning. As a result of this hearing, Borough Planning Commission and Borough Council jointly agreed due to public pressure to eliminate the proposed 3/4 acre zoning of the Stamm tract and make it one acre zoning. There being no other changes, a majority of those residents present at the Thursday, October 20, 1970 public hearing endorsed the plan. (A hearing was scheduled for September 29, 1970 but due to an error in omission, it was rescheduled for October 20.)

The Council President was followed by Council Member John DeCampi who once again went over the proposed revisions, etc., stating that one and one-half acre zoning was substituted for two and three acre zoning; apartment zoning was added at Routes 1 and 261 (Baltimore Pike and Valleybrook Road;) a light industrial tract was added in the corner of the Borough on Lenni Road and a business zone was created on either side of Baltimore Pike and Valleybrook Road (Route 1 and 261.) In addition a flood plain area (designated as such by the U.S. Army Corps of Engineers) was created and it will be prohibited to build in this flood plain area.

Council Member Lohr Kerns said that in 1955 Delaware County Planning Commission developed a plan for the Borough of Chester Heights which was adopted by Borough Council. In 1967 a Comprehensive Plan was again received from this Commission. Approximately two (2) years ago Borough Planning Commission began to go over it paragraph by paragraph and Mr. Kerns was appointed by Borough Council as an observer to the Borough Planning Commission.

It was felt other communities in the Southwestern part of Delaware County should be contacted to "pool" ideas. This was done. In addition the West Chester firm of Weston Associates were consulted and they recommended, among other things, that the size of acreage be reduced. Mr. Kerns stated that at first it appeared as though some Borough Planning Commission members were prone to retain the present acreage but eventually it was felt that the Borough should control rather than keep people out. (During this time Borough Solicitor and Mr. David Dohan kept in continual touch with the legal aspects.)

Light industry was added to help industry expand, apartments were added behind the current businesses on Baltimore Pike as it is among other reasons closest to transportation and Fox Valley apartments are already in this area.

Mr. Buckley asked where Light Zoning was and with the help of a Borough map colored to designate what the proposed areas would be changed to, Mr. Kerns replied it would be at Lenni Road which changes the residential zoning of the Pincin, Minker, Farrell and Pahl properties.

Mr. John DeCampi then made the motion that this ordinance incorporating said map be accepted. This was seconded by Mr. Kerns and approved and \$2.00 will be charged for each copy of the ordinance.

A motion was made, seconded and approved authorizing Mr. DeCampi to have copies printed. A copy was then marked "Exhibit A" and turned over to the Secretary with the instructions that this volume is the specific ordinance which was adopted by Borough Council.

Council President asked Mr. Kerns if Council can expect the Planning Commission's recommendations on a Planned Residential Development ordinance shortly and Mr. Kerns replied he hoped so. Mr. Smitheman said in the light of Community Concepts request that a "PRD" be adopted, that the Planning Commission's recommendation for or against should be submitted as quickly as possible, preferably at the December Council meeting.

New Business: Dr. David Wood said he would like to see Borough historical sites registered with the Washington Historical Registry and said Thornbury Township has set aside \$2,000.00 for this purpose in their area. Council President appointed a committee consisting of Miss Anna Dickson (as Chairman,) John De Campi and Dr. Wood to check into the possibility of having Borough historical sites registered.

Mrs. Carol Tucker said a State Auditor had suggested that some of the Highway Aid Fund surplus might be deposited in a savings account. A motion was made, seconded and approved to transfer \$2,000.00 from the Highway Aid Fund to a Pennsylvania Savings Fund Society (PSFS) savings account.

The meeting then adjourned.

J. J. Minker
Secretary.