

MINUTES OF THE 331st. COUNCIL MEETING OF THE BOROUGH OF CHESTER HEIGHTS, HELD IN  
THE BOROUGH FIRE HOUSE, MONDAY AUGUST 5, 1974.

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PRESENT: John W. deCampi, John S. McManus, James E. Miller, John G. Moyman,  
Richard D. Wood, Jr.

Mayor John J. Kelly, Sr., Solicitor John S. J. Brooks, Esq.

NOT PRESENT: Edouard N. Houtmann, Raymond W. Shisler.

MINUTES of the July meeting approved as written.

SECRETARY'S REPORT of interim business July 1 to August 5.

- July 1 - Public Hearing on Site Plan Revisions for the Valleybrook Village Development convened at 7:00 P.M. Revised plans were submitted and explained by Mr. Nolan, representing Benson Construction Co. After a brief discussion it was decided to refer the Application to Council at the regular July meeting.
- July 2 - Inspected the sub-station installation on Westlake Plastics Co. property and consulted with Mr. Ethan Weiss, general manager of the company. Mr. Weiss assumed the contractor and the Philadelphia Electric Co. had considered both Borough regulations and safety factors in planning and installing this sub-station. He agreed to apply for a building permit for the structure as soon as the required plot plan was available. Since property line markers had been destroyed by the flood of 1971, a re-survey was in progress and delivery of the plot plan is contingent upon completion of the survey.
- July 8 - Received Revenue Sharing Funds for the last quarter of the fourth entitlement period, in the amount of \$541.00
- July 9 - An inspection of the Capelli property located in a business district indicated that several pieces of heavy earth-moving equipment were stored within the Borough limits. A search of the Zoning Ordinance (Section 230, 231 and 232) revealed no prohibitions applying to the observed use of this property. Special Regulations, Section 232.1 specifies that "Uses creating noise greater than that resulting from normal street traffic on adjoining streets are not allowed adjoining a residential district". It should be noted that the property in question does not adjoin any occupied residential district in the Borough.
- July 11 - Filed Revenue Sharing "Actual Use Report" #4 with the Secretary of the Treasury and arranged for publication in the July 17 issue of Town Talk Newspaper.
- July 19 - Met with Stan Godorov, Paul Wilhelm an Ecologist, Ron Langford, Urban Forester and Richard A. Cylinder, Land Planner, to inspect Walnut Hill tract. On this trip, an abandoned, uncovered pit was discovered near the crest of Walnut Hill.
- July 21 - Received a report that uncovered tanks of the Valleybrook sewage disposal plant were a safety hazard and constituted a violation of Ordinance #32. Notified Mr. Nolan of Benson Construction Co. to correct this condition.
- July 28 - Mr. James E. Miller and the Secretary inspected the site and found that temporary but adequate fencing had been installed around the tanks. We were subsequently informed that permanent chain-link fencing is to be erected when plant construction is completed.

TREASURER'S REPORT (as of July 7)

General Fund checking account	\$ 899.95
General Fund savings account	21,271.62
Revenue Sharing Fund	7.00
Highway Aid checking account	628.00
Highway Aid savings account	1,510.46

ACTION - Approved

RECEIPTS

Revenue Sharing	\$541.00	Federal grant
Fines (June)	135.00	Henry J. Silva
Transfer Tax	171.50	Henry T. W. Teti
Real Estate Taxes 1974 (face)	56.60	J. L. Frank, Tax Collector
Real Estate Taxes with penalty	5.88	J. L. Frank, Tax Collector
Plumbing permit #344	35.00	Sweigart for Sparkman
Plumbing permit #345	39.00	Giorgini for Opdenaker
Plumbing permit #346	29.00	Ormsby & Pierce for Richardson
Plumbing registration	20.00	Ormsby & Pierce
Sale of Ordinances	3.00	Day & Zimmerman
Rent of Borough Bldg.	200.00	GAB's Ceramics
Building permit #381	35.00	Smith (Ivy Lane)

BILLS (General Fund)

School tax on Borough Bldg.	\$290.86	J. L. Frank, Tax Collector
Street lighting (June)	121.91	Philadelphia Electric Co.
Court Stenog for public hearing	50.00	Jarratt W. Martin
Water rent- fire hydrant	10.00	Borough of Media, Pa.
Plumbing inspector remuneration	32.00	George D. Ormsby
Photocopies	6.56	Media Copy Center
Revenue Sharing "Actual Use Report"	40.00	published Town Talk
Stamps	10.00	H. H. Breneman

(Highway Aid Fund)

Road clean-up	196.00	Edward M. Albany
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(Revenue Sharing Fund)

Allotment for Fire Co.	541.00	Chester Heights Fire Co.
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ACTION - Approved for paymentCORRESPONDENCE

- (1) Acknowledgment of the 1974 contribution of \$200.00 to the Community Nursing Service  
ACTION - Read to Council
- (2) Correspondence from the Delaware Valley Regional Planning Commission relating to the annual capital program for parks and open space acquisition  
ACTION - The Secretary was directed to fill in the questionnaire with the same information as was supplied in 1973.
- (3) Del-Ches-Co response to the Delaware Planning Commission "Housing Distribution Plans 1970-2000".  
ACTION - Read to Council and turned over to the Planning Commission for study.
- (4) Copy of a letter from Richard A. Cylinder to Stan Godorov relating to an open pit on the Walnut Hill property.  
ACTION - Referred to Public Safety Committee for follow-up on correction of this hazard.

MAYOR'S REPORT: Mayor Kelly read a letter from the Director of the Delaware County Bi-Centennial Commission asking for ideas, suggestions or proposals for Community participation in the celebration.

ACTION - This letter, together with a summary of Delaware County's Comprehensive Celebration plans were turned over to Miss Anna Dickson.

PUBLIC SAFETY COMMITTEE (John S. McManus, Chmn): NO REPORT

BUILDING COMMITTEE (John G. Moyman, Chmn): Mr. Moyman reported that the Insurance Broker suggested the Borough Building was under-insured.

ACTION - The Committee was directed to investigate and obtain appraisal in order to determine a realistic valuation for insurance purposes.

HIGHWAY COMMITTEE (Raymond W. Shisler, Chmn): In the absence of Mr. Shisler, the Secretary reported that a County Incinerator permit is required to dispose of trash collected from the Borough roads.

ACTION - The Committee was authorized to spend up to \$100.00 for necessary permit fees, truck signs, etc.

NEW CONSTRUCTION COMMITTEE (James E. Miller, Chmn): Mr. Miller reported progress on construction of new units in the Valleybrook Village development. He noted considerable damage to trees, in the area excavated for sewage effluent lines, and plans to enter a protest with the builder.

PLANNING COMMISSION (Edouard N. Houtmann, Chmn)

1. In the absence of Mr. Houtman, Mr. deCampi reported that two candidates for the Planning Commission had been suggested at the July meeting of the Commission. Action on nominations and appointments is to be held over until the September meeting of Council.

2. Dr. David Wood read the petition, addressed to the Secretary of Transportation, requesting the ban of trucks (over 10 tons) on Route 261. He indicated the petition has been signed by nearly 200 Borough residents.

BUILDING & PLUMBING INSPECTORS

1. Mr. Pahl turned over to Council the application of Westlake Plastics Co. for the construction of an electric transforming sub-station. Before issuing a permit, the Building Inspector requested Council's opinion on this structure's conformity with the requirements of the Zoning Ordinance.

ACTION - It was the consensus that the structure met requirements of applicable sections of the Zoning Ordinance, but that the matter should be referred to the Solicitor for further study.

2. Mr. Ormsby reported on two DER tests of surface water on the roadside adjacent to the Gatchel property on Ivy Lane. The first test showed considerable pollution, the second test showed less pollution. They conclude that the condition is clearing up as contamination is leached from the soil. Further tests will be made at a future date.

3. Also reported was the fact that two wells were drilled in the Borough without permits, and apparently in violation of Act 537.

ACTION - Mr. Ormsby was directed to seek an adjustment with the parties involved and report at the September Council meeting.

4. At the request of DER, the Plumbing Inspector is now required to take over observation of percolation tests and other inspections in connection with the installation of on-site sewage disposal systems. Since there is no provision for fees to cover this type of work in the existing fee schedule adopted Nov. 6, 1973, the Plumbing Inspector recommended a revision to the schedule by adding the following item: "15. Fee for application for approval of on-site sewage disposal systems....\$20.00".

ACTION - Council unanimously approved the addition of item 15 to the Fee Schedule.

## NEW BUSINESS

### 1. Tax Assessment of Valleybrook Village.

The Secretary transmitted a request of Mr. Richard Krick, Chairman of the County Board of Assessment for a definitive statement of ownership of the Valleybrook Village housing units, open space and amenities. This is needed in order to make a proper assessment.

ACTION - the Solicitor was directed to prepare this statement and submit it to the County Board of Assessment.

### 2. Borough responsibilities under Act 175, the "Sunshine Bill".

ACTION - The Solicitor was directed to analyze and prepare a brief summary of Borough responsibilities under this Act.

### 3. Amendment to Ordinance No. 38 to bring it into conformity with Act 247, the Municipal Planning Code.

ACTION - The Solicitor was directed to prepare said Amendment and submit it to Council for consideration at an early date.

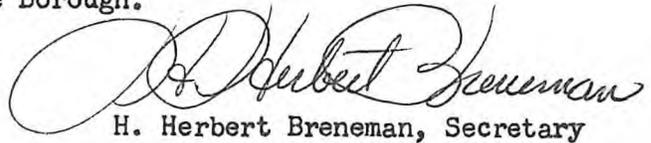
## SUMMARY OF CITIZENS' COMPLAINTS, REQUESTS & SUGGESTIONS

1. Mrs. Emerson Gatchel requested that the abandoned lateral from the west end of the Piermont property be closed off with a barrier of concrete in order to prevent ground water from surfacing in front of the Gatchel property.

ACTION - It was explained to Mrs. Gatchel that a long term solution to the ground water problem in the area is being sought, as reported in the Minutes of both June and July Council meetings. Also, that progress had been temporarily halted because of the specific requirement of DER that contamination must be cleared up before ground water may be conducted to the nearby stream. The Borough Engineer and the Plumbing Inspector were directed to investigate the possibilities of interim measures to ameliorate the condition.

2. Mrs. David Dohan presented a Dun & Bradstreet report on Fidelity Bond and Mortgage Co. After discussing implications of the report, she suggested that Council would be wise to ask for a bond of assurance of intent in the amount of 70% of the proposed commitment in the Borough.

The meeting was adjourned.



H. Herbert Breneman, Secretary