



Minutes of the Work Session Meeting
Of the Borough of Chester Heights
The Village of Valleybrook – Clubhouse
265 Bishops Dr., Chester Heights, PA 19017
September 27, 2021

Call to Order President Baum called the public meeting to order at 7:01 p.m. and led those in attendance in the reciting of the Pledge of Allegiance.

Members Present Drew Baum, President
Ginamarie Ellis, Vice President
Laura M. Lim, Pro Tem
Bob Adams, Council
Natalie M. Anderson, Council
Susan Clarke, Council

Officials Present Gerald C. Montella, Esq., Solicitor
Matthew R. Houtmann, P.E., Engineer

Public Comment:
Marta Driscoll – 458A Lenni Road
Paul Weyhmuller – 17 Bonnie Lane

Engineer Report: Engineer Houtmann reported on the update of Brookefield Dedication: 19 inlet tops have been damaged, will be replaced, sidewalks that have been reported as damaged have been replaced, there is an area where the curb side runs low, that area will be reconstructed. Paving for site is planned for October 2021. The drainage issues are being addressed, there seems to be run off sediment coming from the neighboring property. The runoff is clogging the stormwater inlets immediately upon impact of sediment. Engineer Houtman has contacted owner of neighboring property and discussed what needs to be done to correct the stabilization issues.

Brookefield Bus Pick-up/Drop Off:
Pro Tem Lim updated Council on the bus transportation pick-up/drop-off location for Brookefield Development. GVHS Supervisor of Transportation, Lorraine Bytheway, responded to Pro Tem Lim about current situation. Through a recent study by Ms. Bytheway with a certified CDL Trainer/Bus Driver and Director of Safety they have determined it would not be safe for a school bus to enter into the Brookefield Development due to cars parking along curbs and blocking the school bus to safely back up and turn around in said development.
The temporary solution for now will be the bus will travel down Mattson Road and make a left onto Valleybrook Road to pull up to bus stop now located in front of grassy side of Brookefield Development. The school district has advised the parents at Brookefield and everyone is in agreement this is the safest way for pick-up/drop-off's.

DiSalvo/Fire Co New Sign & Historical Property Signs for Homeowners:

President Baum reported on Sunday, September 26th's event:

He was honored to be a part of this event which started at 4:00 pm, 22 historical signs were made for homeowners owning some of the oldest properties in Chester Heights, 14 homeowners took their signs home at the event and approximately 40 people attended. The residents seemed to have enjoyed the event and thank you to the historical committee for all the time and hard work.

Roadmaster Ward added that on behalf of the Fire Co. they were happy to see the DiSalvo Park memorialized alongside the Fire Co. history. Pro Tem Lim thanked Anne Searl for behind the scenes work along with Councilwoman Anderson, Secretary Timmins, and Tony Ierati. President Baum added our small Borough has quite a lot of history and it is very nice to see the residents get involved and pass the history to the next generation. Thank you.

Recycling Day Update:

Pro Tem Lim reported "Recycling Day" was a huge success, held on Saturday, September 25th, 9am to 12pm. An estimate of 180 cars came through, thank you to the Chester Heights Fire Company for helping with the traffic. Garnet Valley National Honor Society volunteered and took all donations for their Community Service hours and are happy to volunteer next year.

Budget Calendar for 2022:

- October 4th Regular Council/All Budget Request Due
- October 25th Work Session/Present Draft Budgets
- November 1st Regular Council/Adopt Proposed Budgets
- Publish Notice of Proposed Budgets Available for 10 Day Public Inspection/Proposed Budgets posted on the Borough Website
- December 6th Budget Hearing/Regular Council Meeting for Consideration of 2022 Budgets Adoption and Consideration of Adoption for 2022 Tax Levy Resolution

Pro Tem Lim reported 2021 Budget and Expenditures up to date, will be circulated for review for those with committees trying to set up their 2022 Budget. Above is the timeline being followed and public notice will be 10 days prior.

Old Business:

President Baum reported Glenn Mon, Zoning Hearing Board Member, has not officially submitted his resignation letter to the Borough. Mr. Mon sold his residence in the Borough and is not responding to any communication. The Borough has attempted to contact him without success. Solicitor Montella reported Mr. Mon's term with ZHB ends on, January 2023. Since, the Borough has no way to contact him, the Borough needs to hold a public hearing to approve a vacancy.

Pro Tem Lim announced the Darlington Creek Park Use Plan presented to the public and Council in August of 2021, approved by Council September 7, 2021, for the amount of \$9,200.00, was posted on the Borough of Chester Heights Website.

Solicitor Montella reported: Winter Services Contract 2021/2022 will be advertised 3 (three) days in October. Bid deadline is October 25th, vendor to be approved November 1st.

Solicitor Montella updated Council on 3 (three) Draft Ordinances: 1) Marijuana Dispensaries 2) Marijuana Growth/Processing Facilities – both have been sent to the Borough Planning Commission and Delaware County Planning Commission, comments from both Planning Commissions will be added to the draft ordinances. 3) Sewer Abandonment Ordinance update with revisions forwarded to the Borough Planning Commission for review. Once revisions are completed, the Borough needs to schedule a Public Hearing for the adoption of the ordinances.

Solicitor Montella requested Council's approval to advertise a Public Hearing, October 25th – November 1st timeline, for consideration of adoption of ordinances.

President Baum requested a Motion to allow Solicitor Montella to advertise for a Public Hearing, October 25th – November 1st, for adoption of ordinances.

1. Marijuana Dispensaries
2. Marijuana Growth/Processing
3. Sewer Abandonment

MOTION

Upon Motion, Council (Baum/Clarke) voted and unanimously approved to allow Solicitor Montella to advertise a Public Hearing, October 25th – November 1st – timeline, for the adoption of ordinances.

1. Marijuana Dispensaries
2. Marijuana Growth/processing
3. Sewer Abandonment

New Business:

President Baum reported: Delaware County establishment of a County Health Department
A letter was received by the Borough. Borough will determine how it effects the Borough and residents.
Council will post the letter on the Borough Website, as soon as more information is obtained, the Borough will notify Council and the public.

Vice President Ellis Announced: Lifetime Wells International – Fall Fest at 320 Wawa Road, October 2nd, 11:00am – 4:00pm, Family Friendly: Live Music, Raffles, Crafts, Food & Drinks to purchase, educational exhibits, and animals provided by Lucky Penny Farm. \$10 per person. This is the first time Lifetime Well International is having an in-person fund raising event in Delaware County all proceeds go to our Sister City in Ghana, Tanzania.

Engineer Houtmann reported – Mattson Road re-paving project – base bid received at \$46,870.00, to include road stabilization – shoulder in question- the cost is an additional \$4,350.00.
Engineer Houtmann requested Mr. Block to contact HOA to see if any issues with widening the section of the road would conflict with residents. Once this is confirmed, Borough Council can decide if additional funds are needed.

Engineer Houtmann updated Council on Valleybrook Road – PennDOT, President Baum, Roadmaster Ward met with PennDOT Officials at Representative Chris Quinn's Office.
PennDOT made emergency repairs to two sinkholes in front of Maddison. PennDOT offered to provide materials for any road repairs the Borough wants to make, installation costs would be borne by Borough. Maddison is in the position to immediately hire a contractor to replace the piping in front of their property Maddison is requesting the Borough to make an application to PennDOT for the replacement of the pipe, so Maddison can pay and replace pipe along their frontage.

President Baum requested a Motion to allow Engineer Houtmann assist Maddison with their/the HOP Permit to PennDOT.

MOTION

Upon Motion, Council (Ellis/Clarke) voted and unanimously approved to allow Engineer Houtmann assist Maddison with their/the HOP Permit process to PennDOT for the piping to repair stormwater drainpipe. Therefore, Maddison can hire a contractor and complete work.

Additional Public Comment:

Philip Block – 357 Willits Way
Marta Driscoll – 458 A Lenni Road
Larry Ward - Roadmaster

ADJOURNMENT: **Upon Motion, Council (Ellis/Clarke) unanimously voted to adjourn meeting at 7:47 p.m.**

Land Development Dates: **Rose Hill Lot Line**, Submitted Plans 09/24/20, Reviewed Planning Commission 10/22/20, Extension 01/20/21, Reviewed Planning Commission 05/27/21.
103-109 Valleybrook Road, Kheny Sketch Plan Submitted – March 12, 2021, Planning Commission Review – May 27, 2021.
53 Baltimore Pike – Submitted – June 18, 2021, Planning Commission, Review August 26, 2021 – Extension November 24, 2021.

Respectfully Submitted,
Darlene Kurten, Recording Secretary