

SPRING/SUMMER 2026

CHESTER HEIGHTS

BOROUGH BULLETIN

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Letter from the Mayor

Hello Chester Heights Neighbors! It is certainly an honor and a privilege to learn to serve as mayor of such a diverse community. Although I thought 2026 would start quietly, I was mistaken. Our swearing-in on January 5th was quickly followed by back-to-back snowstorms, during which I issued emergency declarations.



The action continued. On a personal note, Hugh and I welcomed two additional grandchildren: the first arrived in January amid the snow, and the second in February. I was grateful to assist their families both locally in Delco and in Texas.

Some of you may be wondering what prompted me to seek the office of mayor of Chester Heights after serving on council for two years. It was because of you, the community, and here is why.

I moved here nearly seven years ago after growing up in Upper Darby and raising our children in Havertown. When Hugh and I decided to downsize, we found Darlington Woods to be the perfect fit. I knew of the area, but it wasn't until I had been here a while that it felt familiar.

It didn't take long for me to realize that many of my neighbors and I had crossed paths over the years—through work at Verizon, kids' sports, or via mutual friends in Delaware County neighborhoods. My new home quickly began to feel recognizable. I remembered Chester Heights and Wawa, fondly, through Sunday drives in the sixties with my father and siblings to see cows and fields. Over the years, I enjoyed places like Crier in the Country, Longhorn Ranch, Pulsations, and Lobster Pot. I indirectly worked with the Chester Heights Verizon "Bell" Central Office on Baltimore Pike, attended St. Thomas on many occasions, and visited friends who moved to Bethel Township in the seventies. However, my local knowledge didn't extend much further.

One of the nicest surprises has been meeting longtime residents and discovering the rich history of Chester Heights. The stories involving Valleybrook Road, Logtown Road, and Camp Meeting are truly fascinating. I appreciated former Mayor Ellis sharing historical tidbits during our 80th anniversary year, many of which were showcased at our community day last October. I saw a unique opportunity to bring together the old and new of our borough, sharing the best of all of us. That is what prompted me to become mayor.

I plan to learn even more history this year as we celebrate America250PA Delco. I look forward to meeting as many neighbors as possible. Now that spring is just around the corner, and the snow has melted, I'll be in the office at designated times to meet for your convenience in mid-April. In the meantime, I'm available at jeanne.montgomery@chesterheight.org and eager to hear from you and address your concerns.

Sincerely,

Jeanne L. Montgomery

Newly Sworn in Council Members

Albert Cochrane



After completing a three-month period on the Borough council, Alfred Cochrane has volunteered to continue his service on the Borough Council in the vacancy left by the election of Jeanne Montgomery as Mayor.

Albert moved to the United States from South Africa with his wife, Elmi, and son in 1997, becoming a citizen in 2011. With a strong belief in community involvement, Albert has held leadership and planning positions in his church. In addition, serves as a Core team member to the Area Director for the nonprofit, Priority One. He also serves on the Board Advisory Committee to the Darlington Woods Executive Board, where his family has resided since moving state side.

Albert comes from a supply chain background in manufacturing and worked for Deloitte & Touche as a consultant. In 2003, he transitioned to home construction and remodeling, starting his own business. Bringing his business skills and love of this area to his service on the council, Albert is excited about the new initiatives for Parks, Recreation, and Open Spaces, marking a new era in the Borough.

Jeff Durst



Jeff Durst and his wife, Christine, have been residents of Chester Heights since 2013. They have a seven-year-old daughter, Eleanor. Jeff has worked in museum education for over twenty years. He is currently the History Education Coordinator at Hagley Museum in Wilmington, DE. He oversees K-12 school programs, guide training, summer camps and other public programs at Hagley. In his free time, Jeff enjoys gardening, cooking, traveling, and playing with Eleanor.

Jeff's focus on council will be developing Chester Heights parks and trails. He wants to connect our residents to incredible outdoor spaces in our borough. Jeff is excited to serve the residents of Chester Heights and encourages them to reach out to him.

Marta Driscoll, Reelected Council Member

Bringing more than 20 years of experience in finance and public administration coupled with a Master of Public Administration and a Certified Borough Official (CBO) certification, Marta is Driscoll is entering her seventh year of service on the Borough. Her work on Council has focused on strengthening fiscal responsibility and improving Borough policies and processes to support effective, transparent governance.

Marta Driscoll and her family have called Chester Heights home for the past 11 years. She and her husband have raised their four children in the Borough, with two now grown and beginning their own paths, and two still at home. They live in a historic home built in 1790, which has given Marta a deep appreciation for the Borough's history and the importance of preserving its character.

In her spare time, Marta enjoys hiking local trails with her husband, volunteering as an auxiliary member of the local fire company, and gardening with her mother. She remains committed to continuing her work to support the Borough's financial stability and long-term strength.



Newly Sworn in Council Members

Sangeetha Patel

Sangeetha Patel was sworn in as a new council member in January.

With a passion for connecting people and for work that makes a difference, Sangeetha's career began in customer service in the telecommunications industry, followed by an opportunity to work as an educator. Sangeetha continues her commitment to service in her current work with a nonprofit organization that serves community members in need.

Sangeetha and her family have lived in Chester Heights for eight years. Sangeetha has built many connections within the community through her children's activities in the Garnet Valley School District and through her extended family nearby. She enjoys learning about other cultures and sharing her own. Sangeetha organized the successful 2024 Diwali event in the borough. In addition to spending time with her family, Sangeetha enjoys painting and cooking.

In her new role on the Council, Sangeetha looks forward to meeting more neighbors and collaborating with the Council to further enhance the community.



Jonathan Lawlor



As a newly elected Member of Council in Chester Heights, Jonathan Lawlor brings his dedication and passion for serving the Chester Heights community to his service on Council. Originally from northeastern Montgomery County, Pennsylvania, Jonathan is the son of a U.S. Marine and a nurse who instilled in him the values of dedication, hard work, compassion, and always doing your best. A lifelong enthusiast of learning, Jonathan is a graduate of Gettysburg College, with a B.A. in History, and of Widener University Commonwealth Law School, from which he holds a J.D. Jonathan's education, combined with his professional experience, imparted in him a deep respect for the importance of, and a commitment to, civic responsibility and service to community. Since making Chester Heights his home, Jonathan has been an active member of the Chester Heights community by volunteering for community events and by serving on the Borough's Zoning Hearing Board. In his free time, Jonathan enjoys reading, trying new recipes, and spending time outdoors.

BARBECUE SAFETY TIPS

- Store propane tanks outdoors.
- Never store or transport propane tanks in your car's trunk.
- Turn the gas all the way off after you have finished
- Check for damage to a tank before refilling it.
- Ignite a propane grill with the lid open, not closed.
- When finished, turn off the gas first, and then the controls.



- Never use a charcoal grill indoors.
- Fill the base of the grill with no more than 2 inches of charcoal depth.
- Use only barbecue starter fluid to start the grill.
- Let the fluid soak into the coals for a minute before igniting.
- Keep the charcoal lighter fluid container at a safe distance from the grill.



Spring Life Cycle Begins

Spring is right around the corner, so we start to think about what we are going to plant in the flower beds, vegetable beds, decks and front porches.



Growing from seed is probably one of the cheapest options if you know what you are doing. Read the back of the seed packet to find out how many weeks the seeds need to be planted before you take them outside is critical. Second, the smaller the seed the more important it is to know if the seeds need sunlight (or grow lights) to germinate. Typically, the smaller the seed it is best to place them on the top of premoistened soil. On a small scale you can plant seeds and place the plastic pot, peat pot or tray in a plastic bag, seal it but make sure the emerging seeds have room to open their leaves without touching the bag. Once germinated the bag needs to be opened so you do not get “damping off” which will kill the seedlings due to the continued high humidity. The seedlings will need to be in the windowsill or up to seven inches below a set of grow lights. Windows and screens reduce the amount of light seedlings receive so placing seedlings close to the window will reduce spindly plants.

Another option is to purchase plants from a local nursery or farm. Check over the plants to make sure that they have not

been stressed due to lack of water as this will set back the plant. Also notice if the plant you are purchasing is currently indoors or outdoors. Outdoor potted plants have made the adjustment to the bright sunlight whereas the plants inside the greenhouse have not been “hardened off”. Gradually move a greenhouse grown plant into sunlight over the course of several days to a week. Typically, you place the plant in a shaded area and move the plant to sunnier locations. A plant is just like you. You go to the beach for the first time and if you do not sit under an umbrella, you get a bad sunburn.

Plants going on decks or front porches will be in containers. Do you feed your plant monthly? You can purchase slow-release fertilizer and place a Tablespoon mixed in with the soil at planting time and that will take care of at least three months. The other option is to use a fertilizer that you mix with water and drench the soil once a week or every two weeks. You can dilute the fertilizer more than the directions call for because they are trying to sell you more product.

Many of us have a shady area on our property which has it's own challenges. Take notice as you visit public gardens or your friend's property and see what bulbs they have planted in shady areas. Some of what we call minor bulbs sprout very early in the spring, reach maturity and start to fade as the trees are leafing out. Minor bulbs can give you that splash of color and bring spring to your home just when you are tired of winter. Minor bulbs tend to be cheaper in price than larger bulbs and over time they will seed in and give you a larger show. Purchase spring flowering bulbs in autumn.

Remember the Philadelphia region is the garden capital of the United States so take time out of your busy lives and visit a public garden. Being outdoors and taking in nature has been proven to lower blood pressure and is good for the soul. Happy gardening

Your chance of being struck by lightning greatly increases when remaining outdoors during a thunderstorm.

Lightning can strike from up to 10 miles away.

When Thunder Roars, Go Indoors!

See a Flash, Dash Inside!

2026 Primary Election Important Dates



May 4



Last day to register to vote in the primary election

• vote.pa.gov/Register

May 12



Last day to apply for a mail ballot

• vote.pa.gov/MailBallot

May 19



Election Day. Polls are open 7 a.m. to 8 p.m.

• vote.pa.gov/Polls

May 19



Completed mail ballots must be received by 8 p.m.

• vote.pa.gov/County



Spring is here and as always we urge you to keep Chester Heights safe. This time of the year the fire company responds to an increased amount of “outside fires.” Now is the time to prepare for these by maintaining your lawn, property, and removing combustible debris from around your home. Creating a defensible space is important to reduce the impacts of a possible brush fire. It is a buffer that you create between your property and the grass, trees, shrubs, debris, and other combustible items. This space is needed to slow or stop the spread of fire.

- Remove all dead plants, grass and weeds (vegetation)
- Remove dead or dry leaves and pine needles from your yard, roof, and gutters
- Trim trees to keep branches a minimum of 10’ from other trees, and from your home.
- Relocate wood piles at least 30’ from your home
- Remove vegetation and items that could catch fire adjacent to and under your deck.



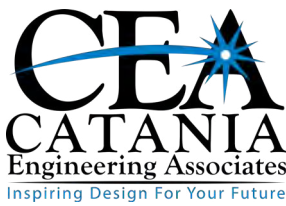
This is also the time of year when people apply fresh mulch to the ground. In the Spring the humidity level is low and we experience dry and windy conditions. Many of the mulch fires we respond to are caused by the careless disposal of smoking materials.

- When the weather is hot, with little or no rain, mulch fires can start more easily.
- Provide at least 18” clearance between mulch beds and combustible building materials
- Do not discard cigarettes within mulch beds.



The Chester Heights Fire Company is an all-Volunteer organization proudly serving the Chester Heights Borough and surrounding communities. We are always looking for new Volunteers to support our department. You don’t have to have any experience to join, just a willingness to support your community. Come inquire on any Thursday night starting at 7:00.

CATANIA ENGINEERING ASSOCIATES, INC.



Catania Engineering Associates, Inc. was established in 1964 by Charles J. Catania, Sr., PE, PLS to provide engineering, surveying and related services to the Delaware Valley. Following changes to the State’s building code in 2004, Catania began providing building plan review, inspection, and code enforcement services to meet the needs of a few of its municipal clients. Today, Catania Engineering Associates proudly serves a dozen towns in that capacity. Catania Engineering operates on the philosophy of providing outstanding customer service. Our staff of code inspectors and permit administrators go

the extra mile to be sure that residents can negotiate through the permitting process and at the same time, ensure that any construction work is done in accordance with the building codes. Inspections conducted as part of the permitting process help identify potential hazards before construction is completed. This oversight helps prevent structural failures, electrical fires, plumbing leaks, and other dangers.

Catania Engineering Associates, Inc., Elizabeth A. Catania, PE, Charles J. Catania, Jr., PE, BCO, and its employees are proud of their accomplishments and service to the community of Delaware County, a place that we call home. Catania Engineering’s office, as well as a vast majority of its employees, live right here in Delco.



Bob Grant, Matt Copple, Mark Bretz and Charles Catania



CHESTER HEIGHTS COMMUNITY DAY OCTOBER 4, 2025



CHESTER HEIGHTS

VOLUNTEER FIRE COMPANY No. 1



80 YEARS AND GOING STRONG What a great day!

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

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<http://tinyurl.com/CHSignUP24>



2026 Upcoming Events



March

14

CPR Class

Save a life of a family member or friend with CPR & Basic Life Support class by DCHD (reserve your spot, space is limited)

March

21

CRC Watershed 9am-11:30 am

Make a difference to our creeks and streams with a clean up of the surrounding area. Chester Heights is a sponsor of this clean up.

March

22

Spring Fling 2 pm

Enjoy collecting colorful prize-filled eggs in our community park, free professional photos with the Easter Bunny and loads of fun!

May

25

Memorial Day approx 9-10am

Join the community to remember those who served. Special recognition at Community Park. More details to follow.

June

5

Movie Night Minecraft

Join our neighbors in Concord Township for a movie night as we collaborate with great freinds.

September

1

Scam Jam 10am-12pm

Protect yourself with a fun, interactive event hosted by the PA Dept of Banking and Securities, Financial Education, Protections, and Outreach. Games and Prizes.

September

19

Recycle Day 9am-12pm

Electronics, Secure Shredding, Household Goods and drug takeback at the Community Park.

December

12

Pictures with Santa

Join us for a festive community afternoon with Santa. Enjoy free photos, cookies, and activities for all ages. Check our website for updated timing as the event approaches.

Delco 250 www.America250PADelco.org

www.chesterheights.org

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Senior Living at Its Best Merrill Gardens at Glen Mills

Welcome to Merrill Gardens at Glen Mills, where we offer independent living, personal care, and memory care in a warm, family-oriented environment. As a family-owned company, we understand the importance of meaningful connections and strive to create a true sense of home supported by services and amenities tailored to our residents' needs.

Our robust activity program includes weekly outings, scheduled transportation to medical appointments, exercise classes, knitting and crochet groups, Bingo, Happy Hour, Jeopardy, Trivia, daily theater movies, weekly entertainment, monthly health discussions, Pinochle, karaoke, and more.



One of the highlights of life at Merrill Gardens is our monthly themed celebration. Each month, our team selects a special theme and builds an engaging event around it. For example, January featured an International Day celebration, an idea suggested by one of our chefs, complete with globally inspired food stations and live music. Residents enjoyed sampling dishes from American/Italian, Mediterranean, Asian, and Caribbean cuisines while singing, dancing, and sharing in the festivities. The positive feedback and smiles that follow these events are what make them truly special.

In November, a tailgate party celebrating not only the Eagles but also two special "teams" in our community, the Chester Heights Fire Company and Family Support Line.



Delaware County Office of Services
for the Aging

Senior Events & Resources 2026



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 9, 2026 (11 am -1 pm)
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 1, 2026 (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 1-12, 2026.
Concord Senior Expo Exhibitors from agencies, local organizations, businesses, and clubs will share information on services and issues important to you. Refreshments are served, and door prizes are given throughout the day.	BYC Gym 41 S. Thornton Rd. Glen Mills, PA	October 8, 2026 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 \$17 per year/Lunch may be purchased
Surrey Services Lunch, events, classes, games Email: info@surreyservices.org	SurreyServices.org several locations	Membership \$50 per year



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Status Of Borough Projects

Comprehensive Plan - Status

The Fall issue reported that the Comprehensive Plan officially began in mid-2025. At that time, the task force was gathering background data and information. The team has been working diligently and is on track with one of the plan's most critical components: hearing from the community. Under the direction of Nanci Sarcinello, the task force members are conducting focus group meetings, each dedicated to key topics, to understand the community's goals and priorities.

You're invited to join one of the remaining public focus groups to share your perspective on issues shaping Chester Heights future. Community input gathered through guided discussion will help inform the Borough's Comprehensive Plan alongside survey results and existing conditions.

For your convenience, the focus group schedule is provided below. It is not too late to participate; your voice is crucial to ensuring the Comprehensive Plan hears from the community.

FOCUS GROUP SCHEDULE
Comprehensive Plan Task Force

All events at Borough Office Located at 53 W. Baltimore Pike, 2nd Floor, Glen Mills, PA 19342

You're invited to join a public focus group to share your perspective on issues shaping Chester Heights' future. Community input gathered through guided discussion will help inform the Borough's Comprehensive Plan alongside survey results and existing conditions.

Topic	Date	Time	Description
TRANSPORTATION	4/08	7:00PM	Review traffic, pedestrian and bike safety, and connectivity throughout the borough. Share concerns and ideas to improve mobility and safety for all users.
HISTORIC RESOURCES	4/22	7:00PM	Discuss historic resources and their role in the borough's future. Share perspectives on preservation priorities and appropriate approaches to growth.
ALL OTHER	5/06	7:00PM	An open community discussion inviting residents to share ideas or concerns not addressed in other focus groups, helping ensure the Comprehensive Plan reflects the full diversity of community perspectives.

**Dates and times are tentative and subject to change. Final details will be posted on the Borough website and shared via Borough social media and email updates. Please subscribe to receive the latest information.

Chester Heights Borough Mini PROS Plan

We are pleased to announce the completion of the Mini Parks, Recreation, Open Space, and Trail Plan (Mini-PROST), presented by Richard Tralies, Senior Director of Planning at Natural Lands, at the Council meeting on December 15, 2025.

Many of our residents participated in various stages of this planning process over the last two years. The borough received a grant several years ago to support this planning effort, and this project is now complete.

This plan serves as a guide for decision-making and should be used as a reference by borough officials, administration, commissions, boards, community organizations, and other interested parties. The final plan is available on the borough's website and will serve as a valuable resource for future planning and grant requests. <https://chesterheights.org/news/2026/02/chester-heights-mini-prost-plan/>

Status Of Borough Projects

Historical Preservation Ordinance

Here's some exciting news! In the 4th quarter of 2026, Chester Heights is taking a major step toward safeguarding its architectural and cultural heritage. A newly proposed Historic Resource Protection Ordinance would formally integrate historic preservation into the Borough's zoning code, creating a structured system to identify, protect, and celebrate Chester Heights' historic places.

A Historical Resources Survey was conducted in 2025 by the Delaware County Planning Department, paving the way for the preservation of our history. The ordinance divides our three dozen Historic Resources into Class I and Class II categories. Generally, our oldest and most cherished resources are Class I, while Class II resources are acknowledged, but not necessarily protected by the Borough.



Chester Heights School

Most importantly, our Historic Preservation ordinance establishes a Historical Commission of Chester Heights. The commission is advisory, and the body oversees the historical resources list and recommends resources for downgrading or upgrading within their respective classes. It will consist of five members with strong backgrounds in local history, real estate, or architecture. The Historical Commission will treasure our local history and lend its expertise to protect it for future generations.

When adopted, this ordinance would bring Chester Heights in line with many Pennsylvania municipalities that actively protect their historic character. It emphasizes collaboration and the balance between preservation and reasonable flexibility for property owners. If you are interested, a draft copy of the ordinance is available online at www.chesterheights.org.



Powell Property Acquisition: Acknowledgment by *Marta Driscoll*

I would like to take a moment to recognize the work of former Councilmember Drew Baum, former Mayor Gina Ellis, and former Councilwoman Laura Lim in helping bring the Powell property into borough ownership. The acquisition of the property required persistence, careful consideration, and sustained engagement around how best to serve the community over the long term.

Their combined efforts helped lay the foundation for what has the potential to become a meaningful public asset for Chester Heights. As the borough moves forward, I hope the current Council can build on this work and continue the process of bringing the full vision of Powell Park into reality for residents.

Public projects of this nature are rarely the result of a single moment or individual; they are built through collective effort over time. I appreciate the work that helped make this opportunity possible and look forward to seeing how it continues to take shape.

Timothy Hudak, Council President

Hello Chester Heights! It's been a long winter, happy spring! My name is Timothy Hudak and I have the distinct honor and privilege of serving as your youngest-ever Council President. Some of you may know me, I'm a graduate of Garnet Valley High School and grew up on Smithbridge Road in the Willits Way development. Chester Heights is my home, and I could not be prouder of representing you all.

Modernization is something that our current Borough council are passionately working towards on multiple fronts. We are adopting a new Comprehensive Plan, revising our Zoning Code from the pre-internet days of 1983, passing a Historical Preservation ordinance to protect the charm of our town, opening our newly acquired space at the Powell property to the public, and making significant traffic control updates. Data driven decision making is the new norm in local government, and our council and mayor are stepping up to deliver on the promises made to our residents. I will be hosting office hours all summer with times and dates to be determined. I hope to meet all of you at some point or another! Cheers, and have a wonderful spring!

*Yours in solidarity,
Timothy Hudak*



BOROUGH OF CHESTER HEIGHTS LEADERSHIP AND PERSONNEL

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Vice President, Natalie R. Young
Pro Tem, Jeff Durst
Marta K. Driscoll, CBO

Jonathan W. Lawlor
Sangeetha Patel
Albert Cochrane

Mayor, Jeanne L. Montgomery

BOROUGH OFFICIALS

Solicitor..... Alex Baumler, Esq.
Kyle Miller, Esq.
Engineer..... Michael Kissinger, PE
Megan Todaro, PE
Building Inspector Catania Engineering
Zoning Officer Patrick McFadden
Fire Marshal..... Sam Iannucci, Sr.
Sewer Enforcement..... Michael Kissinger, PE
EMS | Roadmaster Larry Ward

Open Records Officer..... Darlene Kurten
Fire Chief..... Sam Iannucci, Jr.
Animal Control Allen Strickler
Constable Steve Luongo
Vacancy Chair Pat Ford-Roegner
Treasurer..... Sue Timmins
Secretary..... Darlene Kurten
Tax Collector Maryann D. Furlong

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Vice Chair Tim Searl
Pro Team..... Marc Hanlan, Ph.D.
Member Robert Johnson
Member Jeremy Kreyling
Member Rahul Soni

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Vice Chairperson..... Justin Buccilli
Member Brian Murphy
Member Alternate.... Peter Driscoll
Zoning Solicitor..... Christopher G. Furlong, Esq.

SCHOOL BOARD REPRESENTATIVE

Denise Schiller
Greg Chestnut

LIBRARY REPRESENTATIVE

Debbie Miller



Sue Timmins and Darlene Kurten



Maryanne and Christopher Furlong



Council January 5, 2026



Alex Baumler, Esq. and Megan Todaro, PE



Patrick McFadden, Zoning Officer

HIC: PA033001



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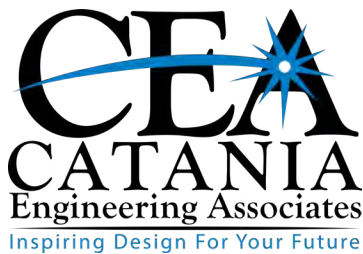
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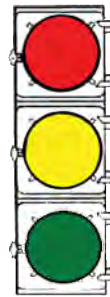
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