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ASTON TOWNSHIP  
BOARD OF COMMISSIONERS  
MEETING  
MARCH 15, 2017

Transcript of the ASTON TOWNSHIP BOARD OF  
COMMISSIONERS MEETING, taken before Lorraine Evans,  
Court Reporter-Notary Public, at the Township  
Building, 5021 Pennell Road, Aston, Pennsylvania  
19014, on Wednesday, March 15, 2017,  
commencing approximately at 7:00 p.m.

BOARD MEMBERS

JAMES M. STIGALE, PRESIDENT  
MICHAEL J. HIGGINS, VICE-PRESIDENT  
MICHAEL LINK  
MARK T. OSBORN  
CAROL GRAHAM  
JAMES W. MCGINN

BETH NAUGHTON-BECK, ESQUIRE, SOLICITOR  
JOSEPH VISCUSO, TOWNSHIP ENGINEER  
WILLIAM MCCONVILLE, TOWNSHIP MANAGER

LORRAINE EVANS  
COURTREPORTER-NOTARY PUBLIC  
28 S. New Middletown Road  
Media, Pennsylvania 19063  
(610)203-7715 7evanslorraine@comcast.net

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STEPHEN OLSEN

By Ms. Naughton-Beck

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1           PRESIDENT STIGALE: Good evening everyone.  
2           I would like to call this Aston Township Board  
3           of Commissioners meeting for Wednesday,  
4           March 15, 2017 to order. If we can all rise  
5           for the Pledge of Allegiance.  
6                               (Pledge of Allegiance)  
7           PRESIDENT STIGALE: Remain standing for a  
8           moment, please.  
9           COMMISSIONER HIGGINS: Good evening  
10          everybody. I want to read some passings since  
11          the last meeting or so. First one, Judith S.

12 Hughes McGinn. Judy was the wife of former  
13 Delaware County Sheriff Joseph F. McGinn and  
14 mother of the late Kelly McGinn, who over the  
15 years handled much of the township photo work.  
16 She was also sister-in-law to Commissioner  
17 Jimmy McGinn. Judy at the age of her passing  
18 was age 62.

19 Next one, Robert H. Pennell. Mr. Pennell  
20 was way long time resident of Aston Township  
21 and a former Aston Township Commissioner.  
22 Mr. Pennell was a Navy Veteran of the submarine  
23 service during World War II and worked in the  
24 County tax assessment office. Pennell Road

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1 bears his family name. Mr. Pennell was 96 at  
2 the time of his passing. William F.  
3 Holefelder. William "Bud" Holefelder was a  
4 Korean War Veteran and long time resident of  
5 Village Green. Bud also worked in the Aston  
6 Township Public Works Department. At the time  
7 of his passing Bud was age 83. Last one Billie  
8 Lois Bowersox, long time resident of Delaware  
9 County, Billie was very active in her community  
10 and elected member of the PennDelco School  
11 Board and a long time member of the Aston  
12 Women's Club serving as its president. At the  
13 time of her passing Billie was age 90. We would  
14 like to have a moment of silent for these  
15 individuals please.

16 (Moment of Silence)

17 COMMISSIONER HIGGINS: Thank you.

18 PRESIDENT STIGALE: All right, couple of  
19 announcements before we get started. We have a  
20 lot on the agenda. I just want to remind  
21 everyone that the Aston Lions Pancake Breakfast  
22 is being held on Sunday, March 26 at the Aston  
23 Township Community Center from 7:30 to noon.  
24 It's a great organization, supports a lot of

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1 residents in Aston. Come out, enjoy a nice hot  
2 breakfast and support them.

3 I am pleased to announce that Aston  
4 Township has an emergency plan for the Sunoco  
5 pipeline that runs through Aston. Our fire  
6 marshal, Tom Morgan, along with the Aston Fire  
7 Department presented a plan to the Board of  
8 Commissioners last week. In the plan it  
9 details step-by-step reaction to possible  
10 scenarios that might happen along the pipe  
11 route.

12 This plan has taken over many months to  
13 produce. The public meeting will be held in  
14 the coming months open to all residents to  
15 explain the plan in detail. A more brief  
16 detail of the plan will be available on the  
17 Aston Township website. It's also highly  
18 recommended that each resident sign up for the  
19 Delco Alert Program which you can find on the  
20 Delaware County website.

21 This program is designed to alert via text  
22 or phone message informing you that an

23 emergency situation has developed and how to  
24 react. We are going to press that a lot on our

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1 website. We encourage everybody -- they're not  
2 going to sell your phone number. It's also  
3 good if something happens with the pipeline, or  
4 we have a weather emergency like a hurricane or  
5 something or just a storm that develops quickly  
6 and everyone needs to be contacted to be safe.  
7 So that's something that you'll see on our  
8 website. And I would like to call on  
9 Commissioner Firlein for the announcement.

10 COMMISSIONER FIRLEIN: Thank you. Aston  
11 Township Offices and Public Works Departments  
12 will be closed on Good Friday, April 14. All  
13 Friday's trash and recycling will be picked up  
14 on Thursday, April the 13th. Just reminder,  
15 even though it's next month. It's a holiday,  
16 and it's on the calendar. Thank you.

17 PRESIDENT STIGALE: Thank you. I need a  
18 motion to review and approve the minutes of the  
19 regular meeting of February 15, 2017.

20 COMMISSIONER MCGINN: Motion to approve  
21 the regular meeting minutes of February 15,  
22 2017.

23 COMMISSIONER LINK: Second.

24 PRESIDENT STIGALE: Questions or comments?

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1 All in favor? Opposed? "Ayes" have it.

3AstonTwpBdofComm1517  
(whereupon, all Commissioners  
present vote "aye.")

PRESIDENT STIGALE: I am going to review  
line item four, the special meeting on February  
8. Approval of the minutes of the special  
meeting held February 23, 2017.

COMMISSIONER MCGINN: Make a motion to  
approve the minutes of February 8, 2017.

COMMISSIONER LINK: Second.

PRESIDENT STIGALE: I have a second.  
Questions or comments?

MS. NAUGHTON-BECK: Do you mean  
February 15, not February 8?

PRESIDENT STIGALE: I did the 15th. I am  
doing the 23rd, is that correct?

MS. NAUGHTON-BECK: I thought he said  
February 8.

PRESIDENT STIGALE: No, it's February  
23rd. All in favor? Opposed? The "ayes" have  
it.

(whereupon, all Commissioners  
present vote "aye.")

PRESIDENT STIGALE: Proclamations. Call  
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on Commissioner Graham, please.

COMMISSIONER GRAHAM: Thank you, President  
Stigale. Township of Aston, Delaware County,  
Pennsylvania Proclamation.

whereas, the Board of Commissioners,  
Township of Aston, Delaware County,  
Pennsylvania desires to recognize the week of

8 April 10-16, 2017 as National Library Week; and  
 9 whereas, libraries are the heart of their  
 10 communities, campuses and schools; and  
 11 whereas, librarians work to meet the  
 12 changing needs of their communities, including  
 13 providing resources for everyone and bringing  
 14 service outside of library walls; and  
 15 whereas, libraries bring together  
 16 community members to enrich and shape the  
 17 community and address local issues; and  
 18 whereas, libraries offer programs to meet  
 19 community needs, providing technology training  
 20 and access to downloadable content like  
 21 e-books; and  
 22 whereas, libraries continuously grow and  
 23 evolve in how they provide for the needs of  
 24 every member of their communities; and

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1 whereas, libraries, librarians, library  
 2 workers and supporters across America are  
 3 celebrating National Library Week.  
 4 Now, therefore, be it resolved that the  
 5 Aston Township Board of Commissioners does  
 6 hereby proclaim April 9 through April 15, 2017  
 7 National Library Week in Aston Township,  
 8 Delaware County, Pennsylvania, and celebrate  
 9 the Aston Library.  
 10 Hereby proclaimed this 15th day of March,  
 11 2017, Aston Township Board of Commissioners  
 12 James M. Stigale, President, Commissioner Sixth

13 ward, Michael J. Higgins, Commissioner Seventh  
14 ward, Michael Link, Commissioner First Ward,  
15 myself Commissioner Second Ward, Mark Osborn,  
16 Commissioner Third Ward, Jon Firlein,  
17 Commissioner Fourth Ward, James McGinn,  
18 Commissioner Fifth Ward, attested to by Richard  
19 D. Lehr, township secretary. Come up, please.

20 (Applause)

21 MS. BULLEN: On behalf of the Delaware  
22 County Library I'd like to say that I am very  
23 proud of our Aston Township Library and all  
24 other 25 libraries in Delaware County. They do

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1 a fabulous job.

2 (Applause)

3 PRESIDENT STIGALE: Okay. Let's move onto  
4 committee reports. Do you have anything?

5 COMMISSIONER LINK: I have nothing, Jim.  
6 Thank you.

7 PRESIDENT STIGALE: Commissioner Firlein.

8 COMMISSIONER FIRLEIN: Just a follow-up on  
9 the highlights for the activity of the Public  
10 works Department. Other than the past snow  
11 storm, repaired the guardrail on Lehr  
12 Boulevard, paperwork sent to the insurance  
13 company, remove tree stumps in Weir Park,  
14 welcome Aston sign installed on Pennell Road,  
15 filled 59 potholes, used roughly a ton of  
16 asphalt, repaired, replaced rail and fence on  
17 Hunters Run, cut, cleared trees at the Mill  
18 Ridge Pond, Sunnybank Pond, behind the

19 Community Center, behind Public work shop,  
20 Indian Rock Pond, and Carriage Lane Pond, also  
21 cut down, removed three trees in Woodbrook  
22 Park. Thank you.

23 PRESIDENT STIGALE: Thank you,  
24 Commissioner Firlein. Commissioner Osborn.

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1 COMMISSIONER OSBORN: Thank you.  
2 Financial report for March 2017. From 1/1/17  
3 to 3/13/17. Cash on hand as of 1/1/17,  
4 \$167,978.90, receipts during that period,  
5 \$3,547,919.44, expenditures, actual payments,  
6 \$3,429,994.27 and expenditure adjustments,  
7 \$2,824.96.

8 Cash on hand as of 3/13/17, \$283,079.11,  
9 breakdown cash on hand, TD Bank, general fund,  
10 \$283,079.11, TD liquid fuel, \$249,735.30, and  
11 the TD Capital Reserve, \$1,232,769.18.

12 The Treasurer's Report prepared by Mr.  
13 DuVuono our treasurer, for February. General  
14 TD Bank, beginning balance as of 2/1/17,  
15 \$388,209.57 -- that was the beginning balance.  
16 Total revenue, \$2,052,336.77, January  
17 adjustment, \$11,077.82, less expenditures, all  
18 others, \$1,489,568.72, less payroll,  
19 \$334,341.33. Closing balance on 2/28/17,  
20 \$605,558.47.

21 Liquid fuels, \$258,125.54, beginning  
22 balance. Revenue during that period, \$39.23,  
23 less expenditures, \$8,429.47. Closing balance

24 on 2/28/17, \$249,735.30. Capital Reserve, TD

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1 Bank, beginning balance on 2/1/17,  
2 \$1,232,580.07, total revenue during that  
3 period, \$189.11. Closing balance for 2/28/17,  
4 \$1,232,769.18. That's all I have. Thank you.

5 PRESIDENT STIGALE: Thank you,  
6 Commissioner Osborn. One note, I just want to  
7 bring to everyone's attention with the past  
8 storm, was that the Public Works Department had  
9 a very difficult snow storm to try to clear the  
10 streets, and I think they did an excellent job.  
11 I did get a lot of complaints that they didn't  
12 do their job, but the bulk of the complaints  
13 were because residents were throwing the snow  
14 back into the streets. That's an issue we want  
15 to bring to everyone's attention and we are  
16 going to review that by the board.

17 Also, those that live where children that  
18 go to school, there is -- you need to clear  
19 your sidewalks within 24 hour period. We were  
20 having kids walking in the streets because  
21 people failed to get out and get that done.  
22 That's another issue, children's safety, we are  
23 going to address moving forward. And fire  
24 hydrants. Thank you. Commissioner Higgins.

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1 COMMISSIONER HIGGINS: Thank you.  
2 Building and Codes Department report for the  
3 month. Following is a report for permits and

4 licenses issued for the month of February 2017.  
5 Beginning balance, \$22,553.00, total income  
6 from building permits and general contractor  
7 licenses, \$11,565.00, total electrical,  
8 \$2,767.00, total plumbing and heating permits  
9 and licenses, \$4,729.00, income from Board of  
10 Health licenses, \$3,200.00. No income from  
11 Peddlers and Vendors permits, no income from  
12 Commercial Life Safety Inspections, income from  
13 Certificates of Occupancy, \$3,050.00, income  
14 from rental licenses, \$1,502.00. Total revenue  
15 collected \$26,813.00. Total so far for 2017,  
16 \$49,366.00, and at the same time February 2016  
17 it was \$80,660.00. Thank you.

18 PRESIDENT STIGALE: Thank you,  
19 Commissioner Higgins. Commissioner Graham.

20 COMMISSIONER GRAHAM: Thank you, President  
21 Stigale. Aston Township Fire Department Fire  
22 and EMS report for February 2017. Fire calls  
23 34, year to date 76, EMS calls 91, year to date  
24 215, total month calls 125, year to date 291,

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14

1 average manpower per fire incident 10.

2 Firehouse would also like to mention again  
3 that any residents needing smoke detectors  
4 please contact the fire department to arrange  
5 for an installation. Thank you.

6 PRESIDENT STIGALE: Thank you,  
7 Commissioner Graham. Commissioner McGinn.

8 COMMISSIONER MCGINN: Police report.

9 Incidents handled 503, accident investigations  
10 31. Criminal investigations 32, Clearance Rate  
11 Part One Crimes 38 percent, Clearance Rate Part  
12 Two Crimes, 50 percent. That's all I have.

13 PRESIDENT STIGALE: Thank you,  
14 Commissioner McGinn. I would like to move on,  
15 need a motion to approve the bills and payroll.

16 COMMISSIONER MCGINN: Make a motion to  
17 approve the bills and payroll.

18 COMMISSIONER OSBORN: Second.

19 PRESIDENT STIGALE: Questions or comments?  
20 All in favor? Opposed? The "ayes" have it.

21 (Whereupon, all Commissioners  
22 present vote "aye.")

23 PRESIDENT STIGALE: Need a motion to  
24 approve the treasurer's report.

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1 COMMISSIONER MCGINN: Make a motion to  
2 approve the treasurer's report.

3 COMMISSIONER OSBORN: Second.

4 PRESIDENT STIGALE: Questions or comments?  
5 All in favor? Opposed? The "ayes" have it.

6 (Whereupon, all Commissioners  
7 present vote "aye.")

8 PRESIDENT STIGALE: At this time I would  
9 like to open up the floor to the public for  
10 agenda items only. If you have a question  
11 about the agenda item please come to the  
12 podium, state your name and address.

13 A VOICE: My name is Lisa Palmarini. I  
14 reside at 112 McLaughlin Drive. In addition to

15 that we have about a third of McLaughlin Drive  
16 neighbors here as well. We would like to  
17 address Penn's Green's petition to be on Mount  
18 Pleasant.

19 Many residents of McLaughlin Drive, some  
20 represented here tonight and many who could not  
21 attend, oppose the development of the marijuana  
22 growing and processing plant proposed by Penn's  
23 Green's LLC based on concerns and unanswered  
24 questions that address pollution, security and

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1 code enforcement.

2 The changes to ordinances have happened in  
3 just over a month and we already have, as we  
4 understand it, one facility opening in Aston.

5 PRESIDENT STIGALE: That's not true. We  
6 approved -- allowed them the opportunity. They  
7 have not been granted a license.

8 COMMISSIONER HIGGINS: By the state.

9 MS. PALMARINI: Our ordinance does state  
10 that indoor medical marijuana growing activity  
11 may include harvesting marijuana plants and  
12 drying of flowers, but shall not include  
13 extraction procedures to produce concentrated  
14 THC except as maybe authorized under the  
15 Medical Marijuana Act for holders of permits,  
16 is that correct?

17 PRESIDENT STIGALE: No. Let's back up.  
18 You have a lot of questions which you will have  
19 the right to ask those that are here for the

20 application. But technically they have not  
21 presented us anything. That's what tonight's  
22 about. They're going to come up here and give  
23 us their intentions and what they're going to  
24 do, security, pollution, all those things.

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1 I will, after their presentation, ask if  
2 there's any questions from the public. You ask  
3 them directly to get answers to your questions.  
4 Technically you're before -- some of these  
5 things might be answered, some of these  
6 questions might be answered during the  
7 presentation. If they are not, you are more  
8 than welcome to come back up and ask them  
9 directly. I will give you the opportunity.

10 MS. PALMARINI: That's great because we do  
11 have many questions. We would appreciate to  
12 hear from them.

13 PRESIDENT STIGALE: That's part of the  
14 procedure. They'll give us their presentation  
15 and we'll have questions, then we open it up to  
16 the floor. At that point if they didn't answer  
17 your question that's when you ask it and hear  
18 it right from them, okay?

19 MS. PALMARINI: Thank you so much.

20 PRESIDENT STIGALE: Anyone else on agenda  
21 items?

22 A VOICE: Good evening, ladies and  
23 gentlemen of the Board, thanks for allowing me  
24 to speak. My name is Walt Krazanowski. I'm a

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1 member of the Executive Committee of the State  
 2 Association of Plumbing, Heating and Cooling  
 3 Contractors. I am also the President and  
 4 Executive Director of the Union affiliated  
 5 Contractors of Plumbers Local 690. I also sit  
 6 on the Joint Apprenticeship and Training  
 7 Committee for the local and labor.

8 I am here tonight to speak in favor of the  
 9 PHCC Philly Suburban School. There is in  
 10 excess of one million jobs that are not  
 11 fulfilled in the trades as we currently sit  
 12 here, and there is a desperate need for  
 13 training and qualified training in the trades.  
 14 And I just wanted to come and offer my support  
 15 and lend an ear to the Commissioners that that  
 16 school, in my opinion -- I have been involved  
 17 in the plumbing industry and training in the  
 18 plumbing industry for almost 50 years, and I  
 19 can honestly say that the school is very  
 20 qualified, and we are in support of them 100  
 21 percent. Thank you.

22 PRESIDENT STIGALE: Thanks. Anyone else?  
 23 Okay, seeing none, I would like to get a lot of  
 24 questions answered, so we are going to call on

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1 Commissioner Higgins.

2 COMMISSIONER HIGGINS: Thank you. I would  
 3 like to place the meeting in sine die. Motion  
 4 to place it in sine die.

3AstonTwpBdofComm1517  
COMMISSIONER MCGINN: Second.

PRESIDENT STIGALE: All in favor?  
Opposed? The "ayes" have it.

(Whereupon, all Commissioners  
present vote "aye.")

COMMISSIONER HIGGINS: Turn this over to  
the township solicitor and she's got several --  
two items on the agenda tonight.

MS. NAUGHTON-BECK: Thank you,  
Commissioner Higgins. First on your agenda,  
conditional use application of Philadelphia  
Suburban Association of Plumbing, Heating,  
Cooling Contractors to use the property located  
at 4072 Mount Road, Aston, PA, for a non-union  
plumbing and HVAC training facility. The  
property is located in the institutional  
district.

Public notice of tonight's hearing was  
advertised in February 28 and March 7 editions  
of the Delaware County Daily Times. The

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property was posted and notices mailed to the  
adjacent property owners. Present tonight for  
the applicant is attorney Robert DeLuca, along  
with the applicant Michael McGraw.

Mr. DeLuca, at this point if you would  
like to generally explain to the Board the  
nature of the application, the proposed use of  
the property and whether any changes to the  
structure are envisioned.

PRESIDENT STIGALE: Make sure the

11 microphone is on.

12 MR. DELUCA: I am usually loud enough for  
13 anybody to hear anyway. Thank you. I am  
14 proudly here on behalf of the PHCC. This is an  
15 organization that does a lot within the  
16 community as well as training for apprentice  
17 plumbers.

18 They currently have a school and rent  
19 space from the County in Folcroft,  
20 Pennsylvania. Mr. McGraw will come up and  
21 testify regarding the use of the property.  
22 They need a conditional use because the zoning  
23 ordinance indicates that any trade school would  
24 need a conditional use in an institutional

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1 district.

2 So, Mr. McGraw is going to testify about  
3 the use of the old firehouse on Mount Road,  
4 what they propose to do at that firehouse and  
5 speak as to the school. And the school is  
6 Monday through Thursday nights. It really runs  
7 between 6:00 and 9:30 in the evening, and there  
8 are some Saturday classes and some events for  
9 testing that they have on Saturdays as well.

10 I'd like to first call Mr. McGraw.

11 MICHAEL MCGRAW, having been  
12 called as a witness and having  
13 been duly sworn, was examined  
14 and testified as follows:

15 BY MR. DELUCA:

16 Q Michael, what's your current position with  
17 PHCC?

18 A I am the executive director.

19 Q How long have you been the executive  
20 director?

21 A For seven years.

22 Q What's your experience with the PHCC?

23 A I was involved with PHCC as a contractor  
24 since 1991. In 2011 I became the executive director

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22

1 of the Pennsylvania PHCC and I have been director of  
2 the Philadelphia Suburban Plumbing Apprenticeship  
3 School since 2010.

4 Q Could you talk a little bit about what the  
5 school does?

6 A The school, we train apprentices to become  
7 journeymen and go onto become master plumbers who go  
8 onto, some of them, to have their own businesses.

9 This program has been around for 60 plus years.  
10 We've been in Chester, Delaware County, Broomall,  
11 Folcroft, as Mr. DeLuca stated. It's a four year  
12 apprenticeship program and we just recently signed  
13 an articulation agreement with the Delaware County  
14 Technical High School up the street in Aston because  
15 the students that go there are having part of our  
16 program during their 11th and 12th grade as high  
17 schoolers, and we are going to extend them credit  
18 for the classroom hours.

19 A registered apprenticeship program  
20 requires 576 hours of classroom time and 8,000 hours  
21 of on-the-job training. So, any students that come

22 from the Aston program will be given credit for  
23 their 144 hours of classroom time. So when they  
24 graduate they'll be working for a plumber and won't

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23

1 have to attend school that year and in their second  
2 year they'll enter the second year of the program.

3 Q Approximately how many students do you  
4 have currently enrolled?

5 A Currently enrolled we have 89 students.

6 Q You provided a couple of packets, one was  
7 photos of the site, is that correct?

8 A Yes. That is existing photos.

9 Q You'll comply with all zoning ordinances  
10 pertaining to the use of that site?

11 A Yes.

12 Q Now, it's my understanding that where the  
13 garage doors are, you're going to have actual  
14 physical hands on training for the apprentices, is  
15 that correct?

16 A Yes. We will have plumbing, heating,  
17 cooling and backflo training in the area that house  
18 the fire trucks.

19 Q And in the other area you'll have  
20 classrooms?

21 A Yes. We are hoping to put up accordion  
22 acoustic doors, wall partitions, so we can have  
23 three classrooms up there and if we need to have a  
24 larger meeting we can open one or two.

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1 Q You also provided a photo here today, is  
2 that correct?

3 A Yes.

4 Q And you provided a photo to the board of a  
5 smaller shots of those photos, is that correct?

6 A Yes.

7 Q What does that represent?

8 A That represents our intent of what we need  
9 to do to bring the property up to code, spruce up  
10 the outside of it. We intend on refurbishing. It's  
11 going to take time. That's what we are intending to  
12 do.

13 Q You're intending to put buffering of tree  
14 line where the neighbor's properties abut, is that  
15 correct?

16 A Yes.

17 Q In terms of an architectural inspection  
18 report, did you also have that done for the  
19 property?

20 A Yes, we did.

21 MR. DELUCA: I am going to ask this be  
22 marked as PHCC, if I may and pass up. Copy of  
23 the architectural report as well.

24 BY MR. DELUCA:

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1 Q Do you plan on complying with the  
2 recommendations of the architect in this matter?

3 A Yes, we do.

4 Q Now, does the PHCC also get involved in  
5 the community?

6 A Yes, we do. Currently we have a class of

7 students that every year around the holidays they go  
8 out on their own and solicit funds from plumbing  
9 contractors, people involved with the program and we  
10 go to a local school and we give \$500.00 to five  
11 families in gift certificates for food, gifts and  
12 presents for the holiday season for unfortunate  
13 families. We don't pick them. We go to the  
14 elementary school and to the mayor because they know  
15 best who can use the gifts.

16 Q In terms of if this conditional use is  
17 granted, you'll be respectful of your neighbors in  
18 terms of parking and events, is that correct?

19 A Yes. We have very strict rules for  
20 students. And we do not tolerate any kind of horse  
21 play and loud noise and stuff like that.

22 Q You also don't tolerate any alcohol  
23 consumption on the premises, correct?

24 A That is automatic dismissal from our

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26

1 program.

2 Q In your current place of Folcroft have  
3 they had any problems with the PHCC or the students?

4 A No. Our current location is with Delaware  
5 County Technical High School at the Folcroft  
6 location.

7 MR. DELUCA: I have no further questions  
8 of Mr. McGraw. I don't know whether the  
9 Commissioners have any questions.

10 BY MS. NAUGHTON-BECK:

11 Q I have a few questions. Mr. McGraw, in

12 terms of ownership of the property, I know it was  
13 still currently owned by the fire company. Is your  
14 intention to purchase the property?

15 A That is correct.

16 Q Do you have an agreement of sale?

17 A Yes, we do.

18 Q Your attorney asked you question with  
19 respect to complying with all the zoning ordinances.  
20 Is that with respect to any changes you may make to  
21 the property? There will be no dimensional  
22 variances needed from the Zoning Hearing Board?

23 A That's correct. The changes will be to  
24 the existing structure.

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1 Q For purposes of the record, I want to --  
2 first packet of photographs, these are the existing  
3 property?

4 A Yes.

5 Q I am going to mark this PHCC-1 and the two  
6 Google shots, they'll be PHCC-2 collectively, and  
7 the architectural report PHCC-3. That's just  
8 housekeeping for the record.

9 (Whereupon, a few documents are  
10 produced and marked as PHCC-1,  
11 PHCC-2, and PHCC-3 for  
12 identification.)

13 BY MS. NAUGHTON-BECK:

14 Q Mr. McGraw, in your opinion is the  
15 proposed use that you have just testified to  
16 appropriate for the site in question?

17 A Yes.

18 Q And do you believe that it's compatible  
19 with the character of the surrounding neighborhood?

20 A Yes.

21 Q Is it your testimony that your proposed  
22 use will not detract from the uses of the adjacent  
23 properties?

24 A That's correct.

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1 Q And do you anticipate your proposed use to  
2 adversely -- to anticipate that it will have an  
3 adverse effect on the traffic circulation or  
4 parking?

5 A No.

6 Q And is there going to be adequate off  
7 street parking for your proposed use?

8 A Yes, there will be.

9 MS. NAUGHTON-BECK: Those are the  
10 questions that I have. I am going to turn it  
11 over to the Commissioners for questions.

12 PRESIDENT STIGALE: Commissioner Link, do  
13 you have any questions?

14 COMMISSIONER LINK: I have nothing to add  
15 to this. Thank you.

16 PRESIDENT STIGALE: Commissioner Firlein.

17 COMMISSIONER FIRLEIN: Nothing. Thank  
18 you.

19 PRESIDENT STIGALE: Commissioner Osborn.

20 COMMISSIONER OSBORN: Not at this time.

21 PRESIDENT STIGALE: I have a couple of  
22 questions. Is the sale based on the

23

conditional use granted?

24

THE WITNESS: Yes, it is.

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PRESIDENT STIGALE: Will the training center be registered with the Department of Labor?

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THE WITNESS: Yes, it will.

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PRESIDENT STIGALE: Will the facility be independently accredited?

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THE WITNESS: Yes.

8

PRESIDENT STIGALE: That's all I have. Commissioner Higgins.

9

10

COMMISSIONER HIGGINS: Thank you. Two questions. Included in the Zoning Ordinances are signage. I am assuming that whatever is the maximum sign size for the facility will comply with the ordinance also?

11

12

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14

THE WITNESS: Yes, we will.

15

16

COMMISSIONER HIGGINS: My second question, I am not sure how to take this. In the correspondence I read so far I have heard the term non-Union plumbing, et cetera. I am not sure what that means.

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THE WITNESS: We were just asked whether it was a Union program or not. There are two registered apprentice programs. One is Union and one is non-Union. PHCC is non-Union

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program.

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COMMISSIONER HIGGINS: It's the actual

3 program that's being presented and followed by  
4 the students is what that means?

5 THE WITNESS: They are following a  
6 registered apprenticeship program. As I  
7 stated, we were asked whether it was a Union or  
8 non-Union program.

9 COMMISSIONER HIGGINS: I wanted to  
10 understand. The term was used several times.  
11 That's all I have.

12 PRESIDENT STIGALE: Commissioner Graham.

13 COMMISSIONER GRAHAM: I have one question.  
14 If you were to purchase the building further  
15 down the road, would you agree to any  
16 alterations to the building inside or type of  
17 business you're going to be doing there to  
18 contact the township and make them aware before  
19 you do anything?

20 THE WITNESS: Absolutely.

21 COMMISSIONER GRAHAM: That's it.

22 PRESIDENT STIGALE: Commissioner McGinn.

23 COMMISSIONER MCGINN: I have nothing.

24 PRESIDENT STIGALE: Mr. Viscuso.

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1 MR. VISCUSO: Only question, following up  
2 on Commissioner Graham's question, are there  
3 any interior -- I heard you say the accordion  
4 doors, any other changes inside the building?

5 THE WITNESS: At this time we'll probably  
6 have to do something with the kitchen area. No  
7 structural changes.

8 MR. VISCUSO: I assume any interior  
9 renovations will comply with the building  
10 codes?

11 THE WITNESS: Yes.

12 PRESIDENT STIGALE: We have a couple other  
13 questions popped up. Commissioner Osborn.

14 COMMISSIONER OSBORN: I did say I might  
15 circle back. I am in the little same mode as  
16 Mr. Higgins. I'm trying to understand because  
17 I don't know, this is a non-Union school, that  
18 doesn't prevent your graduates, for example,  
19 from becoming Union.

20 THE WITNESS: No, not at all. We have  
21 students --

22 COMMISSIONER OSBORN: It's the same  
23 program. You're not sponsored by a Union, is  
24 that a correct statement?

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1 THE WITNESS: Yes.

2 MR. DELUCA: If I may, if I was going to  
3 go under a Union program, they have their  
4 own apprenticeship program. If I am in high  
5 school or deciding not to go into a Union  
6 program, this is an accredited program for  
7 anybody. The Union pays their apprentices to  
8 go through their program. That's a different  
9 accredited program. Although anybody can go  
10 through this program, if you were in a Union  
11 you would probably go through their program  
12 because you would get paid while you're going  
13 through as well.

14 COMMISSIONER OSBORN: My recollection,  
15 this is a long recollection a long time ago, if  
16 you were sponsored into the Union program they  
17 only take so many. What you're providing here  
18 is another vehicle for everyone to become  
19 qualified and move onto Union or non-Union.  
20 It's employment.

21 THE WITNESS: We can only take as many as  
22 the occupancy will take for the building as  
23 well.

24 COMMISSIONER OSBORN: I understand that.

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1 It's just clarity for me. Thank you very much.

2 COMMISSIONER HIGGINS: I have one more  
3 question. Will there be excessive noise or  
4 sustained noise that will flow out into the  
5 community?

6 THE WITNESS: We do not expect that to  
7 happen. Where the shop and the hands-on  
8 location is, it's not towards the neighbors.  
9 There's a large separation. The classrooms  
10 that are up, we only affect the people on Mount  
11 Road. You won't hear the classrooms.

12 COMMISSIONER HIGGINS: I am assuming the  
13 doors will be closed.

14 THE WITNESS: Yes.

15 COMMISSIONER HIGGINS: Thank you.

16 PRESIDENT STIGALE: Mr. McConville, any  
17 questions?

18 MR. MCCONVILLE: Just wondering how many

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employees you would have.  
THE WITNESS: We have students who are all  
working so we don't have employees.  
MR. McCONVILLE: Teachers, staff?  
THE WITNESS: I'm sorry, we have 11  
instructors, and one administrator.

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MR. McCONVILLE: Thank you.  
PRESIDENT STIGALE: At this time we'll ask  
the public if there's any questions. Any  
questions from the public on the school? The  
only thing I request, Walt, you were nice  
enough to write something down. I missed some  
of it. Can I see your presentation that you  
wrote?  
MR. KRAZANOWSKI: I don't have a  
presentation. That's your agenda.  
PRESIDENT STIGALE: You got me on that  
one. You're from what Union?  
MR. KRAZANOWSKI: Plumbers Local 690, and  
if I may address the nomenclature here of it  
being called non-Union, we were all kind of  
mystified why that was in there. We are -- us  
in labor, partner with the PHCC. We sometimes,  
if we have apprentices that we can't accept,  
we'll sometimes send them to the PHCC School  
and vice versa.  
The industry has a very good working  
relationship between the open shop or the  
non-Union side and the Union side. We were  
kind of all wondering why that was in there.

1 It wasn't put in there by PHCC or us.

2 COMMISSIONER OSBORN: We were confused as  
3 well, that's why we were asking the question.

4 MR. KRAZANOWSKI: When I seen the agenda  
5 that's the first thing obviously I asked Mr.  
6 McGraw what the heck is this.

7 PRESIDENT STIGALE: It was based on the  
8 application, that's how we put it in there. I  
9 don't see any other questions.

10 MR. MCGRAW: We were asked that question  
11 when we were putting the application in.

12 PRESIDENT STIGALE: That's probably why  
13 you see it. They go based upon your  
14 application.

15 COMMISSIONER OSBORN: You provided a lot  
16 of clarity. Thank you.

17 MS. NAUGHTON-BECK: Do you have anything  
18 further?

19 MR. DELUCA: I do not.

20 PRESIDENT STIGALE: Thank you very much.  
21 All right. We are going to move onto the  
22 second part of the meeting in sine die,  
23 conditional use hearing for Penn's Green's LLC.

24 MS. NAUGHTON-BECK: Next on your agenda is

1 the conditional use application of Penn's  
2 Greens LLC to operate a medical marijuana  
3 growing and processing facility in the property

4 located at 12 Mount Pleasant Road, Aston, PA.  
5 This property is located in the limited  
6 industrial district.

7 Public notice of tonight's hearing was  
8 advertised in the March 1st and March 8  
9 editions of the Delaware County Daily Times.  
10 The property was also posted and notice mailed  
11 to the adjacent property owners.

12 Present tonight for the applicant is  
13 attorney Patrick McKenna along with his  
14 applicant Stephen Olsen, Chief Operating  
15 Officer of Penn's Greens. Also is Mr. Crognale  
16 here? Mr. Crognale is here who is President of  
17 Folsom Tool, the owner of the property. At  
18 this point I'll turn it over to Mr. McKenna, if  
19 you could give the panel a description of what  
20 it is your client intends to do with the  
21 property.

22 MR. MCKENNA: Good evening, Commissioners.  
23 My name is Patrick McKenna on behalf of the  
24 applicant Penn's Green's LLC. Penn's Green's

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1 is seeking to have conditional use approval  
2 under your recently enacted marijuana growing  
3 ordinance.

4 I know you had an application already. I  
5 have a number of board exhibits and packets.  
6 If you would like I can hand them out now.

7 MS. NAUGHTON-BECK: We'll mark the entire  
8 packet collectively as Penn's Green One?

9 MR. MCKENNA: They're actually

10 individually marked. I will attempt to address  
11 some of the concerns that we have heard from  
12 the neighbors, and obviously I have my  
13 witnesses here to answer any of the questions  
14 and concerns the Commissioners have or the  
15 neighbors have.

16 Speaking with the solicitor I was asked to  
17 summarize the application. I don't know how  
18 much detail. If you prefer I give the overview  
19 of what they would testify to, or do you want  
20 me to ask them questions back and forth. I had  
21 prepared to essentially go over the  
22 application, have the witnesses swear that what  
23 I said was correct, and answer any questions.

24 PRESIDENT STIGALE: You can give us the  
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1 summary of it and then if we have questions on  
2 anything they can testify and if residents have  
3 questions they can testify, rather than  
4 pre-assume what they're going to ask.

5 MR. MCKENNA: That's fine. I have some  
6 detailed information to give you all. It's  
7 important based upon the requirements of your  
8 conditional use ordinance.

9 This site is approximately 3.5 acres  
10 located at 12 Mount Pleasant Road in the LI  
11 zoning district. One correction for the  
12 record, Stephen Olsen, who is here this  
13 evening, is President and CEO of Penn's  
14 Green's. Peter Crognale is the COO of Penn's

15 Green's, so he's got a dual role. He's also  
16 the owner of Folsom Tool and Mold Company Inc.,  
17 he is the President and CEO of that company.  
18 That is the owner of the property that we are  
19 seeking to utilize. Penn's Green's will be the  
20 tenant of that property.

21 The property information is listed in  
22 Exhibit A-2 in front of you. What I would like  
23 to do is go through your ordinance, which again  
24 is detailed, and demonstrate how, if the

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1 witnesses were to testify, what they would say  
2 and demonstrate how they would comply with that  
3 Ordinance. So again, this is the recently  
4 enacted Ordinance Number 962.

5 There are a number of factors, so I  
6 apologize for the detail I have to go through  
7 on this. The first factor is the indoor  
8 medical marijuana growing shall only be allowed  
9 upon application and approval of a permit  
10 issued by the Commonwealth of Pennsylvania and  
11 by the township. Obviously we are here this  
12 evening, this is the first step. If we receive  
13 conditional use approval we are going to make  
14 application with the Commonwealth of  
15 Pennsylvania. There are a limited amount of  
16 these types of permits. So even if we get your  
17 approval tonight, there's no guarantee that the  
18 Commonwealth will grant that approval.

19 The building -- growing portion of the  
20 building will be fully enclosed and will be

21 limited with doors and no windows. Second  
22 factor, indoor medical marijuana is  
23 conditionally permitted in the LI district. We  
24 are in that district.

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1 No marijuana growing can be established,  
2 developed or operated within 1,000 feet of a  
3 property line of a public, private or Parochial  
4 school or day care. The building is not within  
5 1,000 feet of any public, private or Parochial  
6 school or day care center. It is measured  
7 under your ordinance from the closest point of  
8 the building to the closest point of the  
9 property line of any of those facilities. From  
10 that point we are beyond our 1,000 foot. The  
11 closest is likely the Delaware County Technical  
12 High School, which is at least 1,500 feet away.  
13 Their property line from our building. It's  
14 likely more. I know it's at least 1,500 feet  
15 away.

16 The next factor, the indoor medical  
17 marijuana growing facility must be located  
18 within the same building or structure as the  
19 proposing facility only if the indoor growing  
20 facility is located in separate rooms of the  
21 building. All of the growing for this location  
22 will be done in rooms built in the interior of  
23 the large additional space in the rear of the  
24 building. The large additional space will be

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1 completely separated by walls from the other  
2 areas of the building and it will have its own  
3 separate entrance, which is required by the  
4 ordinance.

5 You can see a lot of that is also present  
6 in Exhibit A-1, which includes floor plans for  
7 the building. You can see that layout.

8 The next factor, the growing is only  
9 allowed within fully enclosed and secure  
10 structures and inaccessible to minors. So we  
11 discussed that would be fully enclosed.

12 Security, I presume, especially based upon  
13 comments that I've heard from the adjacent  
14 property owners, will be a major concern. I am  
15 going to go into that in a little bit more  
16 detail. What I would like to point out to you  
17 is in Exhibit A-1, which is the conditional use  
18 application, a thorough and detailed security  
19 plan is provided by the applicant.

20 I am going to touch on some of those. I  
21 don't think it's a productive use of your time  
22 to touch on all of it. I will leave it up to  
23 the Commissioners to look through.

24 The building is block construction, and it

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1 has only a few doors with limited windows  
2 beyond the front window near the offices.  
3 Minors are strictly prohibited. We will comply  
4 with that provision. They are not permitted to  
5 enter the building. No one under 18. No

6 access will be granted generally throughout the  
7 structure without key cards. In addition to  
8 key card access, you're going to have physical  
9 security within the building itself that will  
10 be monitoring the activities.

11 The building will be clearly marked No  
12 Minors Are Allowed and all the employees will  
13 be trained on this aspect and will have annual  
14 updated training regarding the same thing.

15 Indoor medical marijuana growing is not  
16 permitted to exceed the square footage  
17 authorized pursuant to the conditional use  
18 permit. We intend to comply. Between 15,000  
19 and 20,000 square feet of the facility will be  
20 used for growing. Excuse me, about another  
21 10,000 square feet will be used for the  
22 extraction, production, packaging and storage  
23 process. Remaining square footage will be  
24 offices, employee areas and security.

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1 The next factor, from any public  
2 right-of-way there shall be no visible exterior  
3 evidence of any indoor medical marijuana  
4 growing activity. Again we intend to comply.  
5 The only exterior windows facing any public  
6 right of way or any visible area are into the  
7 lobby and the offices in front of the building.  
8 There is no evidence as to what is occurring in  
9 the production and cultivation areas. Indeed  
10 even the signage, which will be small and will

11 comply, will not be detailed as to what is  
12 occurring within the property. Simply have the  
13 name of the company on the sign.

14 The next factor, indoor medical marijuana  
15 growing activity may include growing marijuana  
16 plants, harvesting marijuana plants, drying the  
17 flowers, but shall not include any extraction  
18 procedures to produce concentrated THC except  
19 as may be authorized under the Medical  
20 Marijuana Act for holders of the grower  
21 processor permit.

22 We intend to comply with that provision.  
23 We must under this Commonwealth's permit  
24 requirements.

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1 Growing activity will be in a separate  
2 area from production. Extraction will utilize  
3 super critical CO2 extraction, which is a safe  
4 and easy to use procedure. Extraction is  
5 relatively straight forward to produce what the  
6 Act permits us to produce; which is oils, I'm  
7 going to mess this word up, tinctures,  
8 t-i-n-c-t-u-r-e-s, vape cartridges, a form  
9 acceptable for nebulization, pills and bombs.  
10 we are not smoking marijuana here. We are not  
11 making edibles. We are not permitted to do so.

12 All processes and procedures will be  
13 approved by the Department of Health prior to  
14 implementation. That's part of the initial  
15 license procedure and any approval to commence  
16 production.

17           The next is that the growing shall not  
18           adversely effect health or safety of nearby  
19           residents by creating dust, glare, heat, noise,  
20           smoke, traffic, vibration or other impacts,  
21           shall not be hazardous due to use or storage of  
22           materials. Again, we intend to comply with  
23           that provision of your ordinance.

24           Arguably the use that we're proposing is

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1           less impact than the current use, which as I  
2           understand, Folsom Tool is a machine shop for  
3           aerospace parts. I believe our impacts in  
4           terms of traffic, number of employees, noise  
5           and anything that is produced will be even  
6           significantly less than what is there now. We  
7           will not create the dust, glare, heat, noise,  
8           smoke.

9           Traffic is essentially what is already  
10          there. The current facility has approximately  
11          30 employees. We intend to begin the facility,  
12          if permitted, with 22, eventually going up to  
13          30 employees. There are 59 parking spaces on  
14          the site. I believe that is adequate for the  
15          use.

16          I have reviewed your parking ordinance.  
17          To be honest, I could not find anything  
18          specific under your new ordinance or your  
19          existing ordinance that governed the amount of  
20          parking spaces required for the use or for the  
21          existing use, to be completely forthright. So

22 I believe we comply in that respect.

23 It is a relatively quiet process. We will  
24 have no outdoor storage of any materials on the

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1 property. Everything is interior to the  
2 building. All fertilizers and additives that  
3 are used for the growing are all natural. They  
4 will be stored inside the building.

5 Deliveries will remain more or less the  
6 same with what is there now, with limited or no  
7 tractor trailers. There is a loading dock.  
8 Deliveries can be facilitated by driving the  
9 vehicle entirely within the building if need  
10 be.

11 They intend to utilize windowless vans  
12 where they will not have any markings on them  
13 to describe what the use is, where it's going,  
14 that type of thing. Not to sound like a  
15 government conspiracy movie, but you're just  
16 going to have these white vans essentially  
17 coming to the property, again, for security  
18 purposes, so that no one knows exactly, other  
19 than the employees that are driving them, what  
20 is going on with that process.

21 The building design will include internal  
22 rooms inside the larger rooms of the building.  
23 This is important. There will be two sets of  
24 air scrubbers to scrub the air to purify the

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1 air to reduce any odor if there is any produced

2 from the facility.

3 There will be little or no waste water  
4 because this is what's known as a hydroponic  
5 system that will re-use the water that is used  
6 for the growing. So, additional water is  
7 not -- not much additional water is required.  
8 It's reused.

9 The plant material that is grown is  
10 composted through a process known as Bokashi,  
11 B-o-k-a-s-h-i, which is a Japanese anaerobic  
12 fermentation process. It is odorless and  
13 greatly reduces the out-put of the materials.  
14 The result is a rich soil that lacks any THC.  
15 That is important, or CBD. The soil will  
16 actually be reused in the growing process or  
17 properly disposed of off-site as permitted,  
18 required by your local ordinance or state.

19 Next requirement, we have to comply with  
20 all applicable restrictions and mandates set  
21 forth in the Medical Marijuana Act. Must  
22 comply with size requirements for the facility  
23 under the Act, and we are not allowed to engage  
24 in any activities not allowed by indoor medical

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1 marijuana growing facilities pursuant to state  
2 law. Must comply with all horticultural  
3 labeling, processing and other standards  
4 required by the Act.

5 Again, we intend to comply with all of  
6 these provisions, and we must in order to

7 receive the initial permit from the  
8 Commonwealth to be deemed operational. Each  
9 year we have to go through a renewal process,  
10 where the Department of Health will ensure that  
11 we are continually in compliance.

12 The next is the hours of operation. There  
13 is no set restriction under your ordinance for  
14 the hours of operation. But they can be  
15 established pursuant to any conditional use  
16 that the Commissioners may seek to grant. We  
17 have not yet set the hours of operation. It's  
18 anticipated we would only run one shift which  
19 would be eight or nine hours, between the hours  
20 of 7:00 a.m. and 7:00 p.m. Monday through  
21 Friday.

22 It's anticipated there would be a couple  
23 of people that would be on the facility  
24 overnight to monitor the process as well as two

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1 security guards who will always be on site 24  
2 hours a day seven days a week, 365 days a year.  
3 The same is true overnight of employees on the  
4 weekends, as well as Monday through Friday.

5 It is extremely important to the applicant  
6 and extremely important to Aston and the  
7 Commonwealth that the facility be secure. We  
8 must have them there at all times.

9 The next requirement is that the medical  
10 marijuana must be kept in secured manner during  
11 all business and non-business hours. I will  
12 again go into that in greater detail. But

13 security is the key component to the  
14 cultivation and production plan of the  
15 applicant.

16 It is outlined in detail in the portion of  
17 your application in Exhibit A-1. The security  
18 will be headed up by Brian Nailer, who is a  
19 retired Pennsylvania State Police lieutenant.  
20 The entire facility will be under camera  
21 surveillance with redundant security systems,  
22 all redundant back-ups.

23 All indoor marijuana growing facilities  
24 must operate within a legal structure that is

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1 compliant with the Act as well as state and  
2 local laws. We intend to comply. We believe  
3 the building is in compliance at this time and  
4 that it will actually exceed much of the  
5 requirements of the Medical Marijuana Act. It  
6 is our intention not only to comply, but to go  
7 above and beyond where we can.

8 The next, we have to pay all applicable  
9 sales taxes pursuant to Federal, state and  
10 local laws. We intend to pay our taxes as  
11 applicable.

12 Next is that on site smoking, ingestion or  
13 consumption of marijuana or alcohol is  
14 prohibited on the premises. We intend to  
15 comply. There will be a prohibition, of  
16 course, of consumption of marijuana and  
17 alcohol. The employees will be trained on

18 that, there will be signage to that effect.

19 The next requirement, again, is as to  
20 signage for the facility. It's limited to the  
21 name of the business only and must be in  
22 compliance with the township sign code. We  
23 agree and we will comply. The only sign we'll  
24 have will have our name, no logo and no

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1 indication of what the intended use of the  
2 facility is.

3 The next requirement, alcoholic beverages  
4 cannot be sold, stored, distributed or consumed  
5 on the premises. We acknowledge this  
6 requirement and will comply.

7 The next is that the building in which the  
8 growing facility is located must comply with  
9 all applicable rules, regulations and laws  
10 including zoning and building codes, the  
11 revenue and tax code, the ADA and MMA. Again,  
12 we intend to comply with all of those  
13 requirements. Mr. Olsen will be primarily  
14 responsible to determine compliance. He will  
15 be assisted by the Director of Safety and  
16 Compliance, Merritt Schultz, who has a long  
17 career already in safety and other compliance.

18 The next is that the facility may not  
19 distribute, sell or dispense or administer  
20 marijuana from the facility to the public.  
21 This is a distinction between a grower  
22 processor and a dispensary. We are not a  
23 dispensary. We acknowledge that. There will

24 not be any dispensary activities from the  
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1 location. We are prohibited. It would  
2 jeopardize the license from the Commonwealth if  
3 we were to do so.

4 The public is not permitted into the  
5 building. Any visitors that do come will have  
6 to go through security and be given an I.D.  
7 badge before they can even enter into the  
8 building. Any portion of the building is  
9 restricted from minors and security will be a  
10 part of any access of that facility, and there  
11 will be card swipes to enter into the growing  
12 processing portion of the building.

13 There will be no direct sales from the  
14 location. All that will happen is that it will  
15 be processed, packaged, shipped out to the  
16 locations, to the dispensaries around the  
17 Commonwealth.

18 The next requirement is that the operator  
19 of the facility must provide the township  
20 manager with the name, phone number, et cetera  
21 of the on-site representative to whom the  
22 township and the public can provide notice if  
23 there's any operational problems. We'll comply  
24 with that requirement. We will provide the

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1 information as required of the township for any  
2 of our facilities managers.

3 The next is the growing facility shall be  
4 operated in accordance with the conditions of  
5 approval associated with the applicable  
6 conditional use permit for the parcel. We  
7 acknowledge this. We will comply with that  
8 requirement.

9 The next includes a lot of conditions for  
10 the security plan which includes security  
11 cameras. We intend to have video cameras  
12 installed and record the interior and exterior  
13 of the building. We intend to maintain the  
14 video that we take for a longer period than is  
15 required by the ordinance and make it available  
16 to the township at their request as well as the  
17 Commonwealth if there's a request from the  
18 Commonwealth.

19 The next requirement involves an alarm  
20 system for the property which we intend to  
21 provide multiple alarms, including motion  
22 detection for a portion of the facility, if I  
23 am not mistaken. Smoke alarms, fire alarms, of  
24 course.

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1 The next, the growing area and storage  
2 areas must be locked at all times and under the  
3 control of the staff. All doors will be locked  
4 at all times. All main points of ingress and  
5 egress must pass through security check point  
6 and again card access, as I noted earlier.

7 The next is that the entrance and all  
8 window areas must be illuminated during evening

9 hours, and that it must comply with the  
10 lighting standards of the township. We intend  
11 to comply with your lighting ordinance.

12 Facility will completely comply in that  
13 respect and the exterior of the building will  
14 be illuminated at least sufficiently so that  
15 the external video cameras can monitor what is  
16 going on in the exterior of the building so the  
17 quality of the video can be used in case the  
18 township needs to do any type of investigation  
19 or the Commonwealth.

20 The next requirement is that all windows  
21 in the building need to be appropriately  
22 secured, all marijuana securely stored.  
23 Obviously we'll comply with that. There are  
24 limited access windows on the property. We

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1 don't intend to add anymore. I neglected to  
2 say earlier, we don't intend to make any  
3 external changes to the existing structure.  
4 All the changes will be internal, fit outward  
5 to the building. So it will appear in all  
6 respects the same as it is currently. To Mr.  
7 Viscuso's point, we will apply for all  
8 appropriate building permits and comply with  
9 any requirements.

10 We will have the security systems attached  
11 in direct lines to internal security hub and  
12 outward to outside security if there's any  
13 evidence of tampering.

14 Next two requirements again we will comply  
15 with. Recordings made by the security camera  
16 shall be made available to the township manager  
17 or law enforcement upon verbal request. we'll  
18 comply. And that the township BCO shall have  
19 the right to conduct an annual inspection and  
20 we'll certainly permit that.

21 This property is serviced by public sewer  
22 and water. What other issues, we have  
23 partnered with a company called Mari Med  
24 Advisors. That's important, I want you to know

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1 we are not a fly by night organization. We  
2 have sought help from those who have done this  
3 before in at least nine other states,  
4 including Delaware, Rhode Island, California,  
5 Colorado, Arizona. They're east coast based  
6 and have been very successful in running the  
7 facilities.

8 I am happy to go into further detail in  
9 the security, if you'd like me to do so. I  
10 have thrown a lot of information at you at this  
11 point. I think I might prefer to open it up if  
12 anybody has any questions.

13 PRESIDENT STIGALE: Because of the  
14 security, you don't give out too much  
15 information on that.

16 MS. NAUGHTON-BECK: I do have a couple  
17 questions, for you. With respect to the  
18 township's requirement that the Chief of Police  
19 be allowed view of the video surveillance live

20 access to it, are you agreeable to that?

21 MR. MCKENNA: Absolutely.

22 MS. NAUGHTON-BECK: Can you touch on the  
23 experience that this company has had with this  
24 industry or business?

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1 MR. MCKENNA: I did touch on a few. The  
2 company that we are dealing with, Mari Med,  
3 M-a-r-i, capital M-e-d, Advisors, is a leading  
4 medical marijuana organization that operates or  
5 has gained approval to operate dispensary and  
6 grower procession facilities in heavily  
7 regulated states, including Delaware, Rhode  
8 Island, Massachusetts, Maryland, Illinois and  
9 Nevada. It was founded by individuals with  
10 operational expertise in the safe and secure  
11 distribution of medical marijuana to state  
12 approved patients.

13 The company began following first its  
14 successful dispensary and grower processor  
15 operation in Rhode Island, which was called the  
16 Thomas C. Slater Compassion Center in  
17 Providence. It opened in 2013, and serves as a  
18 model throughout the country for standardized  
19 protocols in a highly regulated market.

20 Their flagship facility is the First State  
21 Compassion Center which is located in  
22 Wilmington, Delaware, a 47,000 square foot  
23 cultivation and processing facility that opened  
24 to licensed patients in June 2015.

1 I would note that Mari Med's expertise  
2 will train our employees on the security  
3 protocols that they have developed over the  
4 years for all of their locations throughout the  
5 country.

6 MS. NAUGHTON-BECK: What's the  
7 relationship between Mari Med and Penn's  
8 Green's?

9 MR. MCKENNA: Can we have Mr. Olsen sworn  
10 in please.

11 STEPHEN OLSEN, having been  
12 called as a witness and having  
13 been duly sworn, was examined  
14 and testified as follows:

15 THE WITNESS: Thank you. Mari Med will be  
16 our operational partner. They'll actually  
17 oversee the entire build-out. We have at least  
18 10 year contract in place. They'll assist with  
19 the management and the operations of the  
20 facilities, everything from the cultivation  
21 production, assisting with security if  
22 necessary.

23 BY MS. NAUGHTON-BECK:

24 Q Has Penn's Green's been involved in this

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1 aspect of the industry prior to now?

2 A We have been active since 2014 here in  
3 Pennsylvania tracking the law, paying attention,  
4 building out our team. During that process, and we

5 have been affiliated with Mari Med for awhile, we  
6 had a hand in reviewing multiple applications in  
7 other states, so when Maryland, Illinois, Hawaii  
8 were coming on line, we had a chance to review  
9 those.

10 We toured numerous facilities  
11 throughout the United States looking at these and  
12 done some training both in Rhode Island and  
13 Delaware, and multiple individuals from Mari Meds  
14 will actually be employed for the first year or two  
15 at our facilities. They have extensive experience  
16 in the other locations.

17 Q You were here for your attorney's  
18 explanation, overview of the nature of the proposed  
19 business and is his testimony and representation  
20 that he provided to the board, was that accurate?

21 A Yes, it was.

22 Q If you can touch on the fumes and  
23 ventilation, there was an issue raised with respect  
24 to whether or not there will be any fumes generated

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1 to the exterior of the property, and if so, what the  
2 plan is.

3 A So I assume this is in relation to the  
4 cultivation aspects. The production aspects won't  
5 generate any fumes. The building design helps to  
6 insure that there won't be any odors that are  
7 outside of the building. So inside the large rear  
8 addition we'll actually be building additional  
9 inside building walls, ceilings. All that will be

10 where the cultivation occurs. Those rooms will each  
11 have HEPA filters that clear the air as they go in  
12 and out of the filter systems into the main portion  
13 of the building.

14 At that point it will be still inside  
15 of the building and all the air will go through  
16 additional HEPA filters before it ever goes to the  
17 exterior of the building. Having been to facilities  
18 like these in other states with the proper  
19 filtration systems, there's not much of an odor  
20 outside.

21 Q Are those filtration systems part of the  
22 regulations that the state monitors during their  
23 inspections?

24 A Only to the extent that we'll be

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1 indicating we're doing that on our application and  
2 we'll be held to what we indicate on the  
3 application. There's not separate requirements.

4 Q My understanding is that the Medical  
5 Marijuana Act is pretty detailed with respect to the  
6 state's regulations of this industry, is that  
7 correct?

8 A Incredibly detailed. The state did a very  
9 comprehensive job on just about every aspect through  
10 Act 16 and then the regulations that they have.

11 Q Assuming that you are granted all the  
12 necessary permits and you are up and running does  
13 the state continue to monitor your business?

14 A They can do unannounced site visits at any  
15 time during the year, and as Mr. McKenna indicated,

16 every year we'll have to go through a renewal  
17 process where we go, not through the entire  
18 application again, but substantial portions  
19 indicating what our procedures are, things that have  
20 changed, any major differences that have occurred  
21 throughout the year, and they'll approve or not  
22 approve us again in the future.

23 Q Those inspections, obviously I am assuming  
24 they relate to the product you're producing; is that

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1 correct?

2 A Correct. The product, our cultivation  
3 methods, the security systems we have put in place,  
4 essentially making sure we are following through on  
5 the things we've indicated on the application.

6 Q I just wanted to clarify, it's not just  
7 with respect to the nature of the product that  
8 you're producing, but also with respect to the  
9 mechanisms that you're using, the air quality, the  
10 water usage?

11 A Absolutely. The nutrients that we are  
12 putting into the hydroponic system, if we're using  
13 pesticides, what those would be, the security,  
14 storage, transportation protocols. Our application  
15 which is essentially complete at this point, is  
16 about a thousand pages long, and half of that is  
17 devoted to the procedures and policies that we'll  
18 have in place regarding how we'll manage the  
19 facility.

20 Q Just to be clear, there's no on-site sales

21 taking place at this property, is that correct?

22 A That's correct. You're not allowed under  
23 Act 16 to co-locate a dispensary and a grower  
24 processing facility. This is a grower processing

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1 facility, no retail sales whatsoever.

2 Q You're familiar with the property itself,  
3 correct?

4 A That is correct.

5 Q In you're opinion, is the proposed use of  
6 this property consistent with the neighborhood?

7 A It is.

8 Q Do you believe this proposed use will have  
9 an adverse affect upon the adjacent property owners'  
10 use of their properties?

11 A No.

12 Q Do you anticipate the employees and the  
13 deliveries of the business will have an adverse  
14 effect on the traffic flow?

15 A No. It will remain relatively the same as  
16 it is right now.

17 Q Let's move onto security. Have you  
18 retained an outside agency to provide security for  
19 the business?

20 A Not at this time. The security procedures  
21 and protocol will be handled by our in-house  
22 security team in concert with the folks from Mari  
23 Med. So we have a retired state police lieutenant  
24 who will be our chief security officer at the

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1 facility. He's familiar with most of the local  
2 townships and municipalities, having worked in  
3 Southeastern P.A. for 26 years, retired. I think he  
4 had the largest drug bust in Chester County at the  
5 time.

6 He's done private security in the  
7 past, very familiar with everything that we are  
8 doing here. He's bringing on another member of law  
9 enforcement, number two, second in command, and then  
10 both the Slater Center and First State Compassion  
11 were founded by retired police lieutenants. Those  
12 four together will essentially oversee all of our  
13 security. We will be bringing in additional  
14 security guard, security forces, but we haven't  
15 hired anyone to do that at this time.

16 Q Your attorney may have mentioned this, but  
17 will there be on-site security 24 hours a day?

18 A 24/7, 365, two individuals at a minimum,  
19 during working hours, probably three security  
20 people. And our director of security and our  
21 security manager will be in that mix on site working  
22 full-time.

23 MS. NAUGHTON-BECK: I think those are the  
24 questions I have. I'll turn it over to the

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1 Board now.

2 PRESIDENT STIGALE: Commissioner Link.

3 COMMISSIONER LINK: I have nothing.

4 PRESIDENT STIGALE: Commissioner Firlein.

5 COMMISSIONER FIRLEIN: Yes, real quick.

6 Your facility manager, is he local or out of  
7 state?

8 THE WITNESS: Is that a reference to Mari  
9 Med Advisors?

10 COMMISSIONER FIRLEIN: You locate the  
11 facility here in Aston, we have an incident,  
12 you make a phone call, is that phone call being  
13 relayed to California, Ohio or is this somebody  
14 local that our law enforcement people can  
15 interface with accordingly?

16 THE WITNESS: The executive management  
17 team will be all from local here in  
18 Pennsylvania.

19 COMMISSIONER FIRLEIN: Response time is  
20 what I'm looking for.

21 THE WITNESS: Call will come to me. If  
22 it's a security issue it will probably come to  
23 me and the security, Director of Security, who  
24 lives in West Chester, we're both very local.

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1 Our operating partner who is helping oversee  
2 the operations is based out of Massachusetts,  
3 but they have facilities all up and down the  
4 east coast.

5 COMMISSIONER FIRLEIN: I think what we're  
6 looking for, if you have an incident in  
7 relation to the residents of Aston Township, we  
8 are not waiting for somebody to board an  
9 airplane and show up eight, 10 hours later?

10 THE WITNESS: No. Takes me about 20  
11 minutes to get to the facility.

12 COMMISSIONER FIRLEIN: Second one, on your  
13 HEPA filters, would that not be considered  
14 medical waste as everything leaving that  
15 facility?

16 THE WITNESS: I don't believe so. I  
17 should note there's not going to be much water  
18 waste that comes out of this. It's a  
19 hydroponic system. Water goes into the system,  
20 the plants use up the water, so we just put the  
21 water in. The HEPA filters at most would have  
22 an agricultural by-product in it in terms of  
23 whatever is causing the odor. I don't think  
24 it's medical waste. Happy to look into that

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1 and confirm, if you would like.

2 COMMISSIONER FIRLEIN: Thank you.

3 PRESIDENT STIGALE: Commissioner Osborn.

4 COMMISSIONER OSBORN: It's my  
5 understanding in reading the state requirements  
6 regarding security, clearly you can higher your  
7 own security to oversee. I believe my reading  
8 of the state is the requirement to hire an  
9 independent security company that would perform  
10 your functions for you that isn't affiliated  
11 with your company.

12 THE WITNESS: I don't believe that's in  
13 the regulations or Act 16. We are going to  
14 have an outside security company that's a third  
15 party that's assisting with security. I am  
16 almost certain that's not a requirement of

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regulations.  
COMMISSIONER OSBORN: Asked and answered,  
thanks.  
THE WITNESS: I have read these  
regulations 50 times now.  
COMMISSIONER OSBORN: I have a personal  
reason for it and it's the only reason.  
PRESIDENT STIGALE: Commissioner Higgins.

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COMMISSIONER HIGGINS: The number 36,600  
square feet was mentioned in the application,  
so forth. Pretty large facility. Do you have  
any idea what the average monthly doses are  
going to be?  
THE WITNESS: Average monthly doses is a  
shifting answer. The dose would be dependent  
on what is being prescribed or recommended to  
the individual. So I would say in the  
beginning we would probably produce about  
1,800 pounds of marijuana in the first year  
that would all be processed, and moving forward  
it would increase.  
COMMISSIONER HIGGINS: wholesale cost of  
an ounce, wholesale average. I know it varies  
based on the strain and the different type that  
you're going to produce, but any average cost?  
THE WITNESS: Currently to sell an ounce  
of marijuana in Pennsylvania would be illegal.  
In other states --  
COMMISSIONER HIGGINS: whatever you sell,  
if it's a quarter.

23 THE WITNESS: wholesale we are selling  
24 plant material to a producer, it would probably

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1 be sold on a per pound basis. The pricing of  
2 that depends on the market as it matures.  
3 Early on it can be high, as much as \$4,000 per  
4 pound, but that goes down quite a bit as time  
5 progresses.

6 COMMISSIONER HIGGINS: Okay. This  
7 facility, 22 employees to start, you're saying.  
8 Will there be any opportunity for employees  
9 from the local population?

10 THE WITNESS: Absolutely. We plan on  
11 having job fairs to start with in and around  
12 the Aston area and decent jobs paying a living  
13 wage that don't require a lot of additional  
14 training or education.

15 COMMISSIONER HIGGINS: I have driven up  
16 there to the current facility of Folsom Tool.  
17 From the outside it's a good looking facility.  
18 Wondering, I'm a little confused as to is  
19 Folsom Tool going to leave the facility  
20 altogether?

21 THE WITNESS: The family owns other  
22 facilities in and around Aston. We would take  
23 over that facility and they would relocate.

24 COMMISSIONER HIGGINS: I was trying to

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1 visualize, you would have to have a separate

2 cinder block wall but they're going to move.

3 THE WITNESS: We are going to utilize that  
4 entire building, should we receive conditional  
5 use and a license.

6 COMMISSIONER HIGGINS: I'm wondering on a  
7 daily basis, you're going to have shipments  
8 going out and so forth. I read your  
9 documentation about the vehicle having two  
10 security personnel, and I think they're armed?

11 THE WITNESS: No. We have not made any  
12 statements about them being armed.

13 COMMISSIONER HIGGINS: I read --

14 THE WITNESS: We will have two security  
15 guards.

16 COMMISSIONER HIGGINS: One stays in the  
17 vehicle the whole time.

18 THE WITNESS: The shipments won't be that  
19 valuable. I don't want to get into all the  
20 details.

21 COMMISSIONER HIGGINS: What I would like  
22 to know, who in your facility will know when  
23 and where and the schedule of shipments going  
24 out?

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1 THE WITNESS: The Director of Security  
2 will make those determinations as to who in the  
3 facility needs to know those things. The  
4 security manager and the Director of Security  
5 will definitely know. They'll have to make  
6 phone calls daily to notify the Department of  
7 Health about what the delivery schedules will

8 be. There will probably be someone else  
9 involved in production that needs to know that  
10 also, but that will be the Security  
11 Department's determination.

12 COMMISSIONER HIGGINS: I guess I watched  
13 too much television, but if a number of people  
14 know when something is going out it leaves open  
15 the opportunity for the shipments to be  
16 compromised.

17 THE WITNESS: That will be restricted to  
18 only a handful of people.

19 MR. MCKENNA: I also point out that  
20 detailed in the security plan those vehicles  
21 will be outfitted with GPS. The facility  
22 itself will know where those vehicles are at  
23 all times.

24 THE WITNESS: That information will be

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1 available to the department and local law  
2 enforcement.

3 COMMISSIONER HIGGINS: I saw that too. My  
4 understanding, Aston will have access to  
5 surveillance systems, so is Penn's Green's  
6 willing to provide financial assistance to the  
7 Aston Police in order to have that interface?

8 THE WITNESS: If there needs to be  
9 assistance to equipment or software we would  
10 absolutely be willing to do that if it's  
11 appropriate.

12 COMMISSIONER HIGGINS: Also, assuming the

13 fire marshal is going to want to look at the  
14 facility to make sure there's compliance  
15 locally, if the fire department or the fire  
16 marshal for the fire department feels they need  
17 to have similar access, would you be able to  
18 work with them for that financially?

19 THE WITNESS: Yes, I believe so. Makes me  
20 a little nervous sharing security footage with  
21 multiple organizations, especially outside of  
22 law enforcement. But if the local police  
23 department thought that was also appropriate,  
24 then yes, we would work with them, also.

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1 COMMISSIONER HIGGINS: We would obviously  
2 want to work with the police to do that.

3 THE WITNESS: Sure.

4 COMMISSIONER HIGGINS: Now, Mr. Olsen,  
5 also is Mr. Crognale here tonight?

6 THE WITNESS: He's here this evening.

7 COMMISSIONER HIGGINS: Will both of you  
8 be -- how involved will you be in this  
9 organization?

10 THE WITNESS: I will be here every single  
11 day.

12 COMMISSIONER HIGGINS: Both of you?

13 THE WITNESS: Yes. More than our families  
14 would probably want. We have an extended  
15 management team too that's all largely Delaware  
16 and Chester County based. And all those  
17 individuals will be very hands on here every  
18 day of the week.

19 COMMISSIONER HIGGINS: One last  
20 question -- two questions. Are you requiring  
21 drug testing of your employees?

22 THE WITNESS: We will likely drug test the  
23 beginning of their employment, reserve the  
24 right to do continuing drug testing.

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1 COMMISSIONER HIGGINS: All right, last  
2 question, there's some concerns across the  
3 board with the banking since the federal  
4 government doesn't recognize even medical  
5 marijuana as legal. Are you under any kind of  
6 restriction on where you bank?

7 THE WITNESS: The restriction largely  
8 comes from the banks themselves, whether or not  
9 they'll take the accounts because of the  
10 federal government's position on this. Not to  
11 get too far into this, I'll just respond that  
12 we currently have a banking relationship. They  
13 are in full acknowledge of what we are doing  
14 and agreed to bank us and we've got credit card  
15 processing. We will not anticipate having  
16 large amounts of cash.

17 COMMISSIONER HIGGINS: That was one of the  
18 reasons, to have large amounts of cash there  
19 and, in fact, on the Aston Police Department if  
20 there's an incident. But also we want to make  
21 sure that we know how we are getting paid other  
22 than cash, for real estate taxes.

23 THE WITNESS: We will be like any other

24 business, have minimal amounts of cash on hand.

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1 we will have a very large vault. That vault  
2 will be largely for the storage of inventory,  
3 safe storage of inventory.

4 COMMISSIONER HIGGINS: That's all I have.

5 PRESIDENT STIGALE: Commissioner Graham.

6 COMMISSIONER GRAHAM: Thank you, President  
7 Stigale. I have a couple questions. First, on  
8 your page, the first page of your conditional  
9 use application, last paragraph, you have on  
10 there all loading and unloading into a  
11 transport vehicle will be done within the  
12 building or in a fenced in fully secure and out  
13 of sight area. I noticed on your illustration  
14 the loading dock is outside, correct?

15 THE WITNESS: There is a loading dock  
16 outside. There's a bay door that's large  
17 enough to put a panel van inside the actual  
18 building. For the time being, all loading of  
19 medical marijuana products will be done inside  
20 the building itself. We will not be doing that  
21 on the exterior of the building. In the future  
22 we may change that at some point, but we would  
23 have to put up fencing. For the foreseeable  
24 future it will all be done internally.

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1 MR. MCKENNA: Commissioner Graham, I point  
2 out Exhibit A-6 is an overhead aerial of that  
3 facility as it exists now, gives a better

4 depiction than even the application did of the  
5 ability to get inside the building with those  
6 vehicles.

7 THE WITNESS: There's actually two large  
8 garage bay doors that we'll be able to use.

9 COMMISSIONER GRAHAM: I have a couple  
10 other questions. I am interested in the  
11 lighting in the facility. You said you would  
12 have it on all night, is that right, the  
13 lighting outside of the facility?

14 THE WITNESS: On the exterior yes, that's  
15 correct. We're required to, by the Act, to  
16 have sufficient lighting to ensure that we are  
17 able to video record surveillance of the  
18 exterior of the building.

19 COMMISSIONER GRAHAM: You have properties  
20 and residences with very close proximity. What  
21 about the lighting affecting them?

22 THE WITNESS: There's currently RD  
23 exterior lighting on the rear of the building,  
24 which would be the closest part to any of the

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1 neighbors around in the evening. We assume  
2 that will remain sufficient. If we install the  
3 cameras and it's not sufficient to meet the  
4 requirements of the Act, we would increase it,  
5 but we would do that in a way that the lights  
6 going down and not up and out creating some  
7 type of light pollution that would bother the  
8 neighbors.

9 COMMISSIONER GRAHAM: I would be very  
10 concerned if they had to put up all night with  
11 that. Also I wanted to ask you about the  
12 security alarms. I see you have silent  
13 security alarms. Do you also have --

14 THE WITNESS: That's in addition to  
15 regular security alarm that make a lot of  
16 noise.

17 COMMISSIONER GRAHAM: And that regular  
18 security alarm could go off any time of the  
19 night?

20 THE WITNESS: We would hope that it won't  
21 go off with much frequency, and as I mentioned,  
22 we will have two security guards on site 24/7,  
23 365 days of the year, who would be completely  
24 knowledgeable how to disarm that and follow

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1 proper procedures.

2 COMMISSIONER GRAHAM: Would you plan on  
3 doing any more buffer as far as behind your  
4 building and the proximity to the other  
5 properties?

6 THE WITNESS: The rear of the building  
7 currently goes into an embankment. You're  
8 familiar with it. We had not been planning any  
9 additional buffers. Are you thinking of  
10 fencing or --

11 COMMISSIONER GRAHAM: whatever would be --  
12 you're very close to the resident behind you.

13 THE WITNESS: We hadn't currently planned  
14 it, but we would be happy to consider putting

15 some landscaping on top of the hill perhaps.

16 COMMISSIONER GRAHAM: That's it. Thank  
17 you.

18 PRESIDENT STIGALE: Commissioner McGinn.

19 COMMISSIONER MCGINN: I have nothing.

20 PRESIDENT STIGALE: All right. At this  
21 time we'll feed questions from the public. Do  
22 you have something? Stand up, state your name  
23 and address and you're going to probably have  
24 to step to the side there, those at home can't

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1 hear what you're asking.

2 A VOICE: Hi again, my name is Lisa  
3 Palmarini, 112 McLaughlin Drive. The  
4 neighborhood that you're all referring to is  
5 McLaughlin Drive. We have about a third of the  
6 neighborhood here. You have done a really good  
7 job of answering a lot of our questions, so I  
8 will not go through our whole presentation.  
9 There are a handful of questions for both you  
10 and Council, if you would please entertain  
11 those for us.

12 PRESIDENT STIGALE: We'll address the  
13 questions to the applicants first.

14 MS. PALMARINI: You refer to pesticides,  
15 fertilizers and solvents. We know and you  
16 refer to them as all natural or natural  
17 process. We know that butane, for instance, is  
18 a cheap way of extraction. We'd like to  
19 understand better what kind of solvents,

20 fertilizers and pesticides you will be using on  
21 the property.

22 MR. OLSEN: Our extraction method is going  
23 to be super critical CO2, so no solvents aside  
24 from compressed CO2. There's no residuals that

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1 can possibly go into what we're doing and  
2 nothing stored or potentially be problematic  
3 like Butane or any other one.

4 In terms of the nutrients that's we're  
5 putting into the hydroponic solution, and I  
6 apologize, our chief cultivation officer was  
7 flying in, but because of the weather, wasn't  
8 able to make it yet. It's all organic  
9 materials. No Miracle Grow or chemicals.  
10 Pesticides, largely all natural.

11 MS. PALMARINI: Can you define all  
12 natural? The EPA does not regulate pesticides  
13 for this kind of a product and unless the state  
14 is regulating it -- California is having a lot  
15 of problems with this. They had to make their  
16 own Act and it doesn't go into effect until  
17 2018 and people that are using this product are  
18 finding pesticides in their product.

19 I do want to state that we are not against  
20 medical marijuana in anyway, shape or form.  
21 Our security issues are less about people  
22 stealing marijuana.

23 we have already had issues at McLaughlin  
24 Drive with noise pollution, dust and sound

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1 pollution, air pollution from Mariani. We've  
2 been going through this for two years now.  
3 Some of us can't sit on our back porches so our  
4 concern, just so you know, is pollutants.

5 So the questions that we have are to  
6 understand -- the government, currently the  
7 federal government is not regulating this very  
8 well right now, because it's happening so fast.  
9 It's a state issue, so our concerns are good  
10 ones as they relate to pesticides and solvents,  
11 considering there's really no regulatory  
12 anything.

13 So having an understanding what you define  
14 as natural is important to our children and to  
15 the people who are concerned. Our houses are  
16 right behind you.

17 MR. OLSEN: Great questions. So  
18 everything food grade, that is already kind of  
19 governed by the various government bodies, but  
20 Pennsylvania's got some pretty stringent  
21 requirements around lab testing. So everything  
22 that we do from the plants when they grow up to  
23 the products that are put out, all have to be  
24 sent to an independent third party lab. That

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1 third party lab is going to test for anything  
2 in there beyond just the medical marijuana  
3 itself. Anything we put on the plants that  
4 would potentially go through to a user is all

5 going to be tested and certified. If it fails  
6 we have to destroy the whole lot.

7 I do not recall the name of the two types  
8 of pesticides. One is 100 percent all natural.  
9 It's a natural item. It's not a chemical at  
10 all. The other --

11 MS. PALMARINI: And they are being shipped  
12 to your facility on our roads, but you're  
13 calling them food grade?

14 MR. OLSEN: Yes. I can give you a  
15 business card and I will give you the nutrient  
16 plant so you can see what's actually going into  
17 this and research. These are very-- not  
18 caustic, not problematic. If we dumped a whole  
19 batch of it it really wouldn't cause any  
20 issues.

21 MS. PALMARINI: We also have Chester  
22 Creek.

23 PRESIDENT STIGALE: We are aware and the  
24 other facility was near a creek also.

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1 MR. OLSEN: Were there other aspects of  
2 that question?

3 MS. PALMARINI: We also have, if I may,  
4 just because I have our notes here, CO2 is also  
5 a big issue for us. You talked about 1,800  
6 pounds of cannabis or marijuana being processed  
7 every year. For every pound of cannabis grown  
8 indoors, 4,600 pounds of CO2 emissions are  
9 emitted. That's like a car driving 6.4 miles  
10 through Aston for one pound. We are talking

11 about eight million pounds of CO2 being emitted  
12 from your facility. Where is that CO2 going?  
13 I think we are rushing into something we don't  
14 have a real understanding.

15 when we talk about ventilation, the  
16 equipment alone to dry and heat these kinds of  
17 plants, to extract, it's a lot of CO2 in our  
18 environment. We want to understand how are you  
19 measuring this CO2 in your facility? We also  
20 understand you use CO2 to enhance the process;  
21 is that correct?

22 MR. OLSEN: Yes. So during photosynthesis  
23 the plants actually take in the CO2 and use it  
24 to grow. So to the extent the machines are

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1 throwing off additional CO2, we are probably  
2 CO2 net taker more than a giver. The plant  
3 won't be emitting huge amounts of CO2 but we  
4 will be tracking it because it's good for the  
5 plants. The rooms will all have CO2 monitors.  
6 We'll actually be adding CO2 to the grow rooms,  
7 but the plants are going to take all that in.

8 MS. PALMARINI: That's my concern, you  
9 will be adding CO2.

10 MR. OLSEN: We won't be emitting more than  
11 the current manufacturing plant is.

12 MS. PALMARINI: What kind of ventilation?  
13 We talk about charcoal and things like that,  
14 ensuring odors do not go into our community.  
15 What kind of ventilation actually exists for

16 the kind of exhaust that is coming from the  
17 machinery and from this process? There has to  
18 be some.

19 MR. OLSEN: Everything will pass through  
20 two sets of filters before it goes to the  
21 exterior. I apologize I don't know the  
22 specifics as to what type of filters. It's not  
23 charcoal. They're commercial grade filters,  
24 very strong.

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1 MS. PALMARINI: Made for this process?

2 MR. OLSEN: Not for this process in  
3 particular, but made for other types of  
4 processes that might throw off dust or odors.

5 PRESIDENT STIGALE: One of the questions  
6 we asked was that our fire department and  
7 police department have access to the facility.  
8 We do have monitors and that's kind of one of  
9 the reasons, to control what emissions are  
10 being expelled.

11 MS. PALMARINI: I have a question. Thank  
12 you for answering our questions so far. I have  
13 a question for the board. We have a question  
14 for the board. A lot of states are developing  
15 facility guidance documents. I have the one  
16 from Colorado that's based on the International  
17 Fire Code. We are greatly concerned about  
18 threats to our first responders, particularly  
19 around CO2, explosions, fire. There have been  
20 an increase throughout the country of these  
21 kinds of problems with these kinds of

22 facilities and they seem to be a great threat  
23 to first responders.

24 We were wondering what kind of guidance or

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1 documents will be developed to support our all  
2 volunteer fire team.

3 COMMISSIONER FIRLEIN: All the volunteer  
4 fire people that respond now all carry personal  
5 monitor CO2's so if they go into a facility or  
6 in direct contact with any type of CO, that  
7 will emit an alarm to them. They know the  
8 proper response.

9 MS. PALMARINI: Our question though is are  
10 there going to be specific regulations or  
11 specialists in our department?

12 PRESIDENT STIGALE: In reference to again  
13 the police and our fire, this is new in the  
14 state of Pennsylvania. There's a lot to learn  
15 and that's why we specify they meet the  
16 requirements of both our police and our fire  
17 department. Because as things progress, just  
18 like with the pipeline, we want to make sure we  
19 have the proper equipment and proper safety for  
20 our volunteer fire company. That's one of the  
21 reasons we ask that question. That is part of  
22 the conditional use.

23 MR. OLSEN: Would you mind if I respond?  
24 So a large issue that the industry has seen

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1 outside of our state has been explosions, but  
2 it's mostly the Butane extraction, people doing  
3 Butane extractions who don't know what they're  
4 doing.

5 We have intentionally stayed away from  
6 Butane because of that somewhat, although  
7 Butane is used in lots of other industries and  
8 done safely. But if we cannot use it, all the  
9 better. In addition, when you use the Butane  
10 extraction you end up with residual chemicals  
11 that come out of it. The CO2 extraction is  
12 much safer and much cleaner and so we have gone  
13 with it. I am not sure that this facility is  
14 going to be much of a risk to the first  
15 responders.

16 Internal cultivation is not something new.  
17 It's a hydroponic system like you would do with  
18 tomatoes or lettuce, and so it's relatively  
19 simple. And the manufacturing is far less  
20 complicated than the manufacturing that's  
21 occurring in that facility right now. I would  
22 argue that what's being done is probably less  
23 dangerous than what you would see in most other  
24 manufacturing facilities around the area.

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1 MS. PALMARINI: I have another question  
2 related to code enforcement. You talk about  
3 the state yearly coming in to ensure, for  
4 instance, doors improperly barred, that kind of  
5 thing. What kind of enforcement will Aston be  
6 responsible for going forward as it relates to

7 a lot of these questions, the CO2 releasing,  
8 making sure that the egress is the way it  
9 should be in the building?

10 PRESIDENT STIGALE: There are certain  
11 guidelines already in place. As this process  
12 moves forward, if we feel that we are not  
13 addressing an issue, we'll write an ordinance  
14 to address that issue.

15 MS. PALMARINI: Because McLaughlin Drive  
16 is your neighbor or may be your neighbor, we  
17 feel very strongly that we should be part of  
18 this process going forward and be regularly  
19 informed as to how this process moves. The  
20 motto in Aston right now is The Community That  
21 Cares. And we have been extremely frustrated  
22 as a community with a lot of what's going on in  
23 that industrial park since the homes have been  
24 built. And we are requesting right now that

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1 you really be very careful what gets put behind  
2 our homes. We really are concerned about the  
3 pollution, the air, the noise and we  
4 consistently have to deal with that regularly.

5 This additional facility, that is, with  
6 all due respect, in its infancy with laws that  
7 are in flux. Even Canada is having issues with  
8 managing of pesticides and such. So we are  
9 officially here, like I said, a third of our  
10 neighborhood is here, and more than three  
11 quarters of the neighborhood is currently on

12 board. we still haven't gotten to everybody,  
13 but it's only 20 homes. we've only been there  
14 14 years and we are tired of this conversation.

15 PRESIDENT STIGALE: And we are aware of  
16 the issues that you're dealing with up there.  
17 We tried to rectify and we did come to a  
18 solution, but yet I can't speak anymore. We  
19 are looking into that and we do have concern  
20 like we did with the other applicant before  
21 about the neighbors. And that's why a lot of  
22 the questions seem redundant to us but they're  
23 on record as part of this conditional use, that  
24 they abide by these specific things like the

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1 fire, the police, Commissioner Higgins and  
2 Commissioner Graham about saying about the  
3 buffers and all that kind of stuff.

4 That's all part of this. They have to do  
5 what we ask them to do for that. As far as  
6 keeping you informed, all we can do is grant  
7 the application. It's up to the state, so they  
8 can come in and say we would like to go here.  
9 The state can say no, you're not getting it.  
10 This could be a moot point. We won't know that  
11 probably until after the fact. Keep up with --  
12 the state is going to issue 12 licenses  
13 throughout the state.

14 COMMISSIONER MCGINN: Only two in this  
15 area. Only two, Philadelphia is part of our  
16 County. Only two, Montgomery.

17 PRESIDENT STIGALE: State of Pennsylvania,

18 six zones, two in each.

19 MR. OLSEN: Fox, Delaware, Chester,  
20 Montgomery, Lancaster, Philadelphia County, I  
21 believe.

22 COMMISSIONER OSBORN: They only get two.

23 MR. OLSEN: There will be about 50  
24 legitimate contenders for those licenses.

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1 PRESIDENT STIGALE: All they're doing is  
2 getting the ducks in order when the state looks  
3 at this.

4 MS. PALMARINI: We understand that the  
5 state has to make the final decision. We felt  
6 strongly we wanted you to understand our  
7 concerns. We do appreciate you came here so  
8 prepared and answered so many of our questions.  
9 As residents of Aston Township we're not just  
10 concerned for ourselves, we're concerned for  
11 the entire -- that whole section of Aston  
12 Township that is experiencing some of these  
13 pressures on the environment.

14 PRESIDENT STIGALE: Did we answer all of  
15 your questions?

16 MS. PALMARINI: You did.

17 MR. OLSEN: If you would like to collect  
18 up an email list from the neighborhood, we'll  
19 keep you up to date on what's going on. Once  
20 the facility opens, we're restricted as to  
21 visitors to come in and out because of security  
22 reasons. Prior to that we were happy to show

23 you some plans, talk about any of the concerns  
24 the other neighbors have. There's a lot of

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1 misconceptions going on. It's new. People  
2 haven't seen it before.

3 We are all southeastern PA, either Chester  
4 County or Delaware County. I don't think the  
5 current building owners presented a problem or  
6 have been an issue for you. They have been  
7 doing business in this area for 20, 30, 40  
8 years and they wouldn't attach their names to  
9 something that would diminish what they have  
10 done for so long. And the same is true with  
11 the rest of us. I'm from Chester County, West  
12 Chester. I am a partner in a law firm there.  
13 My wife and I feel very passionate about this.  
14 We are both going to work in this facility. We  
15 wouldn't be going into it if we thought there  
16 was some danger. We wouldn't be going home to  
17 our children. I am happy to continue this  
18 dialogue moving forward.

19 PRESIDENT STIGALE: Maybe after the  
20 meeting you can get together. Yes, sir.

21 A VOICE: Do I have to come up?

22 PRESIDENT STIGALE: Repeat his question  
23 into the microphone please.

24 A VOICE: John Montgomery, I live at 112

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1 McLaughlin Drive along with my daughter, Lisa.  
2 You're going to build a block building, right,

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with no windows?

MR. OLSEN: He asked if I was going to build a block building. The building is already there.

MR. MONTGOMERY: It's there? You're going to restructure it?

MR. OLSEN: We won't do any external changes to the building. Internally we'll have to put up some dry wall.

MR. MONTGOMERY: Security there?

MR. OLSEN: The gentleman asked if I was going to have security. Yes, extensive security.

MR. MONTGOMERY: Monitors?

MR. OLSEN: The gentleman asked if we would have monitors. We'll have a closed circuit t.v. system with security cameras around the entire exterior of the building and all interior aspects of the building, monitored 24/7 from a security hub internally in the building. That footage will also be available to the Department of Health, the state police

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and if the Aston Township Police would like it, they would have access to it also.

MR. MONTGOMERY: Fencing around it also?

MR. OLSEN: Currently not fencing around the building. The current plan is not to put additional fencing up.

MR. MONTGOMERY: Then you're going to have

8 cameras outside and lighting in the nighttime.

9 MR. OLSEN: The gentleman asked if we  
10 would have cameras and lighting. Yes, the  
11 exterior of the building is currently lit and  
12 will remain lit to ensure that we're able to  
13 use the security cameras to properly provide  
14 surveillance.

15 MR. MONTGOMERY: Unmarked trucks coming in  
16 and out, is that what you say?

17 MR. OLSEN: The gentleman asked if we  
18 would have unmarked trucks. Pursuant to Act 16  
19 Pennsylvania law we are required to have trucks  
20 that don't have words.

21 MR. MONTGOMERY: Tell me why in the world  
22 would you want to build a plant 1,000 feet from  
23 the residential area? That place should be out  
24 in the woods somewhere. Sounds like you're

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1 building the Atom bomb.

2 MR. MCKENNA: I appreciate the concerns.  
3 It's in the LI district. We'll address the  
4 residential issues as we can. The building is  
5 already there.

6 COMMISSIONER MCGINN: All right.

7 MS. BULLEN: I have a question and I'll be  
8 quick because I know you want to get out of  
9 here. Maryann Bullen, 3235 Darwin Circle. In  
10 their defense, and I understand how these  
11 people feel. I am a certified I.V. technician  
12 and I make hemotherapy and I make a lot of  
13 drugs. We use a HEPA filter. HEPA filters

14 don't get away with much. They are monitored.  
15 They take in most of probably 100 percent of  
16 your fumes. And when you're looking at what  
17 they're doing compared to what hospitals are  
18 doing, you're not getting quite even half of  
19 what anything would be exposed or out in the  
20 air, which is not going to be out in the air.

21 They're going to be monitored and they're  
22 also going to be monitored by -- they can't  
23 travel on the highways. They are limited to  
24 and they have to be regulated what they drive

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1 as far as medication on the highways, so I  
2 think they are going to be really regulated, in  
3 their defense.

4 PRESIDENT STIGALE: Thank you. We're  
5 starting to get repetitive in some questions.

6 MS. NAUGHTON-BECK: Do you have anything  
7 further?

8 MR. MCKENNA: Just to move for the  
9 admission of my exhibits. I don't know what  
10 the process is for Aston, if it's possible we  
11 would like to ask for a decision this evening  
12 due to the filing deadline which is in a number  
13 of days. We have to have a decision one way or  
14 the other. Thank you.

15 PRESIDENT STIGALE: Thank you. I'd like  
16 to call on Commissioner Higgins.

17 COMMISSIONER HIGGINS: Make a motion to  
18 take the meeting out of sine die.

3AstonTwpBdofComm1517  
COMMISSIONER FIRLEIN: Second.

19

PRESIDENT STIGALE: All in favor?

20

Opposed? The "ayes" have it.

21

(whereupon, all Commissioners  
present vote "aye.")

22

23

PRESIDENT STIGALE: I would like to move  
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on to old business. Line item A, consider the  
approval of conditional use application. I am  
going to table that decision tonight.

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Line item B, consider the approval of  
conditional use application of Penn's Green's.  
Commissioner Higgins.

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COMMISSIONER HIGGINS: Thank you. I make  
a motion to approve the conditional use  
application of Penn's Green's, LLC to operate a  
medical marijuana growing and processing  
facility at 12 Mount Pleasant Drive, Aston, PA,  
19014, subject to the testimony and assurances  
provided during the conditional use hearing  
tonight, and in strict compliance with the  
Medical Marijuana Act as amended, and the Aston  
Township Zoning Ordinance, in the form of a  
motion.

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COMMISSIONER MCGINN: Second.

18

PRESIDENT STIGALE: Questions or comments?

19

All in favor? Opposed? The "ayes" have it.

20

COMMISSIONER GRAHAM: Opposed.

21

PRESIDENT STIGALE: Bill, poll the board.

22

MR. McCONVILLE: First Ward.

23

COMMISSIONER LINK: Yes, I agree.

24

1 MR. McCONVILLE: Second ward.  
2 PRESIDENT STIGALE: Just go down the line.  
3 MR. McCONVILLE: Jon Firlein.  
4 Commissioner Firlein.  
5 COMMISSIONER FIRLEIN: Fourth ward, I  
6 agree.  
7 MR. McCONVILLE: Commissioner Osborn.  
8 COMMISSIONER OSBORN: Aye.  
9 MR. McCONVILLE: Commissioner Stigale.  
10 PRESIDENT STIGALE: Aye.  
11 MR. McCONVILLE: Commissioner Higgins.  
12 COMMISSIONER HIGGINS: Aye.  
13 MR. McCONVILLE: Commissioner Graham.  
14 COMMISSIONER GRAHAM: I would like to  
15 mention that I agree with Lisa. Our industrial  
16 park is a very old industrial park. A lot of  
17 businesses have been in there long before Aston  
18 really started getting developed. And I think  
19 it's our responsibility now, there's some  
20 things we can't -- we have a very hard time  
21 changing in that industrial park because they  
22 have been there.  
23 But I think it's our responsibility now to  
24 really make sure that everybody, all the

1 properties, the businesses there, the residents  
2 there, everybody there is considered when any  
3 new business comes in. I am uncomfortable as

4 to the proximity of this building to the  
5 residents there. It's actually in their  
6 backyard, so I will vote no.

7 (Applause)

8 MR. MCCONVILLE: Commissioner McGinn.

9 COMMISSIONER MCGINN: Yes.

10 PRESIDENT STIGALE: Six approved, one  
11 opposed.

12 (Whereupon, six Commissioners  
13 vote "aye", one Commissioner  
14 votes "nay".)

15 PRESIDENT STIGALE: Motion carries. Thank  
16 you. Line item C, consider an ordinance to  
17 repeal Section 1461.02P. Commissioner Firlein.

18 COMMISSIONER FIRLEIN: Thank you.

19 Township of Aston, Delaware County,  
20 Pennsylvania Ordinance. An Ordinance of the  
21 Township of Aston, Delaware County,  
22 Pennsylvania to repeal Section 1461.02P of the  
23 Aston Township Codified Ordinances.

24 Whereas, the Board of Commissioners of the  
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1 Township of Aston, Delaware County,  
2 Pennsylvania previously amended Chapter 1461  
3 of the Aston Township Codified Ordinances to  
4 add regulations requiring the installation of  
5 an automatic fire protection sprinkler system  
6 in each rental unit which has been converted  
7 from an owner occupied single family dwelling;  
8 and

9 whereas, since adoption of this Ordinance

10 the Department of L&I for the Commonwealth of  
11 Pennsylvania has ruled that such a regulation  
12 cannot be enforced.

13 It is therefore ordained and enacted this  
14 15th day of March, 2017 by the Aston Township  
15 Board of Commissioners that Section 1461.02P is  
16 hereby repealed.

17 Effective date, this Ordinance shall be  
18 effective immediately.

19 Repealer, any prior ordinance or parts  
20 thereof inconsistent with this ordinance are  
21 hereby repealed.

22 Severability, the provisions of this  
23 ordinance and code sections adopted hereby are  
24 severable, and if any clause, sentence or

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1 section thereof shall be adjudged invalid or  
2 unconstitutional, such decision or judgment  
3 shall not affect the validity of the remaining  
4 provisions.

5 By James M. Stigale, President, Board of  
6 Commissioners, attested to by Richard D. Lehr,  
7 township secretary, form of a motion.

8 COMMISSIONER MCGINN: Second.

9 PRESIDENT STIGALE: Questions or comments?  
10 All in favor? Opposed? The "ayes" have it.

11 (Whereupon, all Commissioners  
12 present vote "aye.")

13 PRESIDENT STIGALE: Line item A under New  
14 Business, announce intent to repeal amendment.

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Commissioner Firlein.  
COMMISSIONER FIRLEIN: Announce the intent to repeal Section 1274.02G, group day care facility, subject to Section 1290.15 and adopt Section 1274.03J group day care facility subject to Section 1290.15. The intent.  
PRESIDENT STIGALE: Thank you. Line item B, announce notice of intent to repeal Section 1294.14 of the Township Zoning Code.  
Commissioner Higgins.

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COMMISSIONER HIGGINS: Thank you. I would like to announce the intent to repeal Section 1294.14 of the Aston Township Zoning Code which requires the registration of all non-conforming uses, structures, lots and signs in the township.  
PRESIDENT STIGALE: Thank you. Line item C, consider the request for Rick's Tree Service for 60 day extension. Commissioner Higgins.  
COMMISSIONER HIGGINS: Thank you. I make a motion to approve the 60 day extension for the preliminary land development application, form of a motion.  
COMMISSIONER MCGINN: Second.  
PRESIDENT STIGALE: Questions or comments? All in favor? Opposed? The "ayes" have it.  
(Whereupon, all Commissioners present vote "aye.")  
PRESIDENT STIGALE: Escrow releases,  
Commissioner Higgins.

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21 COMMISSIONER HIGGINS: Thank you. Aston  
22 Township, Delaware County, Pennsylvania  
23 resolutions. Whereas, Ordinance 240 and  
24 Ordinance 360 provide for escrow funds for

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1 completion of improvements; and  
2       whereas, the Township engineer and New  
3 Construction Committee has approved the request  
4 for escrow funds released to Tamora Building  
5 Systems, Inc., folio 1454-00 sub account  
6 7763507406.

7       Now, therefore, be it resolved that Aston  
8 Township execute such action as required by the  
9 township secretary and the President of the  
10 Board of Commissioners to release the sum of  
11 \$15,047.02 to Tamora Building Systems, Inc.  
12 5024-5038 Pennell Road, Aston, PA 19014.

13       Duly adopted this 15th of March, 2017,  
14 Township of Aston, by James M. Stigale,  
15 President, Board of Commissioners, attested to  
16 by Richard D. Lehr, township secretary in the  
17 form of a motion.

18       COMMISSIONER MCGINN: Second.

19       PRESIDENT STIGALE: All in favor?  
20 Opposed? The "ayes" have it.

21                       (Whereupon, all Commissioners  
22                       present vote "aye.")

23       COMMISSIONER HIGGINS: Next one for  
24 request for escrow funds released to Sunrun,

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1 Inc., folio 2197-00 sub account 7763507935,  
2 release \$1,591.06 to Sunrun Inc., 65 Scarlet  
3 Avenue, Aston, PA 19014, in the form of a  
4 motion.

5 COMMISSIONER MCGINN: Second.

6 PRESIDENT STIGALE: All in favor?  
7 Opposed? The "ayes" have it.

8 (Whereupon, all Commissioners  
9 present vote "aye.")

10 COMMISSIONER HIGGINS: Next escrow, funds  
11 released to Vivint Solar Inc., folio 2724-26  
12 sub account 7764239503, release \$1,533.19 to  
13 Vivint Solar, Inc., 2485 Weir Road, Aston, PA  
14 form of a motion.

15 COMMISSIONER MCGINN: Second.

16 PRESIDENT STIGALE: All in favor?  
17 Opposed? The "ayes" have it.

18 (Whereupon, all Commissioners  
19 present vote "aye.")

20 COMMISSIONER HIGGINS: Next one, release  
21 funds to solarcity Corporation, folio 0428-00,  
22 sub account 7764239420, release \$1,015.34 to  
23 Solarcity Corporation, 527 Schick Road, Aston,  
24 PA, 19014 in the form of a motion.

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1 COMMISSIONER MCGINN: Second.

2 PRESIDENT STIGALE: All in favor?  
3 Opposed? The "ayes" have it.

4 (Whereupon, all Commissioners  
5 present vote "aye.")

6 COMMISSIONER HIGGINS: Next escrow, funds  
7 released to QD Designs, folio 1489-02, sub  
8 account 77643507141, release \$738.48 to QD  
9 Designs, 419 Marianville Road, Aston, PA, 19014  
10 form of a motion.

11 COMMISSIONER MCGINN: Second.

12 PRESIDENT STIGALE: All in favor?  
13 Opposed? The "ayes" have it.

14 (Whereupon, all Commissioners  
15 present vote "aye.")

16 COMMISSIONER HIGGINS: Next one, funds  
17 released to Tamora Building Systems Inc, ATI,  
18 folio 1454-00, sub account 7764239404, release  
19 the sum of \$725.51 to Tamora Building Systems,  
20 Inc., ATI, 5038 Pennell Road, Aston, PA, 19014  
21 form of a motion.

22 COMMISSIONER MCGINN: Second.

23 PRESIDENT STIGALE: All in favor?  
24 Opposed? The "ayes" have it.

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1 (Whereupon, all Commissioners  
2 present vote "aye.")

3 COMMISSIONER HIGGINS: Next one, escrow  
4 funds released to J.H. Greene and Son, Inc.,  
5 Urgent Care, folio 1454-00, sub account  
6 7763508024, release \$314.56 to J.H. Greene and  
7 Son, Inc., Urgent Care, 5024 Pennell Road,  
8 Aston, PA, 19014 form of a motion.

9 COMMISSIONER MCGINN: Second.

10 PRESIDENT STIGALE: All in favor?

11 Opposed? The "ayes" have it.

12 (Whereupon, all Commissioners  
13 present vote "aye.")

14 COMMISSIONER HIGGINS: Last three are  
15 summary releases. The following amount is for  
16 engineering fees to be paid to Pennoni  
17 Associates for the month of March, \$10,857.25,  
18 form of a motion.

19 COMMISSIONER MCGINN: Second.

20 PRESIDENT STIGALE: All in favor?  
21 Opposed? The "ayes" have it.

22 (Whereupon, all Commissioners  
23 present vote "aye.")

24 COMMISSIONER HIGGINS: The following  
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1 amount is for engineering fees to be paid to  
2 Cirilli Associates for the month of March,  
3 \$2,501.25, form of a motion.

4 COMMISSIONER MCGINN: Second.

5 PRESIDENT STIGALE: All in favor?  
6 Opposed? The "ayes" have it.

7 (Whereupon, all Commissioners  
8 present vote "aye.")

9 COMMISSIONER HIGGINS: Last one, the  
10 following amount is payable to Aston Township  
11 due to the general fund for UPS bills for the  
12 month of March, \$51.96, form of a motion.

13 COMMISSIONER MCGINN: Second.

14 PRESIDENT STIGALE: All in favor?  
15 Opposed? The "ayes" have it.

16 (Whereupon, all Commissioners

17 present vote "aye.")

18 COMMISSIONER HIGGINS: That's the end of  
19 escrows.

20 PRESIDENT STIGALE: Open up the floor to  
21 the public for any comments. Your name and  
22 address please.

23 A VOICE: My name is Tom Feely, 40 West  
24 Knowlton Road. Respectfully could you make a

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1 determination on the Plumbers Association? I  
2 am a commercial broker working for them. They  
3 have a time sensitive offer on the table and  
4 they need a determination in order to know if  
5 they can proceed or not.

6 PRESIDENT STIGALE: We wanted to table the  
7 item to do a little more research into the  
8 facility at the Folcroft location. Just not  
9 ready to make a decision.

10 A VOICE: Stephen Sarazin, 730 14th  
11 Avenue, Prospect Park, Director of the Aston  
12 Library here to give my short monthly report.

13 Bingo time is Saturday, from seven p.m. to  
14 9:00 p.m. Friends of the Aston Library will  
15 present cash Bingo. Doors open at 5:30 p.m.  
16 admission \$20.00. All prizes will be in cash,  
17 food and beverages will be sold as well as  
18 Bingo supplies. This event is operated by our  
19 Friends of the Library volunteers and proceeds  
20 will support the library.

21 This Monday, March 20, 6:30 p.m. the

22 library will be visited by wallaby Tales  
23 Traveling Zoo. They will present an  
24 educational, comical and entertaining program

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1 for kids of all ages. Come see at least five  
2 unusual animals and learn about their habitats  
3 and food sources.

4 Your young child can learn basic literacy  
5 skills while having fun. The library offers  
6 story times every week, open to everybody.  
7 Join Miss Debbie for toddler time ages two to  
8 three on Tuesdays at 10:30, infant time up to  
9 24 months, wednesdays at 10:30 and pre-school  
10 time ages three to five on Thursdays at 10:30.

11 Kids Leggo Club is at the library on  
12 Tuesdays at 4:00 p.m. Your child can learn to  
13 build things using the library's Leggo  
14 collection. wooden blocks are also available  
15 for building. All ages are welcome.

16 Come support the library and find a  
17 bargain at the Friends of the Library book  
18 sale, Thursday, April the 6 to Saturday April  
19 the 8th, 10 to four each day. Most items are  
20 \$2.00 or less.

21 Free Chair Yoga will be on Tuesdays at 2:00  
22 p.m. starting April the 11th. Chair Yoga is a  
23 gentle form of yoga using a chair for support.  
24 we have the gym for the Tuesday sessions, so

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1 there will be plenty of room for all.

2           Are you home schooling your child and want  
3           them to have a chance to socialize? Come to  
4           home school social hour Fridays at 1:00 p.m. at  
5           our library.

6           The Friends of the Library will be holding  
7           an Easter raffle. You can win a great Easter  
8           basket as the prize. One ticket for \$2.00,  
9           three for \$5.00 or seven for \$10.00.

10          Need help with your e-book reader, laptop  
11          or tablet computer? Stop by my drop in help  
12          time on Friday mornings 10:00 a.m. help time  
13          for e-book reader, 11:00 a.m. help time for  
14          laptops and tablets.

15          More information and registration for all  
16          our programs are available through the calendar  
17          at [www dot Aston Library dot org](http://www.dot.AstonLibrary.org). Any  
18          questions for me?

19          PRESIDENT STIGALE: No. Any questions for  
20          Steve?

21          MR. SARAZIN: Thank you so much.

22          A VOICE: David Kelso, 101 Mildred Lane.  
23          Commissioners, I wanted to congratulate you and  
24          your in your forward thinking once again on the

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1          medical marijuana. It's a huge step and we as  
2          residents certainly appreciate it. I wanted  
3          you to know that.

4          The reason why I came up, everybody's  
5          favorite subject, Facebook. I know how much we  
6          love the comments on Facebook. This one in

7 particular concerned me a little bit and it's  
8 in regards to Mount Road where it ends at  
9 Birney Highway.

10 when you're coming from say the new  
11 plumbing facility, is a little bit of a crest  
12 at the Moose. People keep parking at the  
13 corner of the Moose and completely blocking  
14 that stop sign. The bottom of the stop sign is  
15 six feet off the ground. You put a Dodge Hemi  
16 crew cab in front of it, you do not see the  
17 stop sign.

18 when I initially saw the picture and read  
19 the post, I don't want to tell you what I  
20 thought. But I took it for granted because I  
21 have lived here for 45 years. I know it's an  
22 intersection. I know to stop there. But a  
23 college kid or one of the students new here, at  
24 nighttime, rolling up on that intersection, if

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1 there's someone parked in that corner of the  
2 Moose you do not see that stop sign at all.  
3 There's no indication whatsoever it's an  
4 intersection. It's not a handicapped spot by  
5 the Moose. It's a lazy person's spot. It  
6 truly needs to be blocked, stop sign raised,  
7 maybe a second one put on the left side,  
8 something to more clearly indicate it's an  
9 intersection.

10 PRESIDENT STIGALE: I think we'll have our  
11 traffic officer maybe do something, No Parking  
12 From Here To Corner.

13 MR. KELSO: It's not on the street. It's  
14 actually off the street but next to the Moose  
15 Lodge. They're not on the street. They're on  
16 Moose property. But it just completely  
17 obstructs that stop sign.

18 COMMISSIONER GRAHAM: I want to tell you,  
19 Dave, we have certainly told the Moose about  
20 that many times. We do call the police if we  
21 happen to see somebody really sticking far out  
22 there. You're right, it's bad for somebody  
23 that's not aware of that intersection.

24 MR. KELSO: The more college kids and new

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1 things coming into the town the less people are  
2 familiar with that intersection.

3 COMMISSIONER GRAHAM: I am glad it's being  
4 brought to light. Maybe they won't park there.

5 MR. KELSO: We should have a little bit of  
6 teeth in regards to that. I appreciate the  
7 time. Thank you.

8 PRESIDENT STIGALE: Thank you.

9 THE WITNESS: I will be quick. My name is  
10 Sharon Pennington and I live at 82 Mildred  
11 Lane. I know this is a tired subject for a lot  
12 of people, but for me it's not. My backyard,  
13 which goes to the woods, is going to be  
14 adjacent to where the pipeline is running. I'm  
15 having a very large difficulty finding out  
16 where in relation to my property and my  
17 property line does the pipeline go, and

18 where -- I know where my property ends. I had  
19 a survey done by a former Sunoco surveyor. He  
20 lived down the street from where I run a  
21 business in Eddystone. I did a lot of sidework  
22 for him, Faxing, old guy. And he gave my  
23 survey to me for free.

24 I called Sunoco Logistics because I hadn't

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1 heard anything since 2013 from them and they  
2 told me to call Aston Township, which I did.

3 The people were very nice, referred me to  
4 the Code Enforcement Office. Immediately Ivana  
5 wolfe called me back. I am personally familiar  
6 with Bravo Group and Ivana from her political  
7 involvement with Mehan. She said oh, it's  
8 SEPTA property. You're fine.

9 I would like to see -- see how you have  
10 this up here? And even when we did the fire  
11 department we had five drawings of what our  
12 fire department would look like. I have yet to  
13 see a drawing of where this pipeline is going.  
14 I have four --

15 COMMISSIONER MCGINN: Sharon, once we have  
16 the meeting the Fifth and Sixth wards, you'll  
17 see where it's going.

18 MS. PENNINGTON: The questions I had was,  
19 first of all, as a business, someone who runs a  
20 business, do you have to get an attorney to  
21 answer the questions like would your homeowners  
22 insurance go up? You have two \$220,000 volt  
23 lines running over the pipeline behind your

24 house.

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1 I just now tonight, safety training and  
2 education, give them your cell phone. I was  
3 under the impression if there's a low vapor  
4 cloud and you had a cell phone go off, it could  
5 ignite that.

6 PRESIDENT STIGALE: Yes, that's why this  
7 meeting is being held. There's a lot of  
8 misconceptions. At the meeting I asked that  
9 question, how close does a car have to be.  
10 This will all be explained. There's a lot of  
11 misconceptions. That's why we are focusing on  
12 this meeting.

13 Like I said, there's a pre-plan that we  
14 have on the website and we are going to have an  
15 explanation with all the drawings. I can tell  
16 you this for now, in the Sixth Ward where the  
17 pipeline is going to go it's surveyed. If you  
18 don't see survey stakes in the ground --

19 MS. PENNINGTON: I went back there.  
20 There's nothing back there.

21 COMMISSIONER MCGINN: I don't think they  
22 come up their property. They're coming up  
23 Dutton Mill Road and then making a right.

24 PRESIDENT STIGALE: And the other factor,

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1 there's security reasons why there's not a big  
2 map floating around. We'll be able at that

3 meeting to explain to you what's going on.  
4 MS. PENNINGTON: How will you get to know  
5 about that meeting? Will someone contact me  
6 about this meeting?  
7 PRESIDENT STIGALE: Send letters to the  
8 Fifth and Sixth wards and we are going to --  
9 because those are the two wards effected by the  
10 pipeline, and we're going to announce three  
11 months out to everybody via our website, t.v.  
12 public meetings, newsletter, things like that.  
13 Or as Dave said, Facebook. Seeing nothing  
14 else, Commissioner Link, do you have anything?  
15 COMMISSIONER LINK: No, I have nothing to  
16 add. Thank you.  
17 PRESIDENT STIGALE: Commissioner Firlein.  
18 COMMISSIONER FIRLEIN: Yes. In the form  
19 of a motion, I would like to make a motion to  
20 authorize the appointment for the following:  
21 appointment of Maryann Bullen, 3225 Darwin  
22 Circle to the Aston Township Memorial Garden  
23 Foundation for a three year term, form of a  
24 motion.

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1 COMMISSIONER LINK: Second.  
2 PRESIDENT STIGALE: All in favor?  
3 Opposed?  
4 COMMISSIONER GRAHAM: Opposed.  
5 COMMISSIONER MCGINN: Opposed.  
6 PRESIDENT STIGALE: Poll the board.  
7 MR. McCONVILLE: Commissioner Link.  
8 COMMISSIONER LINK: In favor.

9 MR. MCCONVILLE: Commissioner Firlein.  
10 COMMISSIONER FIRLEIN: In favor.  
11 MR. MCCONVILLE: Commissioner Osborn.  
12 COMMISSIONER OSBORN: No. The only  
13 reason, the bylaws are unclear, nothing against  
14 the person. The bylaws are unclear.  
15 MR. MCCONVILLE: Commissioner Stigale.  
16 PRESIDENT STIGALE: I am in favor.  
17 MR. MCCONVILLE: Commissioner Higgins.  
18 COMMISSIONER HIGGINS: I am in favor.  
19 Reason I am in favor, I am going specifically  
20 by the bylaws. The bylaws say that each  
21 Commissioner appoints a resident of a voting  
22 ward in Aston Township. Makes no reference at  
23 all to that person being anything other than a  
24 resident, so mine is aye.

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1 MR. MCCONVILLE: Commissioner Graham.  
2 COMMISSIONER GRAHAM: I am opposed because  
3 this has been a discussion, the Commissioners  
4 actually voted that it should just be Veterans,  
5 and I understand there was a meeting scheduled  
6 next week to discuss this further, so I don't  
7 know where this is coming from. Yes, I am  
8 opposed.  
9 MR. MCCONVILLE: Commissioner McGinn.  
10 COMMISSIONER MCGINN: I am opposed. I was  
11 on this board when we did it, it was supposed  
12 to be a veteran from each ward. I am the one  
13 that started it.

14 PRESIDENT STIGALE: What's the tally?

15 MR. McCONVILLE: Four in favor, three  
16 opposed. Motion carries.

17 PRESIDENT STIGALE: Motion carries.

18 (Whereupon, four Council members  
19 vote "aye," three Council  
20 members vote "nay.")

21 PRESIDENT STIGALE: Anything else,  
22 Commissioner Firlein?

23 COMMISSIONER FIRLEIN: Yes, thank you.  
24 Due to the weather the Aston Township

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1 Historical Society will reschedule their  
2 meeting date to March the 30th, 2017 at  
3 6:15 p.m. to 7:00 p.m.

4 Also, let's see, congratulations, Steve,  
5 on your Proclamation. April opening day for  
6 the Aston Township Valley Baseball is Saturday  
7 the 8th. Hopefully the snow will be gone by  
8 then because we have a parade scheduled, and  
9 look at the bright side, five days from now,  
10 spring, first day of spring.

11 PRESIDENT STIGALE: Commissioner Osborn.

12 COMMISSIONER OSBORN: Yes, I would like to  
13 thank Public Works and Rus Palmore for their  
14 efforts in the snow removal, especially in our  
15 area. It was also trash day. He called me up  
16 first thing in the morning and let me know what  
17 he was going to be doing as far as trash  
18 removal. They did all the roads and picked up  
19 all the trash, did a great job. I wanted to

20 recognize and thank them for their continued  
21 hard work. No big surprise. They should be  
22 recognized. Thank you. That's all I have.

23 PRESIDENT STIGALE: I would like to make a  
24 motion to appoint Robert Mullaney, Veteran, 21

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1 Kingston Terrace, to the Aston Veterans  
2 Committee, he's my Sixth Ward representative,  
3 form of a motion.

4 COMMISSIONER LINK: Second.

5 PRESIDENT STIGALE: All in favor?  
6 Opposed? The "ayes" have it.

7 (Whereupon, all Commissioners  
8 present vote "aye.")

9 PRESIDENT STIGALE: Thank you.  
10 Commissioner Higgins.

11 COMMISSIONER HIGGINS: Yes, Friday, St.  
12 Patrick's Day, whether you're Irish or not,  
13 celebrate St. Patrick's Day, Ireland forever.

14 PRESIDENT STIGALE: Commissioner Graham.

15 COMMISSIONER GRAHAM: Thank you, President  
16 Stigale. I wanted to mention that the Aston  
17 Township Fire Department, Tuesday, March 28,  
18 they have at the Texas Roadhouse, a fundraising  
19 night. If you tell them you're there for the  
20 firehouse you get a 10 percent discount on  
21 your -- they get -- they get 10 percent of  
22 whatever you buy.

23 Also I would like to congratulate Stephen.  
24 You do a great job, Stephen. Thank you very

1 much.

2 (Applause)

3 COMMISSIONER GRAHAM: Our township Easter  
4 egg hunt will be Saturday, March 25 so let's  
5 hope the snow is gone, at the Community Center,  
6 10:30 a.m. with the bunny meet and greet  
7 immediately following the egg hunt. Rain date  
8 is for the egg hunt only, for snow date,  
9 Saturday April 1st, 10:30. The bunny brunch  
10 will be March 25, rain or shine.

11 The annual Second Ward Easter egg hunt  
12 will be held on Sunday, April 2nd at the Aston  
13 vo-Tech field, 2:00, rain date April 9, same  
14 location, same time.

15 I would also like to mention that our  
16 Aston Township parks clean up is April 22nd.  
17 We have had 100 volunteers, we work with the  
18 CRC and Earth Day. So Dave Kelso is in charge  
19 of this this year. He's leading it,  
20 chairperson, and you can contact him at pastexp  
21 at comcast dot net.

22 One more thing, I just wanted to thank our  
23 Public Works. I know it's a hard job and also  
24 our volunteer fire company and EMS for their

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1 service and voluntarism in helping to keep our  
2 town safe. Thank you.

3 PRESIDENT STIGALE: Thank you.  
4 Commissioner McGinn.

5 COMMISSIONER MCGINN: Yes, I would like to  
6 appoint Eric DeLelis to the Veterans Committee,  
7 full term, form of a motion.

8 COMMISSIONER HIGGINS: Second.

9 PRESIDENT STIGALE: Questions or comments?  
10 All in favor? Opposed? The "ayes" have it.

11 (Whereupon, all Commissioners  
12 present vote "aye.")

13 PRESIDENT STIGALE: Another announcement,  
14 the Sixth Ward Easter egg hunt will be held  
15 11:00 a.m., Bridgewater Park for the Sixth  
16 Ward. Let me finish. Anything, Bill?

17 MR. MCCONVILLE: Yes, today Neumann  
18 University held a ceremony honoring the legacy  
19 of Dr. Rosalie Mirenda, long time friend and  
20 asset to Aston Township and I just want to  
21 congratulate her on her long tenure as  
22 President of Neumann.

23 MR. VISCUSO: Nothing.

24 MS. NAUGHTON-BECK: Nothing.

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1 MS. BULLEN: Maryann Bullen. I would like  
2 to thank the Commissioners who have approved  
3 this appointment for me. I'd like to give you  
4 just a little bit of detail. I knew this was  
5 going on for the past two years and the  
6 decision not to reappoint me by certain  
7 Commissioners is very disheartening. It's  
8 upsetting to me because a couple of  
9 Commissioners have decided that because I am

10 not a Veteran, I do not fit the criteria,  
11 although it states in the bylaws a board member  
12 does not have to be a Veteran.

13 Many years ago I lost a very dear person  
14 to me who was a Vietnam veteran. A few days  
15 before his death he had requested that when I  
16 write his obituary to please make sure that I  
17 mention that he was a good soldier. My husband  
18 found comfort in knowing that I would proudly  
19 fulfill his request.

20 A year later I saw an announcement they  
21 were looking for volunteers to help with  
22 fundraising for the Memorial Gardens. I felt  
23 this would be a special way to honor my husband  
24 who was so proud to be a Veteran, so I joined

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1 the Committee.

2 At that time I was asked by Jack  
3 Holfelder, the founding Chairman, if I could  
4 attend the Veterans board meetings since no one  
5 else did.

6 The secretary who was the Fourth ward  
7 representative was moving. I was then asked to  
8 take minutes and perform other duties as his  
9 replacement. The Commissioner of the Fourth  
10 ward at that time appointed me. My  
11 Commissioner has appointed me in the past, as  
12 he has done tonight. Duties such as helping to  
13 continue maintaining the solitude of the  
14 Memorial Garden as a special place where loved  
15 ones and friends could visit and pay respect to

16 our Aston fallen residents. My duties included  
17 selling bricks, selling flag posts and seats  
18 plaques. I was also instrumental in having a  
19 tree dedicated for one of Aston's finest  
20 veterans. This veteran would visit the  
21 Memorial Garden in his wheelchair to pay his  
22 respect because he was so proud to be a  
23 veteran. That is what it's all about.

24 Over the past several years I have also

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1 weeded, kept a check on flags to ensure they  
2 are still good in shape as well as cleaning up  
3 trash at the Memorial Gardens. I have many  
4 times e-mailed the board and asked them to  
5 appear for different functions at the Memorial  
6 Gardens, or to ask them for help or if they  
7 would like to do something on a special  
8 occasion like Flag Day. I was told it was too  
9 much work. That's what I was told.

10 PRESIDENT STIGALE: Maryann, I don't want  
11 to have that debate publicly. That is what the  
12 meeting is for. I don't want to start finger  
13 pointing.

14 MS. BULLEN: I'm not finger pointing. I'm  
15 telling you what I do for the Memorial Gardens.

16 PRESIDENT STIGALE: I know, and I  
17 appreciate it. Believe me, I appreciate it.  
18 You stated your case and I think the rest of  
19 the conversation should be held for --

20 MS. BULLEN: Okay, I'll say one other

21 thing. God bless Ron Jones, the only other  
22 person who attended the meeting and they do  
23 have a Memorial Garden in his name, where his  
24 prior employer -- where I take care of the

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1 bricks for them. Thank you, this message goes  
2 out to Aston residents and to the  
3 Commissioners.

4 PRESIDENT STIGALE: Thanks. Need a motion  
5 to adjourn.

6 COMMISSIONER MCGINN: Make a motion to  
7 adjourn.

8 COMMISSIONER OSBORN: Second.

9 PRESIDENT STIGALE: Meeting adjourned.

10 (Whereupon, the meeting is  
11 concluded at 9:15 p.m.)  
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REPORTER'S CERTIFICATION

I HEREBY CERTIFY that I was present upon the hearing of the above-entitled matter and there reported stenographically the proceedings had and the testimony produced; and I further certify that the foregoing is a true and correct transcript of my said stenographic notes.

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Lorraine Evans  
Reporter-Notary Public  
My Commission Expires  
October 25, 2018

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LORRAINE EVANS

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