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ASTON TOWNSHIP  
BOARD OF COMMISSIONERS  
MEETING  
JANUARY 20, 2016

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, January 20, 2016,  
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

ELIZABETH NAUGHTON-BECK, ESQUIRE, SOLICITOR  
JOSEPH VISCUSO, TOWNSHIP ENGINEER  
JOHN GRANGER, 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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PRESIDENT STIGALE: Good evening everyone.  
Before we get started with the meeting tonight,  
our standard in this room, if you have a hat on  
we ask you to please remove it and lower your  
cell phones. we have a large crowd tonight.

6 At this time I'd like to call the Aston  
7 Township Board of Commissioners meeting for  
8 Wednesday, January 20, 2016 to order. Please  
9 rise for the Pledge of Allegiance.

10 (Pledge of Allegiance)

11 PRESIDENT STIGALE: Please remain standing  
12 for a moment, please.

13 COMMISSIONER HIGGINS: Good evening. I  
14 have to do a moment of silence for folks that  
15 passed away since our last meeting. James H.  
16 Persing. Mr. Persing, age 81, lived in the 6th  
17 ward of Aston for almost 54 years. He was the  
18 father of Aston Community Center Custodian, Jim  
19 Persing. He was a former member of the Aston  
20 Board of Commissioners for a number of years  
21 and served as President of the Board. Jim was  
22 also a lifetime member of the Green Ridge Fire  
23 Company. Mr. Persing also volunteered locally  
24 as the Candy Man at Crozer Chester Medical

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1 Center, Meals on wheels and during times of  
2 emergency volunteered with the American Red  
3 Cross, and was an avid line dancer.

4 Another township employee Ralph Mitchell.  
5 Ralph was age 76, a long time resident of Aston  
6 and a former township employee, working for the  
7 Public Works Department and at the Aston  
8 Community Center. To his credit, Ralph never  
9 missed a day of work during his time with the  
10 township.

11 Next, Daniel M. Edgar. Mr. Edgar, age 70

12 was a lifelong resident of Aston Township and  
13 was the former owner and operator of Martin's  
14 Tavern in the Rockdale section. He also served  
15 in the US Navy during the Cuban Missile Crisis.

16 Anthony M. Gross. Mr. Gross was age 87  
17 and a former long-time resident of the Third  
18 Ward.

19 Finally, John Albert Whittaker, Jr. Mr.  
20 Whittaker was 89 and a resident of Aston's  
21 Second ward for over 58 years. He was a  
22 veteran, serving in the US Navy during World  
23 War II.

24 Moment of silence please.

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1 (Moment of Silence)

2 PRESIDENT STIGALE: Thank you. It's  
3 customary we have some announcements we would  
4 like to make before we get started. I'd like  
5 to call on Commissioner Higgins for the first  
6 one.

7 COMMISSIONER HIGGINS: Update on the DCIU.  
8 The conditional use hearing originally  
9 scheduled for January 25, 2016 to consider a  
10 request by the Delaware County Intermediate  
11 Unit for Conditional Use Approval to allow the  
12 DCIU to expand the current use at the Delaware  
13 County Technical School property at 100  
14 Crozerville Road, Aston, PA has been cancelled.  
15 the hearing will be rescheduled at a date to be  
16 determined and dates and times will be

17 advertised as we have done in the past. Thank  
18 you.

19 PRESIDENT STIGALE: With the upcoming  
20 storm I'd like to call on Commissioner Osborn  
21 for the next reading.

22 COMMISSIONER OSBORN: Good evening. The  
23 Public Works Department is well prepared for  
24 the pending storm. The new brine system will

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1 be in operation for the first time. The  
2 initial application of brine will be laid down  
3 on Friday.

4 Plowing and salting will commence when  
5 required. The employees will work continuously  
6 until all roads are cleared. Because of the  
7 anticipated duration of the storm, we ask that  
8 residents park their vehicles in their  
9 driveways so that the streets can be plowed  
10 curb to curb. Thank you very much.

11 PRESIDENT STIGALE: Thank you and most  
12 residents in Aston, this is an invitation to  
13 all Aston residents, the Board of Commissioners  
14 has scheduled a first in a series of public  
15 meetings on February 4, 2016 to solicit public  
16 comment with respect to the proposed location  
17 for the new Aston Township Fire Department  
18 Station. The meeting will be held in the  
19 Community Center, 3270 Concord Road, beginning  
20 at 7:00 p.m.

21 There are currently three locations under  
22 consideration, the current Green Ridge Fire

23 Company site on Dutton's Mill Road, the  
24 Municipal Building site and the intersection of

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1 Red Hill Road and Concord Road. The first  
2 meeting we'll have a presentation giving  
3 engineering graphics of what this building will  
4 look like at all three locations along with  
5 some other presentations.

6 The board considers this location of the  
7 proposed fire station to be an important  
8 decision affecting all residents of Aston and  
9 we are asking for the residents to come out,  
10 and if you have any concerns or anything like  
11 that we hope to take in the questions and get  
12 back to you with answers on this. It's a very  
13 important decision this Board has to make and  
14 it's tax dollars that are being spent. We want  
15 to hear from the residents before we make our  
16 final decision. I wanted to bring that to your  
17 attention.

18 With that being said I need a motion to  
19 approve the minutes of the regular meeting of  
20 December 16, 2015.

21 COMMISSIONER MCGINN: So move to approve  
22 the meeting minutes.

23 COMMISSIONER OSBORN: Second.

24 PRESIDENT STIGALE: Questions or comments?

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

1Aston2016  
2 (whereupon, all Commissioners  
3 present vote "aye.")  
4 PRESIDENT STIGALE: Need a motion for  
5 approval of the minutes of the end of the year  
6 meeting of December 30, 2015.  
7 COMMISSIONER MCGINN: Make a motion to  
8 approve the minutes of the end of the year  
9 meeting of December 30, 2015.  
10 COMMISSIONER OSBORN: Second.  
11 PRESIDENT STIGALE: I have a second.  
12 Questions or comments? All in favor? Opposed?  
13 The "ayes" have it.  
14 (whereupon, all Commissioners  
15 present vote "aye.")  
16 PRESIDENT STIGALE: I need a motion to  
17 approve bills and payroll.  
18 COMMISSIONER MCGINN: Make a motion to  
19 approve bills and payroll.  
20 COMMISSIONER OSBORN: Second.  
21 PRESIDENT STIGALE: Questions or comments?  
22 All in favor? Opposed? The "ayes" have it.  
23 (whereupon, all Commissioners  
24 present vote "aye.")

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1 PRESIDENT STIGALE: Need a motion to  
2 approve the minutes of the January 4, 2016  
3 reorganization meeting.  
4 COMMISSIONER MCGINN: Make a motion to  
5 approve the minutes of January 4, 2016  
6 reorganization meeting.  
7 COMMISSIONER OSBORN: Second.

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

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

13 PRESIDENT STIGALE: And the fun part of  
14 the night, turn to Proclamations and I would  
15 like to call on Commissioner Graham, please.

16 COMMISSIONER GRAHAM: Thank you, President  
17 Stigale. I would like to thank everyone for  
18 being here tonight, and on behalf of the  
19 Commissioners and Sun Valley Vanguard Alumni,  
20 Commissioner Michael Link, Commissioner Jim  
21 McGinn and myself, we're very honored to read  
22 this Proclamation.

23 Township of Aston, Board of Commissioners  
24 Proclamation. Whereas, the Board of

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1 Commissioners, Township of Aston, Delaware  
2 County desires to recognize the accomplishments  
3 of the Sun Valley High School Marching  
4 vanguards, and

5 whereas, the Sun Valley High School  
6 Marching Vanguards are under the direction of  
7 Tim Pry, the Sun Valley's Music Director for  
8 the past ten years, and

9 whereas, the Sun Valley High School  
10 Marching Vanguards had an incredible season  
11 placing first in every competition this season  
12 and also received special awards for the High



19 PRESIDENT STIGALE: Keep up the good work.  
20 we'll be more than happy to do this every year.  
21 That's no problem.

22 As they exit out, we would like to go  
23 through our committee reports. Call on  
24 Commissioner Link, please.

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1 COMMISSIONER LINK: Yes. Public works  
2 performance activity report. Maintenance work  
3 in township, police vehicles, prepare augers  
4 and spreaders for winter, picked up bagged  
5 leaves throughout the township, cleaned around  
6 township, removed and cleared old fence at  
7 Memorial Gardens, cleared creeks at North Lamp  
8 Post Park and Mount Road by Opdenakers, cleared  
9 guardrails of debris on New Road. That's it.

10 PRESIDENT STIGALE: Thank you,  
11 Commissioner Link. Commissioner Osborn,  
12 please.

13 COMMISSIONER OSBORN: Thank you, President  
14 Stigale. The financial report for January,  
15 2016, from 1/1/16 to 1/15/16. Cash on hand as  
16 of 1/1/16, \$1,525,350.65, receipts during that  
17 period, \$331,866.15, expenditures, actual  
18 payments, \$750,726.31, cash on hand as of  
19 1/15/16, \$1,106,490.49. Breakdown of cash on  
20 hand, TD Bank general fund, \$1,006,490.49, TD  
21 liquid fuel, \$130,890.29, TD Capital Reserve,  
22 \$12,212,526.91.

23 Treasurer's report for December, 2015.



1Aston2016

4 \$14,308, income from Commercial Life, Safety,  
5 Inspections, \$1,200, income from Certificates  
6 of Occupancy, \$4,300, income from rental  
7 licenses \$7,350. Total revenue collected,  
8 \$67,531.00. Total for 2015 was \$546,318.00 and  
9 during the same period in 2014 \$432,747.  
10 That's all I have.

11 PRESIDENT STIGALE: Thank you,  
12 Commissioner Higgins. Commissioner Graham.

13 COMMISSIONER GRAHAM: Thank you, President  
14 Stigale. Aston Township Fire Department fire  
15 and EMS report for November 2015. Fire calls  
16 for the month 48, year to date 499, EMS calls  
17 for the month, 105, year to date 1,192, total  
18 calls for the month 153, year to date 1,791.  
19 Average manpower per fire incident 11.

20 The Aston Township Fire Department fire  
21 and EMS report for December 2015. Fire calls  
22 for the month 39, year to date 642. EMS calls  
23 for the month 104, year to date 1,291. Total  
24 calls for the month 143, year to date 1,933.

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1 Average manpower per fire incident 13.

2 The total EMS report for 2015, from the  
3 Aston Township Fire Department. Fire calls  
4 642, EMS calls 1,291, total calls 1,933,  
5 average manpower per fire incident 13.

6 I think they should be commended for their  
7 volunteer service. These are volunteers that  
8 did all of this.

9 I wanted to mention for our Parks and Rec,  
10 I want to thank everyone that was involved in  
11 our holiday decorating contest. You really lit  
12 up Aston. I appreciate it. Special thanks to  
13 the businesses and to the winners from each  
14 ward. You did a great job, for the committee  
15 especially Kit Spayd and the judges, and also  
16 Loretta Rogers, Ralph Shicatano and Stephanie  
17 Hourst for getting all the pictures together,  
18 getting it out in the Township Times and on the  
19 tv, and we really appreciate it. It was fun,  
20 everyone had a good time. That's all I have.  
21 Thank you.

22 PRESIDENT STIGALE: Thank you,  
23 Commissioner Graham. Commissioner McGinn.

24 COMMISSIONER MCGINN: From the Police

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1 Committee, I don't have a report this month  
2 because we've had a lot of illnesses back there  
3 and they're short two girls. The Chief asked  
4 me to read this. Aston Township needs a  
5 substitute crossing guard. Guard must be  
6 willing and able to work all types of weather  
7 in high traffic areas. Criminal background and  
8 criminal abuse clearance required.  
9 Applications can be picked up at the Aston  
10 Police Department, 5021 Pennell Road, Aston, PA  
11 Monday through Friday, 8:30 a.m. to 4:30 p.m.  
12 That's all I have.

13 PRESIDENT STIGALE: Thank you,  
14 Commissioner McGinn. Moving on, I need a

15 motion to approve the treasurer's report.

16 COMMISSIONER MCGINN: Make a motion to  
17 approve the treasurer's report.

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: Next item on the  
24 agenda, open to the public for agenda items

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1 only. We have a lot of new people here. Our  
2 protocol is if you're here for the public  
3 hearings that we are going to hold in a couple  
4 minutes, there will be a public comment section  
5 at that point pertaining to that particular  
6 hearing. You can come up and address any  
7 questions or concerns that you have at that  
8 point.

9 Right now if anyone has any questions what  
10 we're doing on the agenda, you can come to the  
11 podium. Seeing none, like to move onto  
12 Commissioner Higgins.

13 COMMISSIONER HIGGINS: I would like to  
14 place the meeting in sine die.

15 COMMISSIONER MCGINN: Second.

16 PRESIDENT STIGALE: Any questions or  
17 comments? All in favor? Opposed? The "ayes"  
18 have it.

19 (Whereupon, all Commissioners

20 1Aston2016  
present vote "aye.")

21 PRESIDENT STIGALE: I would like to turn  
22 the floor over to our solicitor.

23 MS. NAUGHTON-BECK: Thank you, President  
24 Stigale. First on your agenda, the public

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1 hearing on the proposed ordinance to amend the  
2 Aston Township zoning code to establish a new  
3 cluster overlay zoning district which would be  
4 applicable to the R-1 and R-2 districts. If I  
5 can call Mr. Buckler and Mr. Buoni up.

6 Before you is the application of Mar-J  
7 Builders to amend the Township zoning  
8 ordinance. As I indicated, a new cluster  
9 overlay ordinance. This would apply to the R-1  
10 and R-2 districts only. Pursuant to Section  
11 609 of the Municipalities Planning Code, a  
12 public hearing is required.

13 Advertisement of tonight's hearing was in  
14 the January 6 and January 13 edition of the  
15 Delaware County Daily Times. The advertisement  
16 also included notice of consideration of the  
17 ordinance amendment reflecting those changes.  
18 The Board is not obligated to take action on  
19 that ordinance but advertisement was done.

20 Prior to tonight's hearing and also in  
21 accordance with the Municipalities Planning  
22 Code, the proposed zoning district was reviewed  
23 by the Aston Township Planning Commission.  
24 Their review comments are dated December 7,

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1 2015 and they recommended approval subject to  
 2 review and consideration by the Board of  
 3 Commissioners. It was also reviewed by the  
 4 Delaware County Planning Commission, and their  
 5 review comments are dated December 17, 2015.

6 The applicant is represented by Jim  
 7 Buckler. Mr. Buckler is setting up. Once you  
 8 have got yourself situated, introduce yourself  
 9 and the witness you have here this evening.

10 MR. BUCKLER: My name is Jim Buckler. I  
 11 represent Mar-J Builders and Properties which  
 12 is the equitable owner of the property located  
 13 at 7 and 11 Gordonville Road in Aston Township.

14 On behalf of my client, I have proposed an  
 15 amendment to your zoning ordinance which we  
 16 refer to as a cluster zoning overlay. With the  
 17 permission of the Commissioners, rather than  
 18 have -- I am going to describe to you the  
 19 proposed -- what we propose to do and also talk  
 20 to you about the zoning ordinance amendment  
 21 that I have written, and what I would consider  
 22 the features of it.

23 As I said in the past, there are places in  
 24 the township which are, because of topography,

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1 et cetera, difficult sometimes to develop  
 2 within the confines of your existing zoning  
 3 ordinance and this parcel is one of those  
 4 parcels. We believe that the proposal we have

5 made would allow for an economically viable  
6 development of the parcel in question. And  
7 more importantly, I think that the zoning  
8 ordinance we propose will provide a mechanism  
9 in the future to address some of those  
10 additional difficult properties. We believe  
11 it's in the best interest of the township and  
12 the community that some of these difficult to  
13 develop parcels be developed.

14 It's good for the community, new  
15 construction, bringing new money into the  
16 community. It's a good thing and typically  
17 results in improvements and raises the property  
18 values in that community.

19 I want to talk about some of the proposals  
20 directed to properties that are in the R-1 and  
21 R-2 district. It has certain parameters that  
22 limit its applicability. It is limited to  
23 properties in the R-1 and R-2 district that are  
24 tracts of land which are more than seven acres.

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1 Has to be a minimum size before you can develop  
2 under this ordinance.

3 You have a PRD ordinance. The tract size  
4 is so large there's probably little if any  
5 parcels in the township to which it would  
6 apply. In drafting this ordinance we are  
7 mindful of the fact that we aren't trying to  
8 necessarily increase density. The idea is to  
9 make the development more compact and create  
10 open space around it. That's the whole purpose

11 of the ordinance.

12 One of the important factors of the  
13 ordinance is that it respects the density, the  
14 underlying density of the zoning district,  
15 which is to say the portion, in determining how  
16 many units you can develop under this  
17 ordinance, you look at the parcel of ground and  
18 you analyze the portion of it in the R-1  
19 district, if it's a split district. And you  
20 can only develop two units for every acre of  
21 that tract in the R-1 district, because in R-1  
22 you have a 20,000 square foot minimum lot size.

23 In the R-2 district you look at the  
24 portion of the tract that's in the R-2 district

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1 and only develop four units for every acre in  
2 the R-2 district.

3 Applying that, that's what the ordinance  
4 allows for. That's how we drafted the  
5 ordinance. I will talk about how it relates to  
6 what we've done here. I want to make it clear  
7 that that was the purpose and intent of the  
8 ordinance, to allow for development of some  
9 areas in R-1 and R-2 that are perhaps  
10 problematic without creating -- for instance in  
11 your townhouse ordinance, you can have up to  
12 six units per acre. We are looking at three  
13 and a half units per acre under this ordinance.  
14 We are not trying to beef up the density, but  
15 trying to recognize the fact that certain

16 sites, and this would be one of them to talk  
17 about, would be very difficult. Much of the  
18 site is heavily wooded and there's some slopes  
19 on it, so it would be difficult to develop it  
20 in an economical way and it probably isn't a  
21 site people would want to see the whole site  
22 stripped off to be developed. You have got  
23 mature tree canopy, it would be helpful if we  
24 could preserve that.

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1 I guess the other thing is that the  
2 ordinance has a requirement that at least  
3 60 percent of the site be retained as open  
4 space. So that when you develop it you're  
5 going to, as we have done here, you're going to  
6 compress the development to a portion of the  
7 site and leave the great bulk of the site  
8 uneffected or undeveloped.

9 That's the whole essence of most cluster,  
10 most of those types of PRD cluster overlay,  
11 whatever you want to call it. That's the  
12 purpose and intent of it. Now in this  
13 particular case, if I could, I never know which  
14 way to turn.

15 PRESIDENT STIGALE: You'll present that to  
16 us and then you can place it off to the side.

17 MR. BUCKLER: So what we have here is a  
18 development which consists of -- and this  
19 was -- by the way, this was developed with  
20 some -- after some discussion and input from  
21 neighbors as to what their concerns were. This

22 was originally thought of or intended to be  
23 townhouses. There was some sense, because of  
24 the surrounding areas, it would be a good idea

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1 to mix some single-family in as well, and so  
2 this development as we proposed it, consists of  
3 25 townhouses which are set back from the road,  
4 and five single-family units that are on the  
5 road.

6 You can't -- the general topography, this  
7 is the high spot and the ground slopes down  
8 going in this way. We have a topographical  
9 here (indicating). Most of the townhouses will  
10 be depressed behind the single-family. We are  
11 looking at 25 townhouses, five single-family  
12 homes. All of the singles have two car  
13 garages. All of the end unit townhouses have  
14 two car garages. The interior townhouses have  
15 one car garages. All in addition have  
16 additional -- in addition to the two car garage  
17 there's two cars of off street parking for each  
18 of the singles, and each of the end townhouses  
19 and likewise extra parking for the middle  
20 townhouses in addition to the one car garage.

21 In addition, there is additional on street  
22 parking, guest parking and additional overflow  
23 parking for -- we have more than four parking  
24 spots per unit. So that's a pretty comfortable

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amount of parking.  
MS. NAUGHTON-BECK: If I can jump in, I need to do a little bit of housekeeping before the audience as far as they are concerned. For the purpose of tonight's hearing you're looking to have a cluster overlay district and if successful, there would be a new zoning district in the township. It would only apply to properties in R-1 and R-2.

Tonight's hearing does not approve this application that he has before the board. Procedurally what's going to have to happen is, assuming that we get to the point where the Board approves this new district, then in that language of the ordinance, which is not here yet, but we need to add language in the ordinance that would provide an application process where a proposed developer would apply for this special overlay district.

Say hey, I own this property in the R-1 district. I think it satisfies the requirements of this overlay district. Please allow me to develop pursuant to this district. That will be a separate process that will take

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place. At that time the real nuts and bolts of the proposed development will get discussed and the nitty gritty details.

For purposes of tonight, you're using this as an illustration of what a cluster overlay development would look like.

7 MR. BUCKLER: Yes. It's certainly a  
 8 sketch. There's been no engineering other than  
 9 super-imposing the sketch on the topo so you  
 10 can see some of the lay of the land. It's a  
 11 sketch that we believe complies with what's  
 12 proposed in the zoning overlay.

13 Also, it's important to make it clear, as  
 14 you have said, that the final product may not  
 15 look just like this because, as Mr. Viscuso  
 16 knows, once you start working on the details,  
 17 the engineering can change. But nonetheless, I  
 18 would say, again, this isn't a land development  
 19 or subdivision hearing. A lot of the questions  
 20 that typically come up at those hearings we are  
 21 not prepared to talk about. Not because we  
 22 don't want to talk about them, but because  
 23 we'll talk about them at the appropriate time  
 24 if we get there.

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1 I say that particularly with regard to  
 2 surrounding neighbors who will often have  
 3 questions and a lot of those questions we'll be  
 4 glad to answer as much as we can, but to a  
 5 great extent we don't really have all the  
 6 detailed answers. We haven't fully developed  
 7 the plan.

8 We are asking the township to adopt an  
 9 amendment to the zoning code which will allow  
 10 us to move forward with the plan. It could  
 11 certainly change. Everyone should understand

12 that going forward.

13 PRESIDENT STIGALE: Thank you. Does the  
14 board need to look at this illustration? Let's  
15 take this illustration off to the side so the  
16 people in the audience can see.

17 MS. NAUGHTON-BECK: In terms of the  
18 highlights of what this district -- so  
19 everybody understands what's going on, this  
20 district, as Mr. Buckler indicated, has to be a  
21 minimum of seven acres, tract of land located  
22 in R-1 or R-2, the only types of housing which  
23 is permitted are single-family or townhouses,  
24 single family attached dwellings.

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1 There's a gross density calculation that  
2 Mr. Buckler was explaining, depending on how  
3 many dwellings you want to construct in the  
4 R-1, R-2, has to do with the minimum square  
5 footage. It's a math problem you have to do,  
6 which is set in the ordinance.

7 And then there's a minimum 60 percent open  
8 space requirement. And then there are setback  
9 regulations that are also contained in the  
10 ordinance. I am pretty sure that is going to  
11 be tabled. There are some -- the language of  
12 the ordinance, it's been on file with the  
13 township. It was advertised and it will  
14 continue to be, so if anyone wants to review  
15 the details of the ordinance. I would like to  
16 have Mr. Buoni come up, because I would like to  
17 have the applicant provide testimony.

18 PRESIDENT STIGALE: Again, we're just  
19 concentrating on zoning issues.

20 MS. NAUGHTON-BECK: Understood. He is the  
21 applicant.

22 PRESIDENT STIGALE: I understand. I just  
23 want to make sure everyone understands.

24 JOSEPH BUONI, having been called  
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1 as a witness and having been  
2 duly sworn, was examined and  
3 testified as follows:

4 BY MS. NAUGHTON-BECK:

5 Q Mr. Buoni, you have heard the explanation  
6 that your attorney has provided and my attempt at  
7 characterizing it. Has the information that's been  
8 conveyed here tonight been accurate?

9 A Yes, accurate and correct.

10 Q Do you believe that the proposed amendment  
11 would be appropriate for population density for the  
12 R-1 and R-2 districts in Aston Township?

13 A Yes, I do.

14 Q Do you believe that this type of a cluster  
15 overlay and population density would have an adverse  
16 effect on the public services here in Aston  
17 Township?

18 A No, I don't.

19 MS. NAUGHTON-BECK: At this point we can  
20 turn it over to Mr. Buckler.

21 MR. BUCKLER: I'd like to ask two  
22 questions.

23 BY MR. BUCKLER:

24 Q Mr. Buoni, you are the President of Mar-J

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1 Properties; is that correct?

2 A Yes.

3 Q You are the equitable owner of this  
4 property pursuant to the sale with the legal owner?

5 A Yes, I am.

6 PRESIDENT STIGALE: Questions from the  
7 Commissioners in reference to zoning issues?

8 COMMISSIONER LINK: Not right now.

9 PRESIDENT STIGALE: Commissioner Osborn.

10 COMMISSIONER OSBORN: No, on zoning, no.

11 PRESIDENT STIGALE: Commissioner Higgins.

12 COMMISSIONER HIGGINS: Yes. Mr. Buckler,  
13 so if I understand you right, you could have  
14 easily come in here and probably gotten 10 more  
15 townhouses in there if you hadn't put the  
16 single dwellings in there, but in order to keep  
17 the development neighborhood friendly,  
18 especially the people across the street from  
19 the singles on Gordonville Road, you chose to  
20 split it with townhomes in the back and the  
21 homes in the front?

22 MR. BUCKLER: That's correct.

23 COMMISSIONER HIGGINS: I realize that  
24 access and egress gets into the more land

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1 development, but everything is fair game here  
2 because this is a creation of a new ordinance.

3 I would suggest to you, because you're going to  
4 get hit with this, about land development  
5 Ordinance 238.5D3, about second access and  
6 egress. You may want to consider that for the  
7 future.

8 I want to talk about open space. Proposed  
9 overlay requires 60 percent open space as  
10 compared to 35 and 40 percent respectively for  
11 townhouses and the PRD districts respectively.  
12 Of the 60 percent being provided by Mr. Buoni,  
13 the township engineer has requested at least  
14 half of the proposed open space, 30 percent of  
15 the total tract, have useable open space  
16 suitable for recreational activities for the  
17 residents and their guests.

18 From the correspondence I read, it's my  
19 understanding that this cannot be met due to  
20 the steep slopes and the heavy vegetation of  
21 the trees. What I am asking, is there any  
22 reason why a few simple trails could not be  
23 forged for use by the residents and guests?  
24 Running the Bobcat back there so far and

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1 putting a picnic bench back there or something  
2 for use?

3 MR. BUCKLER: Sure. That's certainly  
4 something that -- again, these are things that  
5 you would typically bring up at land  
6 development or subdivision, but yes, and it  
7 would be problematic to comply with the

8 ordinance as currently drafted.

9 COMMISSIONER HIGGINS: The other thing is  
10 there's that fee in lieu of provision in the  
11 ordinance where it's an option to be indicated,  
12 since the overlay would not apply to other R-1  
13 or R-2 districts. You don't want that to be in  
14 the ordinance, but I think you got to  
15 understand that this, as you said earlier,  
16 could be used somewhere else in the township.  
17 I think you need to take that into  
18 consideration.

19 MR. BUCKLER: I don't object to a fee in  
20 lieu. That's not a concern. I don't have a  
21 problem with that at all.

22 COMMISSIONER HIGGINS: We can work it out  
23 probably.

24 MR. BUCKLER: Yes.

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1 COMMISSIONER HIGGINS: Design standards, I  
2 think the counselor when she redid the  
3 ordinance she changed some of this around.  
4 Side yard setback, for single-family detached  
5 five feet minimum, 15 aggregate. You're okay  
6 with the changes that says that the language is  
7 five feet minimum, provided no dwelling is less  
8 than 15 feet?

9 MR. BUCKLER: Yes.

10 COMMISSIONER HIGGINS: Distance between  
11 buildings, I have got a concern there, which I  
12 expressed previously and formerly the distance  
13 between buildings in the townhouse district and

14 PRD requires 60 feet. However, with this  
15 cluster plan here, only 25 feet is being  
16 provided between buildings. My concern, if the  
17 building is 35 feet high and there's a fire and  
18 the wall falls, it could fall on the adjacent  
19 townhouse that's 25 feet away. I am concerned,  
20 wall collapses in a fire and doesn't start a  
21 fire in the other building.

22 MR. BUCKLER: I understand what you're  
23 saying. Given the current building codes and  
24 the requirement to sprinkler, which is

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1 something we would be required, to sprinkler  
2 this townhouse, that's not a serious concern.  
3 And the separation of 25 feet is certainly  
4 something that's recognized as adequate in many  
5 other circumstances.

6 I understand you have a different  
7 requirement in some of your ordinances. I  
8 don't think it's a health or safety issue as a  
9 practical matter in this ordinance the way it's  
10 drafted.

11 COMMISSIONER HIGGINS: Tract boundaries,  
12 you've agreed to accept the minimum 20 foot  
13 setback used for both single-family detached  
14 and townhouses. Can you point that out on the  
15 cluster there where exactly that's at?

16 MR. BUCKLER: In other words, when you  
17 talk about -- there's two different things. So  
18 you have -- you can see each one of these

19 properties has a building lot associated with  
20 it. But there's a boundary all the way around  
21 the tract outside of the building lot that's in  
22 addition to the building setbacks that are  
23 otherwise required in the ordinance. So I  
24 think we have 20 or 30 feet, at least 20 feet.

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1 COMMISSIONER HIGGINS: I'm more concerned  
2 along the line where your finger is, because of  
3 the existing dwellings over there.

4 MR. BUCKLER: And I would say to you we're  
5 mindful of that and we are certainly going to,  
6 in the development process, assuming we get to  
7 that point, we are certainly going to be  
8 spending extra attention on that upper border  
9 to make sure it's neighbor friendly.

10 what we are saying is that each of these  
11 properties has, just like your home has a lot  
12 that you own that belongs to you, each of these  
13 properties has a lot that the house belongs to  
14 and setbacks in the ordinance apply to that.

15 In addition to that, all the way around  
16 the perimeter of the property, other than right  
17 on the street, there's a buffer or border,  
18 buffer that's required to be planted and  
19 provide visual protection from the surrounding  
20 neighborhood. That's what Mr. Higgins is  
21 talking about.

22 COMMISSIONER OSBORN: Joe, do you know, 20  
23 or 30 feet?

24 THE WITNESS: I calculated it earlier, it

1 was about 30 feet, so we definitely have 20  
2 feet setback and then starts the envelope of  
3 the townhouses along that. And I think we have  
4 little bit more than that.

5 COMMISSIONER OSBORN: Minimum is 20.

6 COMMISSIONER HIGGINS: Parking, as you  
7 said and as was in your submission on  
8 January 4, you indicated that there's two off  
9 street parking spots for each dwelling unit,  
10 and took care of the additional one guest  
11 parking spot for every four. You haven't shown  
12 where it's going to be. I realize every  
13 cluster development would be different in the  
14 width of the space and so forth. You came back  
15 and said that there's a problematic issue where  
16 there's going to be some parking on the street,  
17 and the streets are private. Can you show me  
18 where that would be in this development?

19 MR. BUCKLER: The streets --

20 COMMISSIONER HIGGINS: Fire apparatus and  
21 EMS.

22 MR. BUCKLER: I will say to you, any land  
23 development, as you know, has to pass muster  
24 with your fire chief. We're just talking about

1 parking here that's not on a lot and parking  
2 around the circle here, parallel parking and  
3 some perpendicular parking here (indicating).

4 But that's -- most all of that parking, just so  
5 it's clear, is in addition to what the  
6 ordinance requires. We have got way more than  
7 what the ordinance would require on lot.

8 COMMISSIONER HIGGINS: Streets and roads,  
9 the ordinance calls for a system of private  
10 streets and roads owned and maintained by the  
11 Homeowner Association. I don't read it  
12 anywhere, this needs to be expanded to include  
13 repair and maintenance of sidewalks, curbing  
14 and storm sewer system to the point where the  
15 facilities connected with the township system.  
16 It's not mentioned anywhere in the ordinance.

17 MR. BUCKLER: It goes without saying  
18 because the roads, neither the roads nor any of  
19 the sidewalks are going to be dedicated.  
20 They're going to belong to the Homeowner's  
21 Association. That would be something that  
22 would be in the Homeowners documents that's  
23 going to own all of this, their obligation.

24 COMMISSIONER HIGGINS: I don't want them

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1 coming back.

2 MR. BUCKLER: They're not going to be  
3 dedicated and when the roads aren't dedicated  
4 the sidewalks aren't dedicated either. That's  
5 going to be owned by the Homeowners  
6 Association.

7 COMMISSIONER HIGGINS: One more thing, you  
8 should also include the maintenance of any  
9 storm water management facilities designed to

10 serve the needs of the development.

11 MR. BUCKLER: Again, that would be an  
12 obligation in the Homeowners Association  
13 documents.

14 COMMISSIONER HIGGINS: Ownership, space  
15 ownership and maintenance, I make reference to  
16 paragraph J-2, which says if a Homeowner  
17 Association is formed. I would like that  
18 changed to when a Homeowner's Association is  
19 formed. Earlier in the write up it implies  
20 there's going to be one. I think "if" is  
21 inappropriate.

22 MR. BUCKLER: That's fine.

23 COMMISSIONER HIGGINS: The other thing I  
24 didn't see in here and it's consistent with

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1 other like developments, specifically with  
2 townhomes, I didn't see any uses permitted by  
3 special exception and I didn't see accessory  
4 uses in there. For example, there's the active  
5 recreation area under Chapter 1254 and 1290,  
6 accessory uses, no impact home based  
7 businesses. They are allowed in the townhome  
8 district. For example, somebody that does  
9 county homes, why would they not be allowed to  
10 do it in this one as opposed to -- so I think  
11 you need to look at the use permitted by  
12 special exception and accessory uses. They  
13 would be in the sample I gave you for  
14 townhouses, just so you would see what type of

15 stuff I think should be in there.

16 We are getting there. Special development  
17 regulations, proposed ordinance doesn't include  
18 special development regulations like the  
19 townhouse district, it shows regulations under  
20 a different heading. There's some I didn't see  
21 at all. I didn't see anything for  
22 architectural plans and for refuse, trash, like  
23 you see in the homeowners. I think you need to  
24 look at that.

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1 COMMISSIONER OSBORN: Trash removal.

2 COMMISSIONER HIGGINS: It's not in this  
3 one like a similar development.

4 MR. BUCKLER: Yes.

5 COMMISSIONER HIGGINS: Lastly, you had had  
6 some problematic comments in your 1/4/16  
7 e-mail. Are you okay with all those?

8 MR. BUCKLER: I am not sure I --

9 COMMISSIONER HIGGINS: Requirements  
10 related to number of units in a row.

11 MR. BUCKLER: Those things have all  
12 been -- I believe all of these things --

13 COMMISSIONER HIGGINS: Open space  
14 requirement and parking requirement, you agree  
15 with all of them, buffer requirement?

16 MR. BUCKLER: Yes, with the exception of  
17 the one issue, we were fine with the ordinance  
18 the way it is currently written. We need to  
19 deal with that one issue. Other than that we  
20 are fine with it.

21 COMMISSIONER HIGGINS: That's all I have.  
22 Thank you.

23 PRESIDENT STIGALE: Thank you,  
24 Commissioner Higgins. Commissioner Graham.

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1 COMMISSIONER GRAHAM: I have nothing.

2 PRESIDENT STIGALE: Commissioner McGinn.

3 COMMISSIONER MCGINN: I have nothing.

4 PRESIDENT STIGALE: Mr. Viscuso.

5 MR. VISCUSO: I have already given mine.

6 PRESIDENT STIGALE: I guess at this time  
7 we'll turn it over to the residents. If you  
8 have a question in regard to the zoning issues,  
9 gentlemen, step back there a minute next to  
10 your sketch.

11 MR. BUCKLER: Can I ask you, do you want  
12 me to respond to any questions that are raised  
13 as they come up or respond to --

14 PRESIDENT STIGALE: Honestly we are going  
15 to try and discuss this again and I would  
16 rather you not shoot from the hip. I'd rather  
17 you give an accurate statement if it can be  
18 resolved. If not we'll address these issues  
19 again. If anybody has anything about the  
20 zoning issue, come to the podium, state your  
21 name and address and your question. Name,  
22 address and your question.

23 A VOICE: Lorraine Courtney, 215 Maple  
24 Road, Wallingford, Pennsylvania.

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1           PRESIDENT STIGALE: Excuse me,  
2 wallingford?

3           MS. COURTNEY: I am not allowed to speak  
4 for someone in Aston?

5           PRESIDENT STIGALE: No, unfortunately that  
6 just opens the door for anybody in the world to  
7 come in here and talk.

8           MS. COURTNEY: Even if my father lives on  
9 Gordonville Road, he's been the longest  
10 resident on Gordonville Road?

11          COMMISSIONER OSBORN: He can speak.

12          MS. COURTNEY: He's 84 years old.

13          PRESIDENT STIGALE: Does anybody have a  
14 problem with that? We're not here to hurt.  
15 We're trying to get this thing resolved.

16          COMMISSIONER OSBORN: State that you're  
17 representing your father.

18          MS. COURTNEY: I'm representing my father  
19 who lives at 4 Gordonville Road, Aston,  
20 Pennsylvania, John Warren. I guess my biggest  
21 issue is 100 plus cars funneling onto  
22 Gordonville Road.

23          COMMISSIONER OSBORN: His biggest issue.

24          MS. COURTNEY: Which becomes my biggest

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1           issue. I'm going to have to hear about it  
2 every week when I go for dinner, if he's not  
3 dead on his kitchen floor before the building  
4 starts.

5           PRESIDENT STIGALE: I understand this.

6 This is something that we are going to talk  
7 about in processing.

8 MS. COURTNEY: I was just curious, is  
9 there going to be another access?

10 PRESIDENT STIGALE: It was mentioned by  
11 Commissioner Higgins that another access be put  
12 into place here, yes.

13 COMMISSIONER HIGGINS: Where do you get  
14 that 100 cars? There's 30 homes total.

15 PRESIDENT STIGALE: We are taking -- we  
16 are not going to try to shout. We are taking  
17 your questions. They are being documented. We  
18 have them recorded. We'll address these  
19 questions before we make a decision with the  
20 developer to try to get some answers to these  
21 before we make a decision.

22 MS. COURTNEY: One more question. The  
23 single homes, what is the distance from the  
24 road to like your first single home?

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1 MR. BUCKLER: Well, it's at least 20 feet.

2 MS. NAUGHTON-BECK: Are you talking about  
3 the ordinance or this particular development?  
4 Front yard setback in the ordinance is 20 feet.

5 MS. COURTNEY: I'm looking at this, what  
6 is their plan?

7 MS. NAUGHTON-BECK: This is just an  
8 illustration of what he's hoping to do in the  
9 future. For purposes of tonight the front yard  
10 setback for single-family detached home is 20

11 feet.

12 MR. VISCUSO: From the right-of-way to the  
13 route, the homes have to be a minimum 20 feet  
14 back.

15 MS. COURTNEY: I am concerned about the  
16 drop off. If someone walked that, I've lived  
17 in those woods my whole life, if somebody  
18 walked that plan, that drops off.

19 PRESIDENT STIGALE: We'll address that  
20 issue. Any other questions?

21 MS. COURTNEY: It is called Rockdale.  
22 Good luck with excavating it.

23 A VOICE: Alen Tibbetts, 36 Dogwood Lane.  
24 One of the questions I have, they mentioned the

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1 current zoning. Right now it's two per acre,  
2 four per acre. What is this current zoning in  
3 this area for Gordonville?

4 MR. VISCUSO: R-1 is two per acre. R-2 is  
5 four per acre.

6 MR. TIBBETTS: What's the zoning now, the  
7 parcel of land, what is it zoned?

8 MR. VISCUSO: Go ahead with your next  
9 question.

10 MR. TIBBETTS: So my follow-up question,  
11 two per acre, four per acre, is the current  
12 zoning the way it's set up now, would it allow  
13 30 homes in its current configuration using the  
14 current zoning? Are we talking net increase in  
15 homes, or are they trying to take the same  
16 number of homes and pack it close?

17 MR. VISCUSO: That's the intention of the  
18 ordinance.

19 MR. TIBBETTS: Road improvements, will the  
20 new ordinance address that? Will it just  
21 address the size of lots, things like that?  
22 Gordonville Road is barely passable by two  
23 cars.

24 PRESIDENT STIGALE: That's in the land

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1 development.

2 MR. TIBBETTS: Does the ordinance address  
3 any of that at all or can it?

4 COMMISSIONER HIGGINS: Every location is  
5 different where it can be.

6 MR. TIBBETTS: That goes for later,  
7 Gordonville being too narrow, site lines making  
8 a left on Gordonville Road are bad and right  
9 now it's going to get worse.

10 Also, I take exception with something he  
11 said about this development raising property  
12 values. I don't think it will. I would like  
13 to see a study that shows when you put smaller  
14 townhouses it raises the value of the  
15 single-family homes around it. I would love to  
16 see that. I don't think it's going to happen.

17 Also, on your singles, you want to put  
18 singles along Gordonville Road. Have you seen  
19 how steep that road is there? In order to fit  
20 five homes on that little stretch of  
21 Gordonville Road you're going to have retaining

22 walls 10 feet high, so you're going to come out  
23 the side of your house and look at a 10 foot  
24 retaining wall. I don't see how you're going

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1 to make that work.

2 And then it doesn't match the current  
3 housing. It's going to change the character of  
4 the area. We got beautiful single-family homes  
5 in our area. We got new ones, we got old ones,  
6 we got large lots. It's not going to fit.

7 The open space, is there any chance at all  
8 that if you make this change, that we have open  
9 space, is there any chance at all we can go  
10 back and say we have open space, let's develop  
11 that?

12 PRESIDENT STIGALE: No.

13 MR. TIBBETTS: He'd be locked out forever?

14 COMMISSIONER HIGGINS: The ordinance  
15 doesn't allow for it.

16 MR. TIBBETTS: Okay, that's all I have.

17 MR. VISCUSO: I think the current zoning  
18 is R-1. It's hard to tell on this map, two per  
19 acre.

20 MR. BUCKLER: Are you talking about our  
21 site? Most of it's R-2. The only little --  
22 this up here is the only thing that's R-1.  
23 Almost all of this is R-2 (indicating).

24 MR. VISCUSO: And the idea of the

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1 ordinance, as you said in your questions, is

2 not to increase density, what they can do now.  
3 MR. TIBBETTS: Pack it tighter.  
4 MR. VISCUSO: Right. Cluster it.  
5 A VOICE: Mike Tuohey, 10 Gordonville  
6 Road. My question is what is the ordinance now  
7 for building on steep slopes and very steep  
8 slopes in Aston Township?  
9 MS. NAUGHTON-BECK: There's a whole  
10 chapter.  
11 MR. VISCUSO: We have an entire chapter in  
12 the ordinance on steep and very steep slopes.  
13 MR. TUOHEY: I would imagine most of this  
14 property is steep or very steep slope.  
15 MR. VISCUSO: Probably.  
16 MR. TUOHEY: More than 70 percent, I would  
17 say.  
18 MR. BUCKLER: I don't know. We haven't  
19 done the engineering on it.  
20 MR. TUOHEY: Knowing this property --  
21 MR. BUCKLER: I don't know what percentage  
22 of it.  
23 MR. TUOHEY: Knowing this property and  
24 it's mostly steep slopes and very steep slopes,

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1 there was some building done on that road  
2 probably 10 years ago. Most of the steep  
3 slopes and very steep slopes was eliminated  
4 from the building envelope. He's saying he's  
5 going to give 60 percent of this property back  
6 to the township, moving all the homes up into

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the cluster.  
I have to go with the gentleman just up here, I can't see how this would conform to the existing nature of the neighborhood. Existing nature of the neighborhood now is all single-family homes with decent size lots. There's one twin down on the corner of North Convent and Gordonville. All the rest are single-family homes down North Convent and up North Convent. Putting a cluster, I can't see how it can conform to the neighborhood the way the neighborhood exists.

If this ordinance does go through, you're going to create a whole new atmosphere in the neighborhood that already has an existing way of life. I would have to go with the idea I may not agree with 100 cars. There's going to be at least double the amount of houses. If he

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puts 25 there's going to be at least 50 cars coming up that road.

MS. NAUGHTON-BECK: If I can clarify one thing, I think everybody understood your point, the 60 percent is not going to be given back to the township. The developer Homeowners Association, it would be open space.

COMMISSIONER OSBORN: Maintained by them.

A VOICE: Mike Cimbabue, 617 Convent. My question is more for the Commissioner than the builder. Under the current zoning and the current situation Aston is in, are we hurting

13 for homes for people to move into?

14 PRESIDENT STIGALE: Yes.

15 MR. CIMBABUE: There are open properties  
16 and this property can be developed under its  
17 current situation, just not with the number of  
18 homes the builder would like to build to make  
19 his maximum profit. He can build what he has  
20 now on what he bought or we can make a change  
21 just to accommodate the builder, and not  
22 accommodate the residents.

23 A VOICE: Rocky Albano, 619 North Convent  
24 Road. Mike is my neighbor. We have property

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1 behind us, Bertram owns it. They've been  
2 trying to develop that for years. You pass  
3 this ordinance they'll develop that property  
4 behind me. The only reason why they want to  
5 change the ordinance is you can't build the  
6 homes the way it's designed for. So, let them  
7 put five homes back there and make them nice  
8 instead of stack them all together in a little  
9 cluster. I don't want a cluster. I didn't  
10 move to Aston for a cluster. I like my hills  
11 and town. Plus you got the Neumann College in  
12 there. They are renting all the properties on  
13 Mount Road. Are they going to rent these too?  
14 That's my concern.

15 (Applause)

16 A VOICE: My name is Terry Hladish, 15  
17 Gordonville Road, right next to where they're

18 going to put that townhouse development.

19 COMMISSIONER HIGGINS: Terry, spell your  
20 name for me.

21 MS. HLADISH: T-e-r-e-s-a, Teresa,  
22 Hladish, H-l-a-d-i-s-h. I am going to sort of  
23 reiterate what other people were saying.

24 PRESIDENT STIGALE: I would like to move

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1 this on. If we are going to come up and say  
2 the same things --

3 MS. HLADISH: It's easy to see 100 cars.  
4 If you have 25 homes, that's 50 cars plus five  
5 other homes, 55 times just going to work and  
6 coming back, that's 100 times up and down that  
7 road. It's a very narrow road and steep and  
8 dangerous. There has to be another way in and  
9 out. It's not acceptable otherwise.

10 It's the highest point in Delaware County,  
11 by the way. It's a quiet street, 16 houses on  
12 that street. It's a quiet street. That's why  
13 we live there. It ends in a cul-de-sac. The  
14 proposed right now my knowledge is that seven  
15 houses could go in there. I think seven houses  
16 should go there.

17 Most important thing that I can see right  
18 now being a problem is the traffic. At the  
19 bottom of that hill, 624 Convent Road, does not  
20 have a driveway. They park at the bottom of  
21 that road, and they have two cars and no  
22 driveway. They have to park there. It's  
23 already dangerous for us to go in and out of

24 that road. The other problems that were

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1 brought up about seeing right now, it's already  
2 dangerous coming out of there. I can't even  
3 see how you can potentially get another 20 cars  
4 up and down there everyday? All my other  
5 questions are for whether or not after you guys  
6 make a decision.

7 PRESIDENT STIGALE: Thank you.

8 A VOICE: Judy Wynes, 35 Dogwood Lane. My  
9 concern was kind of mentioned briefly. There's  
10 a new house for sale on my street. It's been  
11 for sale since last spring, has not sold. My  
12 concern is you're building all these new  
13 houses. What about the other houses that are  
14 sitting on the market? I also live next to a  
15 house that was rented to Neumann College  
16 students for four years. They could not sell  
17 their house. I work at Neumann. I don't want  
18 to be living next to Neumann college students.

19 These town homes and a lot of town homes  
20 are usually rented. That's my biggest concern.  
21 Are we going to have young college students  
22 living on Gordonville Road? Thank you.

23 A VOICE: Chris Hladish, 27 Gordonville  
24 Road. I would like to let everybody know there

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1 was an illegal dump going on at the address for  
2 years. Contractors were coming up there

3 everyday dumping materials and my neighbors  
4 know about it. They are all witnesses, so  
5 what's going to be done? I would think the  
6 property has to be tested for contamination.  
7 He was burning and dumping for years.

8 COMMISSIONER MCGINN: Rapetto?

9 MR. HLADISH: Rapetto.

10 PRESIDENT STIGALE: We'll take a look at  
11 it.

12 THE WITNESS: Ron Batter, 98 Ellston Road.  
13 Just a question. You have four parcels  
14 identified there. What specific are those four  
15 parcels proposed to be? I mean, are you  
16 changing just the -- rezoned the four parcels,  
17 is that the intent basically?

18 MS. NAUGHTON-BECK: What are you looking  
19 at?

20 MR. VISCUSO: The four parcels that are  
21 listed in the ordinance. The four parcels that  
22 we understand he's got under agreement, Ron.

23 MS. NAUGHTON-BECK: You're on the agenda.  
24 That's not the ordinance. This is the

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1 ordinance (indicating).

2 MR. BATTER: On the agenda.

3 MS. NAUGHTON-BECK: That's just the way  
4 that was phrased. This is the ordinance.

5 MR. BATTER: Four of the properties. One  
6 of the property owners doesn't know his  
7 property is on here. I am wondering maybe how  
8 does the property get on there?

9 MR. VISCUSO: Mr. Buoni previously  
10 testified he was the equitable owner.

11 MR. BUCKLER: I haven't looked at the --

12 MR. BATTER: Can we have him testify to  
13 that now that he's the owner of that?

14 MR. VISCUSO: We are considering the  
15 ordinance, not any specific properties this  
16 evening.

17 MR. BATTER: Oh, okay.

18 MS. NAUGHTON-BECK: If you want to take a  
19 look at this, there are extra copies of this.

20 MR. BATTER: Those four properties have  
21 nothing to do with anything basically?

22 PRESIDENT STIGALE: No.

23 A VOICE: Steve Greenleaf, 12 Gordonville  
24 Road, Aston. My only concern, I don't know if

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1 it can be brought up here about the property, I  
2 realize there's development and so forth. My  
3 concern would be about the sewers.

4 PRESIDENT STIGALE: Land development  
5 issue.

6 MR. GREENLEAF: Is there anything I can  
7 ask him as far as whether or not pump the  
8 sewage or would that be further down, or grease  
9 trap that they would have to maintain, like the  
10 Homeowner's Association?

11 PRESIDENT STIGALE: That's all step two or  
12 three, yes.

13 MR. GREENLEAF: Thank you. I appreciate

14 it.

15 A VOICE: Anatolie Bucalov, 654 Mount  
16 Road. My concern was that as far as I am  
17 concerned our property is right underneath all  
18 of the project that's going to be there and we  
19 live right at the bottom of this hill. It's  
20 very steep and rocky. My concern was that I am  
21 afraid when they're going to start building all  
22 of this and have to explode, the rocks are --  
23 there's a lot of them. I am afraid that all of  
24 that is going to go down the hills to our house

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1 which is right at the bottom.

2 PRESIDENT STIGALE: That will be addressed  
3 before anything starts.

4 MR. BATTER: Do we have access to another  
5 hearing like this?

6 PRESIDENT STIGALE: Yes. Again, Listen,  
7 this is the first presentation. We have to  
8 hear what they have to say. We wanted to hear  
9 what the residents have to say. There's a lot  
10 of information here. We're going to try to get  
11 some answers to some of these. Yes, there will  
12 be another opportunity at some point, I don't  
13 know when, that we can address some of these  
14 issues.

15 A VOICE: Michael Collins, 8 Gordonville  
16 Road. My house is right there (indicating).  
17 Told my wife I wasn't going to do this.  
18 Unfortunately, historically on Gordonville Road  
19 when they were contemplating building houses on

20 the cul-de-sac, most of the people here came  
21 and testified as to why this is going to have  
22 an effect on the neighborhood.

23 Now I understand it's an ordinance  
24 meeting. It's for zoning change and whatnot.

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1 But as Mr. Higgins said, the ball is rolling.  
2 We all know it goes down hill. There was steep  
3 slopes and there were variances given for the  
4 houses in the steep slopes. One of the  
5 homeowners came in with over 200 trucks of  
6 stone and dirt to make himself a backyard.  
7 What's going to stop that from happening there  
8 on the steep slopes?

9 The other concern is they blasted at the  
10 end of Gordonville. This is all granite.  
11 They're going to blast there. What safety  
12 guards do the homeowners that are close to that  
13 have about effecting their foundations and  
14 their houses? If you crack a foundation there  
15 you don't fix it from inside. You have to dig  
16 on the outside of the house to fix the  
17 foundation. What safeguards are going to be in  
18 there? Who's going to be liable? A contractor  
19 who is going to build and go? There's problems  
20 there.

21 PRESIDENT STIGALE: There are issues that  
22 need to be addressed.

23 MR. COLLINS: There's got to be issues  
24 addressed that legally something's got to be

1 put on paper to protect that community.

2 PRESIDENT STIGALE: I understand that.  
3 Once again, everything that everyone is saying  
4 is documented. There's a transcript of all of  
5 these items that we are going to review and  
6 make sure we have all of the questions. We are  
7 going to sit down with appropriate  
8 professionals to get the answers and there will  
9 be more discussion with the builder before we  
10 make any decisions. And yes we are here to  
11 serve the residents too. We are encouraging  
12 your input and take it in and look at the whole  
13 situation and we'll let you know before we make  
14 a decision here.

15 MR. COLLINS: I hope that you realize  
16 there's one person asking for this and a whole  
17 number of community people up there who are  
18 opposed to it.

19 PRESIDENT STIGALE: Okay, I totally agree.

20 A VOICE: I just want to -- Julia Crowell,  
21 24 Gordonville Road. From what I understand  
22 Mr. Buoni has purchased other properties in  
23 Aston and those properties are just sitting  
24 and -- for whatever reasons. I know it's not

1 the concern here tonight. But those properties  
2 are sitting there and basically are an eyesore.  
3 Ryan's Deli was pushed out and it's just  
4 sitting there. The church down on --

5 PRESIDENT STIGALE: I understand your  
6 input.

7 MS. CROWELL: My other major issue, our  
8 children are growing up around that corner  
9 coming up that corner. I almost got hit coming  
10 down the street today with a car coming out  
11 of Dogwood, taking my daughter to dance. I had  
12 to stop on a dime. The traffic and that curve  
13 going around Convent Road is life threatening  
14 everytime you go up and down it. To bring more  
15 traffic and more people into that area is going  
16 to be a nightmare. Thanks for your time.

17 A VOICE: Betsy Maffei, 3 Dogwood Lane.  
18 One of my concerns is in the wintertime  
19 Gordonville Road is very treacherous. I have  
20 seen people ski down it when cars couldn't get  
21 up it. The amount of cars that are going to be  
22 going up and down, sometimes people have to  
23 park at the bottom of the hill to walk up.  
24 what are you going to do with how many cars

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1 park at the bottom of the hill because they  
2 can't get up Gordonville?

3 I do think another entrance should be on  
4 Convent, and when I moved out here this area  
5 was semi-country, and that since has been taken  
6 away and now it's going to be a city after  
7 awhile out there, no country atmosphere.

8 I have a question for you. You said you  
9 had input from neighbors. How many neighbors

10 in this room gave input to this project? You  
11 made that statement here.

12 PRESIDENT STIGALE: That's for another  
13 meeting. I would like to move onto the next  
14 hearing.

15 MS. NAUGHTON-BECK: That will conclude  
16 this hearing and we have another zoning  
17 hearing.

18 MR. BUCKLER: I understand. There's no  
19 reason for us to remain, and you're not going  
20 to act on this.

21 PRESIDENT STIGALE: No.

22 MS. NAUGHTON-BECK: Unless you have any  
23 additional testimony or evidence, you're done?

24 MR. BUCKLER: Yes.

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1 PRESIDENT STIGALE: I would like to call  
2 on Commissioner Graham for the next hearing.

3 COMMISSIONER GRAHAM: Thank you, President  
4 Stigale. Public hearing on proposed ordinance  
5 to amend the provisions of Aston Township --

6 PRESIDENT STIGALE: Excuse me, folks, keep  
7 your voices down as you're leaving, if you're  
8 leaving. This is still a public meeting. We  
9 have a lot of work to get done.

10 COMMISSIONER GRAHAM: Public hearing on  
11 proposed ordinance to amend the provisions of  
12 Aston Township Codified Zoning Code Chapter  
13 1292 to amend the student housing regulations.

14 MS. NAUGHTON-BECK: Thank you,  
15 Commissioner Graham. Again, pursuant to

16 Section 609 of the Municipalities Planning  
17 Code, when an amendment is made to a chapter of  
18 the zoning code, a public hearing is required.  
19 Advertisement of tonight's public hearing was  
20 advertised in the January 6 and January 13  
21 editions of the Daily Times. We have also  
22 advertised notice of consideration of the  
23 proposed ordinance amendment.

24 Prior to tonight's hearing the proposed

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1 amendment was reviewed by the Aston Township  
2 Planning Commission held on December 7, 2015  
3 which recommended approval. The change was  
4 also reviewed by the Delaware County Planning  
5 Commission, and it was also reviewed on  
6 December 17, 2015 and approved.

7 1292.28, student housing regulations which  
8 was adopted last summer. The proposed changes  
9 to the regulations are found in subparagraphs G  
10 and N, specifically the student home shall have  
11 a minimum of 1,000 square feet of living area,  
12 square footage was changed, exclusive of  
13 building area covered by a basement, garage or  
14 an accessory building.

15 We have also changed the parking  
16 requirement to require a minimum of one paid  
17 off street parking space per student tenant  
18 located to the side of the premises and not in  
19 the front yard shall be required. In addition  
20 to those otherwise required for a single-family

21 dwelling. And changed the effective date of  
22 this ordinance. It will be effective February  
23 1, 2016, and we have also provided for a  
24 grandfather clause, which indicates that any

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1 student home that registers with the Aston  
2 Township Code Office on or before January 31,  
3 2016 will not be required to get special  
4 exception. Any student home that wants to  
5 register afterwards is then required to go  
6 through all the procedures in this Chapter,  
7 which begin with: Going before the Zoning  
8 Hearing Board for special exception. And that  
9 is the substance of the change. Any questions?

10 PRESIDENT STIGALE: Anybody on the --  
11 Commissioner Link, any questions?

12 COMMISSIONER LINK: No, I don't.

13 PRESIDENT STIGALE: Commissioner Osborn.

14 COMMISSIONER OSBORN: No.

15 PRESIDENT STIGALE: Commissioner Higgins.

16 COMMISSIONER HIGGINS: No.

17 PRESIDENT STIGALE: Commissioner Graham.

18 COMMISSIONER GRAHAM: No.

19 PRESIDENT STIGALE: Commissioner McGinn.

20 COMMISSIONER MCGINN: No.

21 PRESIDENT STIGALE: Anyone in the audience  
22 any questions concerning the student housing?

23 A VOICE: Alan Tibbetts, 36 Dogwood Lane.  
24 I just wanted to clarify one of the things you

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1 mentioned, had to do with the off street  
2 parking for student housing, because I had a  
3 student housing across the street from me and I  
4 had a lot of trouble with cars parked on the  
5 street on a narrow road, almost backing up into  
6 them. Did you say one off street parking space  
7 for each student in the house?

8 MS. NAUGHTON-BECK: Yes.

9 MR. TIBBETTS: How about guests?

10 MS. NAUGHTON-BECK: That would be  
11 impossible to regulate.

12 MR. TIBBETTS: Four students, four spots.

13 MS. NAUGHTON-BECK: Right.

14 MR. TIBBETTS: What if they were not using  
15 their spots in the driveway and parking on the  
16 street? Some way to make them have to park in  
17 the driveway?

18 MS. NAUGHTON-BECK: I don't know how we  
19 enforce that.

20 MR. TIBBETTS: This house I am talking  
21 about had four spots, easily could fit four  
22 cars but many times there would be zero cars in  
23 the driveway and four cars in the street and  
24 nothing we could do about it. I called up Mike

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1 Link couple times. I said Mike, what can I do?  
2 I can't back out of my driveway. I have a big  
3 motor home. If I go away for the weekend and I  
4 can't get my motorhome out of the driveway I am  
5 getting the cars towed. I might get in trouble

6 for that. I just want to make sure there's  
7 some way to make sure that doesn't happen. My  
8 problem is solved now. I don't want this to  
9 happen to somebody else in the township.  
10 That's all. Thank you very much.

11 PRESIDENT STIGALE: Anyone else?

12 A VOICE: Vic Kushto, 900 Ford Avenue.  
13 This doesn't pertain to the houses that are  
14 already being rented to the students? Where I  
15 live we already have the same problem with  
16 parking. They park on the corners and makes it  
17 difficult to get out of the streets. This  
18 doesn't address that?

19 MS. NAUGHTON-BECK: If it registered with  
20 the township by January 31st.

21 MR. KUSHTO: I guess my question, what's  
22 in place? We don't have anything.

23 PRESIDENT STIGALE: Apparently not enough,  
24 that's why we are doing this.

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1 MR. KUSHTO: The answer is no? Doesn't or  
2 --

3 MS. NAUGHTON-BECK: Depends whether or not  
4 they were registered as a student home rental  
5 property.

6 MR. KUSHTO: I can find that out.

7 COMMISSIONER OSBORN: If you ask the Code  
8 Department, there are a number of student homes  
9 rented that aren't on the books. We are in the  
10 process of tracking them down. If you give the  
11 address to the Code Department, they'll find

12 out if it's registered as a student home. If  
13 they're not, we can do something about it.

14 A VOICE: Paula Turnbach, 191 Lake Drive.  
15 The ordinance that we have on the books now  
16 calls for no more than four unrelated living in  
17 that rental home. Is that still on the books?

18 MS. NAUGHTON-BECK: Yes.

19 MS. TURNBACH: No changes to that?

20 MS. NAUGHTON-BECK: Correct.

21 MS. TURNBACH: The thousand square feet of  
22 living space, does that coincide with the  
23 property maintenance code? I know there's  
24 specifics under the Building Code under the

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1 property maintenance for size of dwellings for  
2 overcrowdedness. Does everything mesh so that  
3 they go together?

4 MS. NAUGHTON-BECK: As far as I know.

5 MS. TURNBACH: Thank you.

6 PRESIDENT STIGALE: Thanks for bringing  
7 that to our attention, we'll check that out.  
8 Anyone else? I would like to move onto the  
9 next one, line item D. Commissioner Higgins.

10 COMMISSIONER HIGGINS: Public hearing on  
11 the proposed ordinance to amend the provisions  
12 of the Aston Township Codified Ordinance  
13 1282.05B3 subparagraphs E, F, G and H to adjust  
14 the permitted size limits of exterior signs for  
15 occupants in multi-occupancy buildings in the  
16 shopping district and to amend Chapter 1250.07B

17 to define multi-occupancy buildings.

18 MS. NAUGHTON-BECK: Thank you,  
19 Commissioner Higgins. Notice of tonight's  
20 hearing was posted in the January 6 and 13  
21 editions of the Delaware County Daily Times.  
22 The proposed zoning ordinance amendments were  
23 reviewed by the Township Planning Commission on  
24 December 7, 2015 and Delaware County Planning

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1 Commission on December 7, 2015 which  
2 recommended approval.

3 The proposed changes begin with the  
4 definition of a multi-occupancy building. We  
5 were reviewing the code and we realized there  
6 was no definition and we needed to distinguish  
7 a multi-occupancy building with a strip mall,  
8 so that is now defined.

9 Secondly, for signs located in the  
10 shopping center district, for a multi-occupancy  
11 building, we have adjusted the permitted signs  
12 size to make it proportionate with the size of  
13 the building. So for a multi-occupancy  
14 building occupying 2,000 square feet or less  
15 you are permitted a sign not to exceed 20  
16 square feet. For a multi-occupancy building in  
17 excess of 2,000 square feet and up to 30,000,  
18 you're permitted a sign of 30 square feet and  
19 for a multi-occupancy building in excess of  
20 30,000 square feet you're permitted a sign of  
21 50 square feet. That's the substance of the  
22 change.

23 PRESIDENT STIGALE: Thank you. Any  
24 questions, Commissioner Link?

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1 COMMISSIONER LINK: This is in regard to  
2 the signs? Nothing.

3 PRESIDENT STIGALE: Commissioner Osborn.

4 COMMISSIONER OSBORN: No.

5 PRESIDENT STIGALE: Commissioner Higgins.

6 COMMISSIONER HIGGINS: I am satisfied.

7 PRESIDENT STIGALE: Commissioner Graham.

8 COMMISSIONER GRAHAM: No.

9 PRESIDENT STIGALE: Commissioner McGinn.

10 COMMISSIONER MCGINN: No.

11 PRESIDENT STIGALE: Anyone from the  
12 audience in reference to the sign ordinance?  
13 Seeing none, move on, next item E, Commissioner  
14 Graham.

15 COMMISSIONER GRAHAM: Public hearing on  
16 proposed ordinance to amend the provisions of  
17 Chapter 1279.06E of the Aston Township Zoning  
18 Ordinance to amend the special development  
19 regulations which apply to lots for which  
20 conditional use is sought in the institutional  
21 district.

22 MS. NAUGHTON-BECK: Thank you,  
23 Commissioner Graham. Notice of tonight's  
24 hearing was advertised in the January 6 and 13

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1 editions of the Delaware County Daily Times.

2 Proposed ordinance amendment was reviewed by  
 3 the Aston Township Planning Commission on  
 4 December 7, 2015 and Delaware County Planning  
 5 Commission on December 17, 2015. Advertisement  
 6 of the proposed ordinance amendment was also in  
 7 the referenced dates of the Delaware County  
 8 Daily Times. 1279.06E regulates lot size, lot  
 9 width, street frontage, building coverage,  
 10 impervious surface, front yard, side yard, rear  
 11 yards, setbacks and height regulations.

12 A meeting with the township engineer it  
 13 became clear we needed to adjust these  
 14 regulations to make them consistent with other  
 15 regulations throughout the district as well as  
 16 some comparable shopping center and commercial.  
 17 So this is really housekeeping matter that we  
 18 wanted to make it more appropriate for  
 19 properties located in the institutional  
 20 district. That's why the changes were made.

21 PRESIDENT STIGALE: Any questions?

22 Commissioner Line?

23 COMMISSIONER LINK: No.

24 PRESIDENT STIGALE: Commissioner Osborn.

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1 COMMISSIONER OSBORN: No.

2 PRESIDENT STIGALE: Commissioner Higgins.

3 COMMISSIONER HIGGINS: No.

4 PRESIDENT STIGALE: Commissioner Graham.

5 COMMISSIONER GRAHAM: No.

6 PRESIDENT STIGALE: Commissioner McGinn.

7 COMMISSIONER MCGINN: None.

8 PRESIDENT STIGALE: Anyone from the  
9 audience in this matter? Seeing none --

10 MS. NAUGHTON-BECK: That I believe  
11 concludes my work here.

12 PRESIDENT STIGALE: Thank you, very much.  
13 Call on Commissioner Higgins.

14 COMMISSIONER HIGGINS: Thank you. I make  
15 a motion to take the meeting out of sine die.

16 COMMISSIONER MCGINN: Second.

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

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

21 PRESIDENT STIGALE: Moving on to Line item  
22 G, which is going to be tabled, which was the  
23 ordinance to amend the cluster overlay. Table  
24 that item right now.

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1 Like to move on, line item H, consider an  
2 ordinance to amend the provisions of Aston  
3 Township Codified Zoning Code Chapter 1292.28  
4 to amend the student housing regulation.  
5 Commissioner Graham.

6 COMMISSIONER GRAHAM: Thank you. Township  
7 of Aston, Delaware County, Pennsylvania,  
8 ordinance of the Township of Aston, Delaware  
9 County, Pennsylvania to amend the provisions of  
10 the Aston Township Codified Zoning Code Chapter  
11 1292.28 to amend the student housing  
12 regulations.

13                   whereas, the Aston Township Board of  
14                   Commissioners recently adopted regulations  
15                   governing student housing within the township;  
16                   and

17                   whereas, Aston Township Board of  
18                   Commissioners believes that certain amendments  
19                   are required to the zoning code prior to the  
20                   implementation of housing regulations.

21                   Now therefore, be it enacted and ordained  
22                   this 20th day of January by the Aston Township  
23                   Board of Commissioners that Chapter 1292.28 of  
24                   the Aston Township Codified Ordinances shall be

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1                   amended to provide that the regulations apply  
2                   to any student home not registered with the  
3                   Aston Township Code Office on or before January  
4                   31, 2015.

5                   It is further ordained that the following  
6                   sub-paragraph shall be amended to read as  
7                   follows:

8                   G, the student home shall have a minimum  
9                   of 1,000 square feet of living area, exclusive  
10                  of building area covered by a basement, garage  
11                  or accessory building.

12                  N, a minimum of one paved off-street  
13                  parking space per student tenant located to the  
14                  side or rear of the premises and not in the  
15                  front yard shall be required, in addition to  
16                  those otherwise required for a single family  
17                  dwelling.

18                  Effective date, this ordinance shall be

19 effective February 1st, 2016.

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

23 Severability, the provisions of this  
24 ordinance and code sections adopted hereby are

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1 severable, and if any clause, sentence or  
2 section thereof shall be adjudged invalid or  
3 unconstitutional, such decision or judgment  
4 shall not affect the validity of the remaining  
5 provisions, in the form of a motion.

6 COMMISSIONER OSBORN: Second.

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

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

11 PRESIDENT STIGALE: Line item I, consider  
12 an ordinance to public hearing on proposed  
13 ordinance to amend the provisions of the Aston  
14 Township Codified Ordinance Chapter 1282.05B3,  
15 subparagraphs E,F,G and H to adjust the  
16 permitted size limits of exterior signs for  
17 occupancy and multi-occupancy building in the  
18 shopping district and to amend Chapter 1250.07B  
19 to define multi-occupancy buildings.

20 MS. NAUGHTON-BECK: If I can jump in and  
21 make your life easier, you only need to read  
22 the changes which are in bold.

23 PRESIDENT STIGALE: Commissioner Graham.

1 Township of Aston, Delaware County,  
2 Pennsylvania to amend the provisions of the  
3 Aston Township Codified Ordinance.

4 Whereas, the Aston Township Board of  
5 Commissioners desire to amend Chapter  
6 1282.05b3, E, F, G and H.

7 Whereas, Aston Township Board of  
8 Commissioners desires to amend the signs  
9 specifications and Chapter 1282.05b3, each  
10 occupant of a multi-occupancy building  
11 occupying 2,000 square feet or less of floor  
12 space and having direct public access to  
13 parking area, shall be permitted one sign on  
14 the exterior of said building.

15 Such sign shall not exceed 20 square feet.

16 Each occupant in a multi-occupancy  
17 building occupying in excess of 2,000 and up to  
18 30,000 square feet or more of floor space shall  
19 be permitted one sign on the exterior of said  
20 building.

21 Each occupant of multi-occupancy building  
22 occupying in excess of 30,000 square feet of  
23 floor space shall be permitted signs on the  
24 exterior of said building.

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1 And that is by James M. Stigale,  
2 President, attested by Richard D. Lehr,  
3 township secretary in the form of a motion.

4 COMMISSIONER OSBORN: Second.  
 5 PRESIDENT STIGALE: Questions or comments?  
 6 MS. NAUGHTON-BECK: If I could jump in, we  
 7 also added where it says further resolved and  
 8 ordained, we need to add the definition of  
 9 multi-occupancy building, so if that can be  
 10 added to the motion.

11 PRESIDENT STIGALE: That can be done. Any  
 12 other questions or comments? All in favor?  
 13 Opposed? The "ayes" have it.

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

16 PRESIDENT STIGALE: Line item J, consider  
 17 an ordinance to amend the provisions of Chapter  
 18 1279.06E of the Aston Township Zoning Ordinance  
 19 to amend the special development regulations to  
 20 lots for which conditional use is sought in the  
 21 institutional district. Commissioner Graham.

22 COMMISSIONER GRAHAM: Ordinance of the  
 23 Township of Aston, Delaware County Pennsylvania  
 24 to amend the provisions of Chapter 1279.06E of

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1 the Aston Township Zoning Ordinance to amend  
 2 the special development regulations which apply  
 3 to lots for which conditional use is sought in  
 4 the institutional district.

5 Chapter 1279.06E, lots for which  
 6 conditional uses are sought pursuant to  
 7 sections shall conform to the following area  
 8 and bulk regulations. Lot size, one acre, lot

9 width building line 150 feet, street frontage  
10 50 feet, building coverage 50 feet, 50 percent  
11 of the lot maximum, impervious surface coverage  
12 including building and paving 70 percent of the  
13 lot maximum, front yards 50 feet on each street  
14 which the lot abuts, side yards 30 feet each,  
15 rear yards 50 feet, height 40 feet maximum.

16 Now therefore, be it resolved and adopted  
17 this 20th day of January, 2016 by the Aston  
18 Township Board of Commissioners, James M.  
19 Stigale, President, Board of Commissioners,  
20 Richard D. Lehr, attested township secretary  
21 manager, in the form of a motion.

22 COMMISSIONER MCGINN: Second.

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

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

3 PRESIDENT STIGALE: Line item K, announce  
4 court decree with respect to the Falls Land  
5 Development. Commissioner Graham.

6 COMMISSIONER GRAHAM: On January 7, 2016,  
7 Judge Kenney of the Court of Common Pleas of  
8 Delaware County granted the petition of Frank  
9 and Anthony Iacobucci to modify the Court's  
10 order they previously obtained, which approved  
11 the development of the parcel of land known as  
12 The Falls at Concord Hills.

13 In Judge Kenney's order he granted the  
14 request to have the age restriction removed but

15 imposed certain additional conditions and  
16 reaffirmed conditions set in the prior order.  
17 The terms of the new order require the  
18 developer to obtain Pennsylvania DOT approval  
19 for the safe ingress and egress of the current  
20 residents of Maple Lane and proposed residents  
21 to the community.

22 Provide \$300,000 for post development  
23 traffic improvements, restrict the height of  
24 the buildings to 50 feet, prohibit Eusden Drive

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1 from being connected to the site, provide an  
2 emergency access to the site, install  
3 year-round screening for the abutting Concord  
4 Hills properties and streets, restrict use of  
5 the playground to residents of the development  
6 and Maple Lane, install improvements to Maple  
7 Lane such as curbing, sidewalk, re-construction  
8 of the roadbed, paving and widening as  
9 necessary as well as traffic calming measures  
10 and screen and or locate all waste removal  
11 facilities and other mechanical equipment so as  
12 to not have an adverse impact on the Concord  
13 Hills property.

14 PRESIDENT STIGALE: Thank you. Under new  
15 business, line item A, consider adopting a  
16 resolution authorizing a grant application to  
17 the Delaware County Office of Housing and  
18 Community Development to reroof the  
19 schoolhouse. Commissioner Osborn.



1 The "ayes" have it.

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

4 PRESIDENT STIGALE: Line item B, consider  
5 resolution authorizing Aston Township to submit  
6 certain PennDOT reports and forms  
7 electronically to PennDOT. Commissioner  
8 Osborn.

9 COMMISSIONER OSBORN: Municipal  
10 Resolution. Whereas, the Pennsylvania  
11 Department of Transportation and Aston Township  
12 have agreed to use the DOT Grants on-line  
13 reporting system to file the required Liquid  
14 Fuels forms annually, included but not limited  
15 to the MS-965, MS-929 and MS-999 forms.

16 Now, therefore, be it resolved that the  
17 legislative body of this municipality enters  
18 into and agrees to the requirements and  
19 obligations of this on-line reporting program.

20 Two, that the legislative body hereby  
21 designated the following persons and any  
22 officers holding the following terms and  
23 positions, President James M. Stigale,  
24 Vice-President Michael Higgins, to execute and

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1 provide all information necessary for the  
2 completion of said application and to execute  
3 all documents necessary to effect such an  
4 agreement, including but not limited to an

5 Electronic Access License Agreement, EALA, on  
6 behalf of the municipality.

7 Passed this 20th day of January, 2016,  
8 legislative body, Michael Link, Carol Graham,  
9 Mark Osborn, Jon Firlein, James McGinn.

10 I certify therefore, that the foregoing is  
11 a true and correct copy of the resolution as  
12 finally adopted at a meeting of the legislative  
13 body held on the 20th day of January, 2016.

14 In witness whereof, I hereunto set my hand  
15 on this 20th day of January, 2016. Signature  
16 Richard D. Lehr, township secretary, form of a  
17 motion.

18 COMMISSIONER MCGINN: 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: Line item C, consider  
24 the purchase of a stainless steel dump body

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1 from Intercon Truck Equipment in the amount of  
2 \$17,440. This is a budgeted item.  
3 Commissioner Osborn.

4 COMMISSIONER OSBORN: I make a motion to  
5 approve the purchase of a stainless steel dump  
6 body from Intercon Truck Equipment in the  
7 amount of \$17,440. This a budgeted item, in  
8 the form of a motion.

9 COMMISSIONER MCGINN: Second.

10 PRESIDENT STIGALE: Questions or comments?

11 All in favor? Opposed? The "ayes" have it.  
12 (Whereupon, all Commissioners  
13 present vote "aye.")

14 PRESIDENT STIGALE: Line item D, consider  
15 authorizing the township engineer and  
16 administration to obtain bids for replacement  
17 dump truck. This is a budgeted item.  
18 Commissioner Osborn.

19 COMMISSIONER OSBORN: Make a motion to  
20 approve the authorization of the township  
21 engineer and the administration to obtain bids  
22 for replacement dump truck. This is a budgeted  
23 item, in the form of a motion.

24 COMMISSIONER MCGINN: Second.

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1 PRESIDENT STIGALE: Questions or comments?  
2 All in favor? Opposed? The "ayes" have it.  
3 (Whereupon, all Commissioners  
4 present vote "aye.")

5 PRESIDENT STIGALE: Line item E, consider  
6 authorizing the township engineer and the  
7 administration to obtain bids for a replacement  
8 backhoe. This is a budgeted item.  
9 Commissioner Graham.

10 COMMISSIONER GRAHAM: I make a motion to  
11 approve the authorization of the township  
12 engineer and administration to obtain bids for  
13 replacement backhoe. This is a budgeted item  
14 in the form of a motion.

15 COMMISSIONER MCGINN: Second.

16 PRESIDENT STIGALE: Questions or comments?  
17 All in favor? Opposed? The "ayes" have it.  
18 (Whereupon, all Commissioners  
19 present vote "aye.")

20 PRESIDENT STIGALE: Line item F, consider  
21 the purchase of a hose crimper from ETS Auto  
22 Parts, Twin Oaks, \$5,353.00. This is a  
23 budgeted item. Commissioner Graham.

24 COMMISSIONER GRAHAM: I make a motion to  
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1 authorize the purchase of a hose crimper from  
2 ETS Auto Parts, Twin Oaks, PA in the amount of  
3 \$5,353. This is a budgeted item, in the form  
4 of a motion.

5 COMMISSIONER MCGINN: Second.

6 PRESIDENT STIGALE: Questions or comments?  
7 All in favor? Opposed? The "ayes" have it.  
8 (Whereupon, all Commissioners  
9 present vote "aye.")

10 PRESIDENT STIGALE: Line item G, consider  
11 a motion to accept the proposal from the  
12 auditing services in the amount of \$40,000.  
13 Commissioner Osborn.

14 COMMISSIONER OSBORN: I make a motion to  
15 accept the proposal from Leitzell and  
16 Economidis, PC to provide auditing services in  
17 the amount of \$40,000. This work is to perform  
18 the audits of Aston Beechwood and Green Ridge  
19 Fire Companies, each for 2013 and 2014 and of  
20 the Aston Township Fire Department for 2015, in  
21 the form of a motion.

22 COMMISSIONER LINK: Second.  
23 PRESIDENT STIGALE: Questions or comments?  
24 All in favor? Opposed? The "ayes" have it.

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

3 PRESIDENT STIGALE: Line item H, consider  
4 a motion to accept the proposal for auditing  
5 procedure from MRRS. Commissioner Osborn.

6 COMMISSIONER OSBORN: I make a motion to  
7 accept the proposal from Leitzell and  
8 Economidis, PC to conduct an agreed upon  
9 procedures audit from MRRS. This company  
10 collects the mercantile and business privilege  
11 taxes, the amusement tax and delinquent  
12 sanitation fees, in the form of a motion.

13 COMMISSIONER LINK: Second.  
14 PRESIDENT STIGALE: Questions or comments?  
15 All in favor? Opposed? The "ayes" have it.

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

18 PRESIDENT STIGALE: Line item I, consider  
19 adopting a resolution in support of the Chester  
20 Creek Trail Phase Two. Commissioner Graham.

21 COMMISSIONER GRAHAM: Thank you. Township  
22 of Aston, Delaware County, Pennsylvania,  
23 Resolution 2016.

24 Whereas, Aston Township, Delaware County,

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1 Pennsylvania is a municipal corporation and  
2 political subdivision of the Commonwealth of  
3 Pennsylvania; and

4           whereas, the Aston Township Board of  
5 Commissioners believes that preserving open  
6 space and providing opportunities for  
7 pedestrian and bicycle recreation is in the  
8 best interest of the health, safety and welfare  
9 of the residents; and

10           whereas, the Board of Commissioners,  
11 Township of Aston, Delaware County,  
12 Pennsylvania desires to investigate the  
13 opportunity to develop the Chester Creek Branch  
14 Railroad Lines running through Aston Township  
15 as proposed by the Friends of the Chester Creek  
16 Branch Incorporated.

17           Now, therefore, be it resolved this 20th  
18 day of January, 2016 that the Aston Township  
19 Board of Commissioners hereby conveys its  
20 support for the County of Delaware to execute  
21 such an agreement and apply for such grants  
22 necessary to proceed for the initial phase of  
23 the project, to complete a design and  
24 engineering plan for development of the

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1 railroad line through Aston Township.

2           Duly adopted this 20th day of January  
3 2016, Township of Aston, Board of  
4 Commissioners, James M. Stigale, President,  
5 attested to by Richard D. Lehr, Township  
6 Manager, in the form of a motion.

7 COMMISSIONER LINK: Second.  
8 PRESIDENT STIGALE: Questions or comments?  
9 All in favor? Opposed? The "ayes" have it.  
10 (Whereupon, all Commissioners  
11 present vote "aye.")  
12 PRESIDENT STIGALE: Line item J, announce  
13 intent to hold a public hearing on February 17.  
14 I will turn that over to Commissioner Osborn.  
15 COMMISSIONER OSBORN: Thank you. This is  
16 just an announcement of the intent to hold a  
17 public hearing on February 17, 2016 as a  
18 request to rezone a parcel of land located at  
19 820 Tryens Road, Aston, Pennsylvania, folio  
20 number 02-00-02546-00. No motion here.  
21 PRESIDENT STIGALE: Thank you. Line item  
22 K, consider a motion to make committee  
23 appointments. Commissioner Higgins.  
24 COMMISSIONER HIGGINS: These appointments  
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1 are for committees such as the Aston Township  
2 Planning Commission and Zoning Hearing Board.  
3 Plumbing Board of Examiners, Frank Giorgini,  
4 Moser Street, William Mason, Montgomery Lane,  
5 Robert McLaughlin, Jennifer Lane. Electrical  
6 Board of Examiners, Arthur Baur, John Bondowski  
7 and Joe McColgan, all two year appointments.  
8 Civil Service Commission, Ron Goryl,  
9 Fourth ward, that six year and James Kelley in  
10 the Second ward on Victoria. Zoning Hearing  
11 Board, Eric DeLellis 206 Valley Green Drive,

12 Fifth ward, and John Mancinelli Oak Lane to  
13 fill the unexpired term of Bob Willoughby.  
14 Aston Planning Commission, Thomas D'Alonzo  
15 38 Hearthside, Kenneth Novotni, Convent Road,  
16 Edward Finn, Concord Road. Memorial Garden  
17 Foundation Committee -- by the way, those other  
18 ones were four years. Memorial Garden  
19 Foundation Committee, Joe Ahearn Mount Road,  
20 Jim Graham, 4100 Maple, three years. Library  
21 Board of Trustees is one, Kristine Leary,  
22 Pennell Road, three years. Southeast Delaware  
23 County Municipal Authority Nancy Bowden and  
24 Thomas Cozza, five years. That's the

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1 appointments, so I make a motion to approve  
2 those appointments.  
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: This is the public  
9 announcement of the firehouse meeting at the  
10 Community Center on February 4, 2016, 7:00 p.m.  
11 we did that earlier.  
12 Line item M, consider a refund in the  
13 amount of \$54.00. Turn this over to  
14 Commissioner Higgins.  
15 COMMISSIONER HIGGINS: I make a motion to  
16 refund \$54.00 for receipt number 003726 to  
17 Frank Marcello Construction, 308 Donnelly

1Aston2016

18 Avenue, Aston, PA 19014 for a permit that was  
19 voided, form of a motion.

20 COMMISSIONER LINK: Second.

21 PRESIDENT STIGALE: Questions or comments?

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

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

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1 PRESIDENT STIGALE: Finally, escrow  
2 releases.

3 COMMISSIONER HIGGINS: Short list. Aston  
4 Township, Delaware County, Pennsylvania  
5 Resolution 2016.

6 whereas, Ordinance 240 and Ordinance 360  
7 provide for escrow funds for completion of  
8 improvements, and

9 whereas, the township engineer and the New  
10 Construction Committee has approved the request  
11 for escrow funds released for solarcity  
12 Corporation Folio 2943-00 sub account  
13 7763507224.

14 Now, therefore be it resolved that Aston  
15 Township execute such action as required by the  
16 township secretary and the President of the  
17 Board of Commissioners to release the sum of  
18 \$2,000.00 to solarcity Corporation.

19 Duly adopted the 20th of January, 2016,  
20 Township of Aston, by James M. Stigale,  
21 President Board of Commissioners, and attested  
22 to by Richard D. Lehr, secretary, form of a

23 motion.

24 COMMISSIONER LINK: Second.

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1 PRESIDENT STIGALE: Questions or comments?

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

3 (Whereupon, all Commissioners

4 present vote "aye.")

5 COMMISSIONER HIGGINS: Next one is a

6 request also for escrow funds released for

7 solarcity Corporation, folio 0481-00 sub

8 account 7763507133, release the sum of

9 \$1,975.44 to solarcity Corporation, form of a

10 motion.

11 COMMISSIONER LINK: Second.

12 PRESIDENT STIGALE: Questions or comments?

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

14 (Whereupon, all Commissioners

15 present vote "aye.")

16 COMMISSIONER HIGGINS: Following fees are

17 for engineering fees to be paid to Pennoni

18 Associates for the month of January. Delcora

19 Southwest Delaware County Municipal Authority,

20 \$538.50, Pizza Hut subdivision \$325.00, Pyramid

21 Materials, \$216.00, 735 Crystal Road, \$191.00,

22 419 Marianville Road, \$123.50 all in the form

23 of a motion.

24 COMMISSIONER LINK: Second.

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1 PRESIDENT STIGALE: Questions or comments?

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

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

5 COMMISSIONER HIGGINS: Last one.  
6 Following escrows are fees to be paid to the  
7 general fund for the month of January. Wawa  
8 trash enclosure, \$28.31, 44 Neeld Lane, \$27.02,  
9 745 Gooddale Drive, \$24.56, 2209 Lee Lane,  
10 \$13.51 and 305 Hidden Valley Lane, \$13.51, all  
11 in the form of a motion.

12 COMMISSIONER LINK: Second.

13 PRESIDENT STIGALE: Questions or comments?  
14 All in favor? Opposed? The "ayes" have it.  
15 (Whereupon, all Commissioners  
16 present vote "aye.")

17 PRESIDENT STIGALE: I would like to open  
18 up the floor to the public for any comments.

19 A VOICE: Vic Kushto, 900 Ford Lane. It's  
20 getting late. The board knows my complaint  
21 about the sewers. You lost my number?

22 COMMISSIONER OSBORN: They just got back  
23 to me. I still have your number laying on my  
24 desk. I figured you would be here.

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1 MR. KUSHTO: Talk to me later or another  
2 time?

3 COMMISSIONER OSBORN: Right after.

4 MR. KUSHTO: I want to make a brief  
5 comment about the townhouses, Townhouse  
6 Association, I realize the state created that.  
7 You fellows don't have much power. I live next

8 to two townhouse communities. Some of us  
9 already know the problems I have been through.  
10 Something needs to be done about that. These  
11 people that run these townhouses don't live in  
12 this community. They don't care. The one  
13 Iacobucci thing you're talking about, that  
14 retention pond has been neglected since it's  
15 been finished. I saw pictures. They don't  
16 take care of that. I don't know what -- the  
17 communities need to get together or go to the  
18 state. You need to take more control what goes  
19 on in the townhouses. Thank you.

20 MS. TURNBACH: Paula Turnbach, 191 Lake  
21 Drive. First of all, do we still collect  
22 amusement tax? I thought it was taken off the  
23 books.

24 MR. GRANGER: No.

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1 MS. TURNBACH: So the businesses, we have  
2 certificates for those businesses.

3 MR. GRANGER: As far as I know we are  
4 still collecting.

5 MS. TURNBACH: So if we submitted a Right  
6 to Know, we could see the licenses for those?

7 MR. GRANGER: Yes.

8 MS. TURNBACH: Okay. What's going on with  
9 the property across from Applebees on Pennell  
10 Road, the old 4900 Pennell Road?

11 COMMISSIONER HIGGINS: It's in  
12 receivership.

13 MS. TURNBACH: Is there nothing we can do

14 to enforce somebody to take care of that  
15 property? It's so unsightly coming into Aston.  
16 we'll never be able to get businesses on those  
17 four pad sites looking at that. I know it's in  
18 the industrial district, but I am sure there's  
19 guidelines that we have. Somebody could do  
20 something to take care of that.

21 The amendment of Chapter 1279.06e, does  
22 that have anything to do with looking to build  
23 a firehouse in any of the districts?

24 COMMISSIONER HIGGINS: What was that

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1 number?

2 MS. TURNBACH: The amendment that you  
3 announced tonight for the special development  
4 regulations for conditional use.

5 PRESIDENT STIGALE: No. We are not close  
6 to that yet.

7 MS. TURNBACH: Lastly my last question,  
8 why are we looking to build a firehouse when we  
9 have Green Ridge there, number one. I know we  
10 have Aston Beechwood, there's not much room for  
11 expansion. Concord Road and Red Hill, has  
12 anyone talked to those senior residents?

13 PRESIDENT STIGALE: In my opening  
14 statement that is why we are having this public  
15 meeting.

16 MS. TURNBACH: Haven't some of the  
17 Commissioners spoken to residents down there?

18 PRESIDENT STIGALE: That was on the

19 personal note. This is an organized meeting to  
20 present to the residents what we have as far as  
21 a decision that needs to be made and we are  
22 looking for input. If anyone has any  
23 information or wants to make a comment,  
24 question, whatever about anything with the

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1 firehouses, come to that meeting and we'll take  
2 that.

3 MS. TURNBACH: Fifteen day notice to  
4 people to let them know?

5 PRESIDENT STIGALE: Yes, Paula because you  
6 know why? I need to move on this.

7 MS. TURNBACH: I live in the Village Green  
8 senior community. I am one of the younger  
9 ones. Those elderly residents have lived there  
10 for years and Colonial Village, you know the  
11 traffic on Concord Road at night.

12 COMMISSIONER HIGGINS: That's the purpose  
13 of the public hearing with a court reporter  
14 there.

15 PRESIDENT STIGALE: The purpose --

16 MS. TURNBACH: I am trying to make a  
17 statement as a resident.

18 PRESIDENT STIGALE: That's the whole  
19 purpose of this. Nothing -- we are at a point,  
20 the Board of Commissioners are at a point we  
21 need to make a decision and we need to make it  
22 rather quickly. And we want -- one of the  
23 things we discussed in making this decision, we  
24 wanted to hear from the residents. So, I am

1           sorry for the short notice. This is one of --

2                   MS. TURNBACH: There will be more  
3 meetings?

4                   PRESIDENT STIGALE: Yes. It is an  
5 important issue. I need to get it started so  
6 we can make a decision soon. But the  
7 presentation is only going to be at the first  
8 meeting from Mr. Viscuso as far as the visual  
9 of what the firehouse looks like at each  
10 location and setbacks and things like that.

11                  MS. TURNBACH: Will residents have to  
12 register for questions like other public  
13 meetings?

14                  PRESIDENT STIGALE: No, just come up.

15                  MS. TURNBACH: In the past they had to  
16 fill out the forms.

17                  PRESIDENT STIGALE: That was something  
18 different for DCIU. It's us. We are coming  
19 casual and we'll talk to our residents. That's  
20 all we want to do is talk to our residents to  
21 see what's the best decision we can make for  
22 them.

23                  MS. TURNBACH: Thank you.

24                  A VOICE: Stephen Sarazin, 730 14th

1           Avenue, Prospect Park. I am the Director of  
2 the Aston Public Library here to give my brief  
3 monthly report. The Friends of the Library are

1Aston2016

4 raffling a wide variety of items related to  
5 Star Wars. One ticket for \$2.00, three for  
6 \$5.00, seven for \$10.00. Have a look at the  
7 basket at the library. The raffle will be  
8 drawn February the 1st.

9 We are now holding an annual bookmark  
10 contest for kids in grades K through eight.  
11 Entry form can be picked up at the library.  
12 The deadline is February 22nd.

13 We'll have another free chair yoga class  
14 on Tuesdays at 2:00 p.m. starting February the  
15 23rd. The library Lego Kids Club is on  
16 Wednesdays at 4:00 p.m. It's a great way for  
17 your child to learn about science and making  
18 things while having fun.

19 We are now checking out Nabi tablets  
20 loaded with kids educational games. You can  
21 check out a tablet with your library card for  
22 free for one week.

23 Stop by Tuesdays at 11:00 a.m. to learn  
24 the art of crochet with a diverse group of many

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1 levels of experience. Stop by Thursdays at  
2 6:00 p.m to participate in a wide variety of  
3 crafts with an even more diverse group.

4 Tuesday, February the 9th 4:30 p.m. we  
5 will have a Mardi Gras party for teens and  
6 pre-teens. Miss Debbie will show them how to  
7 make their own Mardi Gras masks.

8 Saturday, February the 20, 11:00 a.m. we  
9 will have a 3D glasses workshop for teens and

10 pre-teens. Miss Debbie will show them how they  
11 can make a virtual reality headset from a smart  
12 phone and some cardboard.

13 Tuesday, February the 2nd, 5:00 p.m. we  
14 will have our first family block party. A  
15 block party is a 45 minute to an hour long  
16 pre-play session with a set of universal  
17 blocks, people's, vehicles, animals, scarves  
18 and other materials where families with young  
19 children have the freedom to build and play as  
20 they wish. The program is funded through a  
21 grant from the state library. Any questions  
22 for me?

23 PRESIDENT STIGALE: We are good. Thank  
24 you.

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1 MR. PINKOWITZ: Good evening, Barry  
2 Pinkowitz, 3155 Richard Road, President of the  
3 Friends of the Chester Creek. I would like to  
4 thank the Board for moving forward with this  
5 rail trail. This is the first step of many to  
6 bring this trail to life in Aston Township. On  
7 behalf of the Board and the membership of the  
8 Friend of the Chester Creek Branch I would like  
9 to thank you for your support on this project.  
10 Thank you so much.

11 PRESIDENT STIGALE: And you're welcome.

12 (Applause)

13 A VOICE: Good evening, John Troxell,  
14 Birney Highway, update on the bridge? Or lack

15 of bridge, I guess I should say.

16 COMMISSIONER GRAHAM: I was able to get  
17 some information today and what they were  
18 saying, I have this written down here. What I  
19 was told is they expect to have the -- finish  
20 all the concrete placements by Friday, and then  
21 they said they have to cure for two and a half  
22 weeks. Weather dependent, then they'll pave.  
23 If the weather is okay they'll pave it. They  
24 said that there's other things that they'll

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1 have to do. It depends on the weather, but --

2 MR. TROXELL: What's their best guess as  
3 an ETA?

4 COMMISSIONER GRAHAM: They keep giving me  
5 best guesses and we keep passing them. He said  
6 the end of January, which that already isn't  
7 what he's talking about. I am thinking weather  
8 dependent probably middle of February.

9 MR. TROXELL: Or March?

10 COMMISSIONER GRAHAM: Yeah.

11 MR. TROXELL: Has there been any  
12 consideration given to additional treatment for  
13 the roads on Valleybrook this weekend or --  
14 that's our only way out.

15 PRESIDENT STIGALE: We announced earlier  
16 we developed a brine system on our own. The  
17 Public Works Department came up with this  
18 excellent brine system. We pre-treat roads  
19 now. And we'll make sure they're aware, yes,  
20 about the limited road system, Valleybrook and

21 Bodley.

22 MR. TROXELL: Somebody took out the street  
23 sign on Bodley and Llewelyn or Birney Highway  
24 again. It's not there and with all the detours

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1 it's difficult, people getting to our homes  
2 when we don't have road signs. It's laying on  
3 the ground.

4 PRESIDENT STIGALE: We'll look at it.

5 MR. TROXELL: Potholes where Lenni feeds  
6 into Birney, and across Birney between Bodley  
7 and Lenni are getting bad again, there's  
8 grooves in the road, not necessarily safe.

9 And my last question, I don't know who  
10 it's for, I am in the process of putting an  
11 addition to my house. I had to go before the  
12 Zoning Commission to get approval. In order to  
13 do a little research and know what I had to  
14 present or presented to the Zoning Board I  
15 submitted a Right to Know request for agendas  
16 and minutes of previous meetings and the  
17 minutes were sent -- the agendas were sent to  
18 me and I was informed we don't keep minutes for  
19 Zoning Boards -- Zoning Hearings.

20 COMMISSIONER MCGINN: That's not true.

21 MR. TROXELL: I know it's not true.  
22 That's the letter that was sent to me. Imagine  
23 my surprise when I showed up to the hearing and  
24 saw a stenographer and yet was informed --

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1 PRESIDENT STIGALE: Who sent you the mail?

2 MR. TROXELL: Whoever you're Right to Know  
3 officer is for the township. If those are  
4 available, I would like to see them, since we  
5 are well outside the compliance of the law at  
6 this point.

7 Real quick, kind of on the same note,  
8 trying to do research, getting on the township  
9 website and Mike announced a lot of new  
10 appointments this evening. If you look at the  
11 New Construction Committee archives on the  
12 website, nothing is archived since August of  
13 last year, Planning Commission September of  
14 last year, Zoning Hearing Board since November  
15 2012. Seems difficult to get information. Is  
16 that something that should be updated and  
17 should be available?

18 PRESIDENT STIGALE: Yes. He's back there.  
19 We'll address that tonight.

20 MR. TROXELL: Thank you very much.

21 A VOICE: I will wind it up. Joe Hart,  
22 143 Gerald Drive, Aston. I know you guys  
23 passed a resolution for the support of the  
24 rails to trails. What support are we as a

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1 township giving this group?

2 PRESIDENT STIGALE: Basically we talked  
3 with County Council. They are proceeding with  
4 the right of ways, the feasibility and  
5 engineering study for the trails. So that's

6 step one. Step one is to get the funds to lay  
7 the trail out. Step two is to look at it and  
8 see what concerns of the residents we have to  
9 address. Step three, it's a whole other  
10 ballgame. We are moving forward.

11 MR. HART: You fellows all know what the  
12 township residents want. We want the same deal  
13 Middletown got.

14 PRESIDENT STIGALE: On county's defense,  
15 that phase one was many years ago. A lot of  
16 different faces were involved in that and we  
17 are learning it's a learning process. And they  
18 are learning -- County is learning, we are  
19 learning the proper way to do it, and I have to  
20 applaud County Council for doing the research  
21 to be able to give us an answer, which was very  
22 helpful in us supporting this phase two at this  
23 point.

24 MR. HART: We are still paying for our

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1 gang from Aston Middletown for past phases of  
2 things. Thank you very much.

3 PRESIDENT STIGALE: Thank you. Anyone  
4 else? Seeing none, Commissioner Link, do you  
5 have anything?

6 COMMISSIONER LINK: No, I don't.

7 PRESIDENT STIGALE: Commissioner Osborn.

8 COMMISSIONER OSBORN: Happy birthday to  
9 Mr. Viscuso and congratulations to the band.  
10 Thank you. That's all I have.

11 PRESIDENT STIGALE: Commissioner Higgins.

12 COMMISSIONER HIGGINS: Congratulations to  
13 the band and happy week late birthday to  
14 Commissioner McGinn. That's all I have.

15 PRESIDENT STIGALE: Commissioner Graham.

16 COMMISSIONER GRAHAM: Thank you. Of  
17 course I want to congratulate the band. I am  
18 proud of them. Happy birthday Joe, and  
19 Stephen, thank you very much. Thank you  
20 everybody for coming out tonight and staying  
21 here this late. Thank you.

22 PRESIDENT STIGALE: Commissioner McGinn.

23 COMMISSIONER MCGINN: I have nothing.

24 PRESIDENT STIGALE: Ms. Naughton-Beck.

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1 MS. NAUGHTON-BECK: Nothing.

2 PRESIDENT STIGALE: Mr. Viscuso.

3 MR. VISCUSO: Nothing.

4 PRESIDENT STIGALE: Mr. Granger.

5 MR. GRANGER: Nothing.

6 PRESIDENT STIGALE: I want to say it was a  
7 long meeting and we are here just as we have  
8 these meetings here, we listen to the cluster  
9 zoning and the coming forward of the firehouse  
10 meeting. We are trying to as a Board of  
11 Commissioners listen to our residents, and  
12 social media is one thing, but the actual  
13 communication to the residents is what we are  
14 trying to achieve.

15 It's a major decision of the firehouse,  
16 many thoughts, speculations about the whole

17 process. We are going to present what we have  
18 in front of us to the residents and we are  
19 going to listen to them and that was the  
20 purpose of the meeting.

21 I apologize if it's short notice. It was  
22 something we needed to get started rather  
23 quickly. This is already a year and we still  
24 need to resolve this issue.

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1 With that being said, motion to adjourn.  
2 COMMISSIONER MCGINN: So move.  
3 COMMISSIONER OSBORN: Second.  
4 (Whereupon, the meeting is  
5 concluded at 9:05 p.m.)  
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REPORTER'S CERTIFICATION

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

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