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ASTON TOWNSHIP
BOARD OF COMMISSIONERS
MEETING
NOVEMBER 16, 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, November 16, 2016,
commencing approximately at 7:00 p.m.

BOARD MEMBERS

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

BETH NAUGHTON-BECK, ESQUIRE, SOLICITOR
MICHAEL SCHNEIDER, ACTING TOWNSHIP ENGINEER
WILLIAM MCCONVILLE, TOWNSHIP MANAGER

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

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PRESIDENT STIGALE: Good evening
everybody. I would like to call this Aston
Township Board of Commissioners meeting for
Wednesday, November 16, 2016 to order. Please
rise for the Pledge of Allegiance.

11AstonBdofComm1616
(Pledge of Allegiance)

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PRESIDENT STIGALE: Remain standing for a moment please.

COMMISSIONER HIGGINS: Thank you. One announcement to read tonight about an individual that has passed away. David H. Morey Senior. Dave was 74 years old and he's formerly of Aston, raised his family here. Dave was a police officer in Aston before becoming the township's first juvenile detective. He was a devoted civil servant for over 25 years. Could we please have a moment of silence for Dave, please.

(Moment of Silence)

COMMISSIONER HIGGINS: Thank you.

PRESIDENT STIGALE: Before we begin I would like to call on Commissioner Higgins for a statement about the DCIU.

COMMISSIONER HIGGINS: If you're here

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1 tonight for the DCIU hearing, you're in the
2 right place. It's not going to go off tonight.
3 You'll hear more about it when we get to the
4 hearing section. The DCIU hearing is going to
5 be held on December 21st at the monthly board
6 meeting. We had a last minute cancellation by
7 the DCIU, so it will not be held tonight.
8 we'll talk about it a little more when we have
9 the hearing section tonight. Thank you.

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

12 please.

13 COMMISSIONER GRAHAM: Thank you, President
14 Stigale. I have a little statement I wanted to
15 read. As many people may be aware, late last
16 night Aston Township residents of Linda Lane
17 were the recipients of an intense and tragic
18 fire. We're grateful that the residents of the
19 home affected were able to make it to safety
20 and pray for them as they begin their
21 rebuilding process. The Red Cross was
22 contacted and were able to assist some of them
23 that were in need.

24 At this time I would like to take a minute

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1 to recognize and thank our Aston Township Fire
2 Department, their mutual aid companies and all
3 of the other responders who assisted with this
4 fire incident. I cannot express enough how
5 fortunate we are to have such a dedicated well
6 trained professional emergency service. I have
7 no doubt their swift actions last night
8 prevented an even greater tragedy. And
9 speaking for myself and the Township, we wish a
10 speedy recovery for the injured volunteer. We
11 did have one volunteer fire fighter that got
12 hurt. She's okay. She did get hurt.

13 As is the practice of the compassionate
14 residents and our hometown, I have had many
15 offers of donations for any residents effected
16 by the fire. Anyone interested in helping

17 these families can contact me through the
18 township at 610-494-1636 or come up to the
19 township or at my e-mail address, which is
20 cgraham at Aston Township dot net, or if you
21 bring it up on the website, you can find all
22 our information. Thank you.

23 PRESIDENT STIGALE: Thank you,
24 Commissioner Graham. At this time we need a

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1 motion to approve the minutes of the regular
2 meeting of October 19, 2016.

3 COMMISSIONER MCGINN: So move.

4 COMMISSIONER OSBORN: Second.

5 PRESIDENT STIGALE: Questions or comments?

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

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

9 PRESIDENT STIGALE: Moving on,
10 Proclamations. Call on Commissioner Osborn,
11 please.

12 COMMISSIONER OSBORN: Thank you.
13 Proclamation. Aston Township, Pennsylvania.
14 Whereas, the Board of Commissioners, Township
15 of Aston, Delaware County, Pennsylvania,
16 desires to recognize a very special resident of
17 Aston Township on the occasion of her 85th
18 birthday, and

19 whereas, Marie Momont Pierce was born in
20 Chester, Pennsylvania on November 19, 1931.
21 Marie grew up in Chester and attended Chester
22 High School. In her senior year she was voted

23 most cooperative. She graduated from Chester
24 High School in 1950. Marie married Jack and

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1 moved to Aston Township buying their home on
2 Moser Street in May of 1955. Marie currently
3 lives at that same location. Marie and Jack
4 had one daughter Pamela. When Pam was in High
5 School she became a member of the Sun Valley
6 Band. Marie spent a great deal of time helping
7 with the Sun Valley Band fundraisers.

8 Whereas, Marie Momont Pierce was a devoted
9 member of Holy Ghost Ukrainian Byzantine Church
10 in Chester many years until it closed in 2015.
11 Marie was involved with several activities
12 within the church where she had wonderful
13 friendships throughout the years. These days
14 she keeps herself busy visiting her friends
15 working at Aston Township where some employees
16 called her the Cake Lady. During her visits
17 Marie often speaks of her two granddaughters.
18 Allison is an R.N. B.S.N. at Duke University
19 with the surgical trauma transplant ICU unit.
20 Christina is a medical assistant at Penn
21 Medicine in Jennersville. Marie is very proud
22 of her granddaughters and always looks forward
23 to their visits.

24 Now, therefore, be it proclaimed that the

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1 Board of Commissioners, Township of Aston, do

2 hereby recognize the date of November 19, 2016
3 as the 85th birthday of Marie Momont Pierce.
4 Proclaimed this 16th day of November, 2016,
5 Aston Township Board of Commissioners, by James
6 M. Stigale, President, Michael J. Higgins,
7 Vice-President. Congratulations, Marie.

8 (Applause)

9 PRESIDENT STIGALE: At this time I would
10 like to call up Madeline Bush.

11 A VOICE: Good evening. My name is
12 Madeline Bush. I am the Vice-President of the
13 Aston Library Board of Trustees. With me
14 tonight I have also three other members of the
15 trustee group. We were hoping to have a few
16 friends here from the library. They do such a
17 wonderful job in raising funds for us, but
18 unfortunately they couldn't make it. We are
19 here tonight to show you our appreciation for
20 all your support.

21 Every month you listen to Stephen Sarazin,
22 our library director, give you the highlights
23 of the monthly programs and the accomplishments
24 of the library.

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1 Tonight I would like to summarize how your
2 support for 2016 turned it into one of the most
3 productive years the library has ever had.

4 This year the library will have 90,000
5 visitors and almost 100,000 items that are
6 checked out. The library sponsored a total of
7 50 programs for all ages and interests. There

8 were eight weekly, two monthly, nine summer
9 children's programs and 13 one time special
10 offerings, 2,700 adults, 120 teenagers and
11 7,600 children attended these programs for
12 free.

13 while the township residents and friends
14 enjoyed these services free of charge there was
15 a cost to the library. Staff was needed to
16 research and monitor and facilitate each
17 program. Entertainers charged fees and
18 supplies needed to be bought. That's why we
19 are so appreciative of the 2017 township budget
20 increase for the library. This support will
21 enable us to continue improving our community
22 outreach and implement new innovations designed
23 to allow more and more of our residents to
24 enjoy the library.

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1 I have expressed here tonight the thanks
2 of the trustees and the friends, but we are
3 certainly not alone in how we perceive the
4 benefits the library has to offer to our
5 community.

6 We asked the library patrons to write a
7 note and tell you what attending these
8 programs, reading our books and using our
9 services means to them. I am leaving you in
10 this little pink bag over 100 thank you notes
11 from our patrons. I hope you have an
12 opportunity to read them. They are a testament

13 to how relevant our library is to Aston and the
14 surrounding communities that we serve. Thank
15 you and we hope you enjoy the refreshments that
16 we brought.

17 (Applause)

18 PRESIDENT STIGALE: Thank you so much.
19 You do a great job. Thank you.

20 I would like to move on to Committee
21 Reports. Commissioner Link, do you have
22 anything?

23 COMMISSIONER LINK: No, not at this time.

24 PRESIDENT STIGALE: Commissioner Firlein.

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1 COMMISSIONER FIRLEIN: Thank you. Before
2 I start my report, I would like to read a
3 letter from Troop 225 Boy Scouts of America
4 Church of St. Joseph, Green Ridge, Aston, PA.
5 This letter was drafted and sent to the Public
6 Works Director Russ Palmore.

7 On behalf of the Boy Scouts 225 and the
8 Girl Scouts of Aston Township, I would like to
9 thank you for your participation with the
10 Patriot Day Ceremony on September 11, 2016.
11 It's really nice to have the support of Aston
12 Township with the special ceremony we hold each
13 year and would like to especially thank you and
14 all your workers for your hard work in helping
15 us orchestrate the ceremony. We look forward
16 to this event again next year on Sunday,
17 September 11, 2017. Thank you so much for
18 representing our community as well as the

19 heroes of 9/11. Respectfully Barry Pinkowitz.
20 Thank you.

21 (Applause)

22 COMMISSIONER FIRLEIN: For the foreman's
23 activity report, other than the normal
24 undertakings of Public works, completion on the
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1 Springhouse Lane inlet project, completed stone
2 work in Weir Creek on the erosion problem,
3 completed inlet and pipe project on Megan
4 Circle, completed pipe and guardrail project at
5 the Lion's Club, Gamble Lane, we started the
6 bag leaf pick up and worked on the Gardening on
7 the welcome Aston signs throughout the area.
8 Thank you.

9 PRESIDENT STIGALE: Thank you,
10 Commissioner Firlein. I want to note, most of
11 these things, we are going to talk about the
12 budget later on, we are really proud of our
13 Public Works Department. They do a lot more
14 than you would think. They are saving the
15 township taxpayers a lot of money by doing
16 these little tasks that they're doing that
17 Commissioner Firlein read about. Next time you
18 see them just say thanks. They're helping us
19 control costs a little bit. Move on,
20 Commissioner Osborn.

21 COMMISSIONER OSBORN: Yes, the financial
22 report for November, 2016. 1/1/16 to 11/10/16,
23 cash on hand as of 1/1/16, \$1,525,350.65,

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24 receipts, \$16,206,554.08, expenditures, actual

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1 payments, \$16,582,162.64, for a cash on hand as
2 of 11/10/16 of \$935,365.84. The TD liquid
3 fuels account, \$285,996.39 and the TD Capital
4 Reserve fund is \$1,231,960.05.

5 The treasurer's report, for October
6 beginning balance 10/1/16, \$1,746,968.76, total
7 revenue during that period, \$960,396.83, less
8 expenditures and all other, \$1,338,880.79 less
9 payroll, \$333,642.38 for a closing balance on
10 10/31/16 of \$1,032,822.42.

11 Liquid fuels, as of 10/1/16, \$295,213.29,
12 revenues during that period, \$49.62, less
13 expenditures, \$9,266.52. Closing balance on
14 10/31/16, \$285,996.39.

15 Capital Reserve, TD Bank, on 10/1 was
16 \$1,231,751.39, revenue was \$208.66, closing
17 balance as of 10/31/16, \$1,231,960.05. That is
18 my report. As I always say, I have the whole
19 thing up here if anyone wants to see it. Thank
20 you.

21 PRESIDENT STIGALE: Thank you,
22 Commissioner Osborn. Commissioner Higgins.

23 COMMISSIONER HIGGINS: Thank you.
24 Building and Codes Department report as of

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1 November 16, 2016. Following is a report for
2 the Permits and Licenses issued for the month
3 of October, 2016. There was a beginning

4 balance of \$365,296.00, and total income from
 5 building permits and general contractor's
 6 licenses, \$13,100.00, total electrical permits
 7 and registrations, \$2,806.00, total plumbing
 8 and heating permits and registrations,
 9 \$4,858.00, income from Board of Health
 10 licenses, \$100.00, income from peddlers and
 11 vendors permits \$900.00. There was no income
 12 from Commercial Life Safety Inspections.
 13 Income from Certificates of Occupancy \$2,700,
 14 income from rental licenses \$600.00. Total
 15 revenue collected for the month, \$25,064.00,
 16 and the total for 2016 year to date \$390,360.00
 17 compared to October 2015, \$433,355.00. That's
 18 my report. Thank you.

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

21 COMMISSIONER GRAHAM: Thank you, President
 22 Stigale. Aston Township Fire Department Fire
 23 and EMS report for October 2016. Fire calls
 24 52, year to date 440, EMS calls 111, year to

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1 date 1,123, total month calls 163, year to date
 2 1,563. Average manpower per fire incident
 3 nine.

4 Fire Prevention month is complete with all
 5 schools and daycares covered. The fire company
 6 would like to thank everybody who came to the
 7 second annual open house, despite the weather.
 8 It was a huge success. It was raining.

9 On that note, Santa Claus will be coming
10 around, the fire company bringing him around.
11 It starts Sunday, December 4 from 11 to three,
12 Saturday, December 10, 9:00 to 3:00 and
13 Saturday, December 17 9:00 to 4:00, and we'll
14 try to put that on the t.v. and website and
15 where they're going to be starting at that
16 time.

17 Also for Parks and Rec, our Christmas Tree
18 Lighting and Winter Fun Festival at the Aston
19 Community Center is Friday, December 2nd.
20 Santa arrives at 6:30 and there will be free
21 pictures with Santa, magician, entertainment.
22 This year we have the hand bells from Mount
23 Hope Church and there's crafts and I hope
24 everybody comes out.

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1 I have more. Also this year the Parks and
2 Recreation Committee teamed up with the
3 Rockdale Art Studio to collect items for care
4 packages for veterans at the Coatesville VA
5 Hospital. There are approximately 500
6 residents at the facility at any given time,
7 whether for nursing home or rehabilitation,
8 fifty of the veterans being women.

9 we all agree that doing something selfless
10 would go a long way in the hearts of our
11 bravest patriots. For more information and a
12 list of items that are needed for the veterans,
13 please check our township t.v. channel and
14 website because it will be put on there.

15 Our Aston Township holiday decorating
16 contest for business and residents.
17 Businesses, three categories, industrial,
18 large, small. Prizes, first place and
19 honorable mention for each category.
20 Volunteers will be distributing information to
21 our Aston businesses, which we have been doing,
22 and the requirements can be found on the
23 website.

24 First place prizes, advertising of the

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1 winner's business in the January Aston Township
2 Times, advertising of the winner's business on
3 the township website and t.v. channel for the
4 month of January, and paid one year membership
5 to the Aston Business Association.

6 Honorable mention for the businesses, paid
7 one year membership to the Aston Business
8 Association. Registration must be received by
9 December 14. Judging for businesses by
10 non-partisan judges, held December 16. All
11 this information will be on our website and
12 t.v.

13 The residents holiday decorating contest,
14 which really we all have fun, even judging.
15 Some of the judges have a great time. For all
16 seven prizes, also awards, prizes, first place
17 and honorable mention for each ward, first
18 place prize winners will receive \$100 gift
19 certificate to Giant, honorable mention

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20 winners, \$50 gift certificate to wawa. And
21 judging for the residential by non-partisan
22 judges will be held on Sunday, December 18.
23 winners will be announced on the Aston Township
24 website and t.v. channel Christmas week and at

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1 the January Commissioners meeting, sponsored by
2 the Aston Township Parks and Recreation
3 Committee, and the Aston Township Board of
4 Commissioners. That's all I have. Thank you.

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

7 COMMISSIONER MCGINN: Yes, police report.
8 Incidents handled 640, accidents 47, warnings
9 31, alarms six, traffic 41, non-traffic 30.
10 That's all I have.

11 PRESIDENT STIGALE: Thank you,
12 Commissioner McGinn. Before I move on, I want
13 to make a note while I have everybody's
14 attention before we get too deep into the
15 meeting, that we have a great program here in
16 Aston, run by Maggie Berry, Neighbors Helping
17 Neighbors Program, designed to help the needy
18 people that are struggling or whatever, just to
19 help them get through some hard times. She has
20 done a phenomenal job with food drives,
21 collections. We're fortunate that she has
22 taken care of all the families that she has for
23 Thanksgiving. I think she deserves a round of
24 applause for doing that.

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1 (Applause)

2 PRESIDENT STIGALE: Without saying,

3 there's the toy drive. So, while you're out

4 getting ready, relaxing, going out on Black

5 Friday shopping or something and you find an

6 extra toy or want to make a monetary donation,

7 we have toy bins set up at the Community

8 Center, Township Building, Cocco's Restaurant,

9 or there's more information where to send

10 donations on Facebook at Aston Neighbors

11 Helping Neighbors.

12 So, please try to help those, we're

13 fortunate for Thanksgiving, but let's try to

14 help them have a Merry Christmas.

15 I would like to move on, I need a motion

16 to approve the bills and payroll.

17 COMMISSIONER MCGINN: So move.

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: I need a motion to

24 approve the treasurer's report.

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1 COMMISSIONER MCGINN: So move.

2 COMMISSIONER OSBORN: Second.

3 PRESIDENT STIGALE: Questions or comments?

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

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

7 PRESIDENT STIGALE: I would like to open
8 up the floor to the public for any agenda items
9 only. If anybody has anything about agenda
10 items? Seeing none, move on. Call on
11 Commissioner Higgins to place the meeting in
12 sine die.

13 COMMISSIONER HIGGINS: Thank you. I would
14 like to make a motion to place the meeting in
15 sine die.

16 COMMISSIONER OSBORN: 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 COMMISSIONER HIGGINS: First hearing
22 tonight, and I elaborate on my statement I
23 originally brought up, we are supposed to have
24 a continuation of the hearing for the DCIU for

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1 the approval of the Conditional Use Application
2 for the DCIU for their proposed expansion and
3 relocation of the existing elementary and
4 secondary school on its property located at 100
5 Crozerville Road; specifically conditioned upon
6 a settlement agreement which we were going to
7 discuss tonight between the parties. However,
8 the hearing is being continued due to a last
9 minute cancellation by the DCIU through their
10 attorney, and the hearing is now rescheduled

11 for December 21st, 2016, due to the monthly --
12 during the monthly Board of Commissioner's
13 meeting. And we apologize for any
14 inconvenience for anyone who may have come
15 tonight looking for the hearing. So that
16 meeting, hearing is continued until December
17 21st, here in this site. Thank you.

18 PRESIDENT STIGALE: So Beth, that issue
19 is resolved, right?

20 MS. NAUGHTON-BECK: Yes. Commissioners,
21 tonight you have a hearing on the Conditional
22 Use Application 3200 Concord Holding LLC. Come
23 on up. Notice of tonight's hearing was
24 advertised in the November 2nd and November 9th

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1 editions of the Delaware County Daily Times,
2 property was posted and letters sent to the
3 adjacent properties.

4 while the applicant gets set up, by way of
5 background information, on October 10, 2016 --

6 PRESIDENT STIGALE: Will you just line
7 them up in front so people can see them?

8 MS. NAUGHTON-BECK: On October 10, 2016 a
9 letter of intent was submitted to the township
10 to develop the property located at 3200 Concord
11 Road, which is located in the commercial
12 district. The parcel is also located within
13 the mixed use overlay district, which was
14 recently adopted on September 21st, 2016 by
15 Ordinance 949.

16 The applicant expressed an interest to
 17 develop the property according to the mixed use
 18 overlay zoning which is permitted only by
 19 conditional use. For this reason tonight's
 20 meeting and hearing were duly advertised, as I
 21 indicated. Present tonight for the applicant
 22 is Kevin Craig. If you would like to -- you
 23 need to be sworn in, and then if you can start
 24 out by giving the Commissioners an explanation

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1 of what it is that you plan on doing.

2 KEVIN CRAIG, having been called
 3 as a witness and having been
 4 duly sworn, was examined and
 5 testified as follows:

6 A VOICE: Good evening. First, for some
 7 who don't know me, I'm Kevin Craig. I
 8 previously lived here, and I've been working in
 9 Aston over 35 years on various projects. I
 10 have had a bunch of successful businesses
 11 started here. It's been a great place and we
 12 love working here.

13 I have been investing in real estate here
 14 about 25 years and I made substantial
 15 improvements to multiple properties throughout
 16 Aston and we're successful in doing that.

17 My specialty is taking older tired single
 18 homes, buildings, properties, and basically
 19 repairing them and re-purposing them. And
 20 that's why I am asking for this approval. I
 21 know I am the first mixed use request so here

22 it goes. Basically what we want to do is 3200
23 Concord Road, I will give you brief background
24 of what I know about the building.

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1 It was built in the sixties. The past
2 several years multiple realtors tried to rent
3 this place out for various businesses. It has
4 a few good businesses throughout the building.
5 However, it's been tough to maintain current
6 clients there.

7 They have had a lot of turn-over, people
8 coming and going, so basically the building has
9 remained less than half occupied at some
10 points. Obviously a building like this is
11 expensive to run and operate, so if you don't
12 have it filled with tenants doing business,
13 you're not able to maintain it. So, it fell
14 in, I wouldn't call it disrepair, definitely
15 needs TLC on the building itself.

16 If you drive up and down Concord Road
17 you'll see a lot of signs for available
18 properties, especially commercial ones. That
19 section of Concord Road, you'll see a lot of
20 available signs. I have a few out there to try
21 to get good tenants to move in and it's not
22 always easy to get someone who stays in this
23 environment for whatever reason.

24 That's why I'm asking for the mixed use.

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1 It seems to provide a nice flexibility within
2 the property and gives us some advantages to be
3 able to fill the building with a different type
4 of occupant. And from what I'm asking for,
5 that occupant is in demand, basically taking
6 the units that are not filled in the building,
7 and turning them into a higher end, not higher
8 end, but very nice higher end unit to live in.

9 We have a lot of buildings, commercial,
10 residential and different types of properties.
11 I have been doing this a long time. I have a
12 lot of experience in putting people into place.
13 We have mixed use buildings where I have up to
14 100 percent occupancy within the properties and
15 they are very well maintained. That's the key
16 to be able to keep these properties running, is
17 to keep the tenants within them.

18 The project I am asking for will be a
19 phased renovation. I have existing tenants in
20 the building themselves, some have been long
21 term and wish to stay. We would like to keep
22 them there, it keeps jobs in Aston. They don't
23 go anywhere else. They pay taxes. We would
24 like to keep the people that want to stay,

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1 stay, and the vacant units, I want to be able
2 to fill. So that gives us even a farther
3 flexibility to keep the revenue flowing.

4 So here's what I am asking for. I'm
5 asking for a mixed use overlay approval, I
6 guess is what the ordinance calls for. I will

7 ask for a phasing in residential units in the
8 building that are unoccupied. So basically
9 starting in the unoccupied areas, putting these
10 apartments in.

11 Generally speaking, I know the ordinance
12 requires you to have businesses on the ground
13 floor and that will be maintained. And then,
14 of course, there's a few other businesses
15 throughout the other first and second floors.
16 So ultimately what I am asking, since I'm
17 asking for everything now, would be all
18 businesses on the first floor, keep the
19 businesses I have on the -- I'm sorry, all
20 businesses on the ground floor, keep all
21 businesses on the first floor as they are until
22 someone decides to move or whatever, where I
23 can get the flexibility and then of course the
24 vacant units, add residential units in there.

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1 So if I had to give you a number of units,
2 it would be first floor would be all
3 businesses, second floor would be up to four
4 units, flexible apartments or businesses, and
5 the third floor would be the same. I would
6 like to point some pictures out of the
7 building. Can everybody hear me?

8 Basically the building, as you know, is a
9 brick building. It has rust running down the
10 sides, air conditioning units throughout the
11 building, basically has all the landscape

12 shrubbery needs maintained. So basically the
13 building really needs a facelift. What we are
14 proposing is to take the building and actually
15 meet the mixed overlay code.

16 Number one, as I said, businesses would be
17 on the ground floor. That's required. No
18 problem. We can meet that. Fifty percent of
19 the residential units will comprise of one
20 bedroom units, which is what we would ask for.
21 Fifty percent of the residential units will
22 have a 40 square foot balcony, which is
23 required from the mixed use overlay. This is
24 an area that I want to ask a little further

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1 questions. We are okay with putting the 40
2 square foot balcony on the building. We have
3 no problem with fifty percent of the units.

4 Our question is because it's in the
5 proximity of Concord Road, I don't want to have
6 a situation where we have chairs out there,
7 towels hanging on there, someone hanging out.
8 I would rather do a decorative type of balcony
9 that meets the code and looks good but really
10 doesn't have specific access to it, which I
11 would ask if you would consider that.

12 In addition to that, we would basically
13 put -- it's required to put 1,000 square foot
14 of common open space area, which is area where
15 someone can hang out. We would put benches in
16 the front and rear and access points for the
17 property and we can provide a common open space

18 around the whole building.

19 And also with that we are going to restore
20 the brick. Some of the code mentions they
21 favor brick. Even though the brick doesn't
22 look that great it's actually -- once it's
23 restored it will be very nice, have it
24 re-pointed, blasted and cleaned up. We'll

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1 replace the windows and doors, the common
2 landscaping, all the trees and shrubs will be
3 redone. We would re-do the parking lot,
4 basically clean that up, reorganize it. It
5 will be the part of the ordinance where we have
6 to supply a parking -- I guess a parking --
7 engineered study of the parking and then we
8 would put up lighting on the building. And
9 what I did, I showed what it would look like at
10 night with the trees. We put up lighting on
11 the building so it would look nice, on the
12 front side, where you're driving down Concord
13 Road, you would actually look up and say that
14 looks like a very nice place.

15 And then in addition, we would upgrade
16 exterior lighting. There is exterior lighting
17 on the building, older type lighting. We would
18 replace that with a nice type of LED lighting.

19 The lot, the lot, which there's been kind
20 of a question within the last two days.
21 Originally we expect the lot out at 1.04 acres.
22 If you would like to see, I have all the

23 marketing data, the back up. A couple other
24 people mentioned it's 1.04 acres. We obviously

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1 took that from them and used that as our
2 figure. In the meantime Pennoni Group and the
3 solicitor found out the property is not 1.04
4 acres. We called Matt Houtman from GD Houtman
5 engineers. He has determined that is correct,
6 because it is an irregular pie shaped type
7 property, it falls under the ordinance of the
8 one acre requirement of the mixed use.

9 So we would be asking for an exception to
10 that for a few things. We meet everything else
11 on the code. We can meet the parking
12 requirement, the mixed use. We'll do whatever
13 we need to do with the common area, and all the
14 other things that are required. But that was
15 one of the things that kind of shocked us.

16 First, we were discouraged that wow, we
17 had this sent to everyone as 1.04 acres and
18 even Matt Houtman said when they started
19 figuring it they came up with a couple
20 different figures.

21 So he said to use the Delaware County
22 listed website which, by the way, is not always
23 correct. But which is point six two of an
24 acre. We would fall shy of point three eight

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1 of an acre on the acre requirement. We would
2 ask for an exception on that because we have an

3 existing property that at one point had this
4 acreage. So that was the only thing.

5 There was another question about
6 impervious, 80 percent. I had that checked
7 out. We can meet the requirement even based on
8 the .62 of an acre, which requires us to have
9 5,400 some odd square feet of area that's
10 pervious; which we have 8,800 square feet
11 pervious. Actually I have the exact figure.
12 It was calculated 8,244 square feet, which
13 actually put us well over the 20 percent
14 required of pervious area.

15 So, there was one additional question that
16 I wanted to point out that we saw on the
17 ordinance that's a little bit vague and I
18 happen to see it as we got into the size
19 requirement. It says in the overlay ordinance
20 there's a line item that says 70-foot width.
21 Doesn't say throughout the property, doesn't
22 say the whole property, it just says 70-foot
23 width.

24 On the front of the property I have 148

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1 feet of street frontage. But if you look at
2 just the shape alone, it basically goes down to
3 a smaller. So at some point the 70-foot width
4 runs out. The ordinance doesn't clarify. It
5 just says 70 foot width requirement, which we
6 have 148. It does say 70-foot of road
7 frontage. We have double of that. That was

8 the only questionable area, other than the
9 acreage point.

10 MR. SCHNEIDER: For that 70 foot, as long
11 as that's carried out to where the building is,
12 which you have, so we didn't comment on that.
13 The lot width is fine.

14 MR. CRAIG: Okay, great. Last, somebody
15 asked what kind of a unit would look like.
16 This is a picture of some of the other units we
17 have built in other places. We are not talking
18 about -- it's going to be a nice finished
19 inside, stainless steel appliances, higher end
20 cabinets, wood floors or laminate floors,
21 pendant lighting. Common one bedroom would be
22 a combination of a living room/dining room
23 area, which will be a big open space, maybe a
24 bar, which we are going to show in our

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1 drawings. And also there would be one bedroom.
2 A washer and dryer in each unit is required,
3 which we can supply, and there would be --
4 basically we would only be putting partition
5 walls within the units. The units are already
6 there. Basically each unit is already built as
7 a square. We would just partition the space
8 off. We are not going to be renovating the
9 hallways or -- we're going to be refacing the
10 building, but not renovating the hallways.
11 We'll be doing each unit inside and doing them
12 to whatever our drawings will be. We love to
13 do it. If you have any questions.

14 BY MS. NAUGHTON-BECK:

15 Q Just administratively, when I pulled up
16 the property on public access, do you own the
17 property?

18 A Here's what happened. When we had the
19 1.04 acres and the question came up, the mortgage
20 company stopped because of this question, and they
21 asked us what we wanted to do. So what happened, I
22 said that we were going through this process. They
23 gave me permission to do this ahead of time, and we
24 are actually getting ready to settle on Monday

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1 morning.

2 Q So you anticipate that as of Monday you
3 would be the equitable owner of the property?

4 A Yes.

5 Q To the extent the Commissioners choose to
6 take action on this tonight, it would be subject to
7 you providing -- you satisfying the township that
8 you are the owner of the property, is that correct?

9 A Yes. It would be the 3200 Concord
10 Holdings LLC.

11 Q Right. How many total dwelling units do
12 you anticipate once this is done?

13 A Overall it would be eight.

14 Q How many -- what would be the break-down
15 of the bedrooms of those units?

16 A Fifty percent need to be one bedroom, so
17 it would be four one bedrooms and I would ask for
18 four two bedrooms, but only so I have the

19 flexibility to make the two bedrooms less. Am I
20 stuck if I say four --

21 Q No. Obviously, and just for the audience,
22 the design and site plans have not been submitted
23 yet, so really today's hearing is just to have
24 assurances that when you do submit those plans and

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1 go through land development process that you will be
2 satisfying both the mixed use ordinance as well as
3 the design specifications associated with this
4 ordinance.

5 A Correct, along with the parking plan, the
6 plot plan, and again it may be phased. I have
7 businesses in there, one of the businesses wants to
8 stay until they retire, one to two years. So, it's
9 a phase type thing.

10 Q So total of eight units, four of them will
11 be the one bedroom, which satisfies the ordinances.

12 A Yes, four one bedrooms, four two bedrooms.

13 Q And with respect to the first floor, will
14 there be a minimum of 1,600 square feet of
15 non-residential space in that first floor?

16 A Yes. The whole ground floor will be
17 occupied by businesses.

18 Q Do you know what that square footage is?

19 A Yes, I do.

20 Q It's not a quiz. I want to make sure it's
21 at least 1,600 square feet.

22 A It is 1,825.

23 Q Okay. I want to make sure we are going to
24 meet the ordinance. With respect to the -- we

1 talked about -- I guess you're just going to put
2 in -- supporting each of the individual units that
3 are already in the building. The ordinance requires
4 that buildings with less than 25 dwelling units,
5 you're to have at least one of the following,
6 landscaped common open space, fitness center,
7 indoor/outdoor swimming pool or community room.
8 Which one do you anticipate?

9 A I offered the common open space area of
10 over a thousand square feet. And if I can correct
11 the ground floor, the 1,825 is actually the office
12 space. In addition to that there's the common
13 space. I am not sure how you break that down. It
14 still meets the requirement.

15 Q Going back to the balcony, for purposes of
16 tonight's hearing you can assure the Commissioners
17 that 50 percent of the dwelling units will have a
18 balcony, a 40 square foot balcony?

19 A Yes, that can be decorative if possible.
20 If you want me to make it accessible that would be
21 okay, too.

22 PRESIDENT STIGALE: You'll go through land
23 development with that.

24 MR. SCHNEIDER: Building permit plan as

1 well. They'll come in with building permits.

2 PRESIDENT STIGALE: And just to clarify,
3 was that for all of the balconies or just the

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balconies fronting Concord?
THE WITNESS: It was for 50 percent. So I figured to dress the building up, a decorative balcony on each group on the second and third floors. We moved it around to the sides and back. It would really actually add to the look of the building that I had shown.

MR. SCHNEIDER: So they're all proposed fronting Concord Road?

THE WITNESS: Correct.

BY MS. NAUGHTON-BECK:

Q And then once you do submit the design and site plans, you have every expectation that they will satisfy the design specifications of Ordinance 951 which is the design specifications, specifically for the mixed use?

A Yes. Just to add a couple things to enhance the building, besides restoring the brick and re-doing the stucco and painting it, we also added, there was verbiage in there that wanted uniform type window treatments, which we are going

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1 to provide blinds and keep the tenants -- to make
2 sure that they keep the same blinds up, so that you
3 don't have various degree of curtains in there.

4 There's freeze boards above every
5 window on the front. There's also freeze boards
6 over the main grouping window, which is the large
7 window in the front. We changed the old 1960's
8 round orange balls, I don't know if you've ever seen
9 them in there, to a nice beautiful chandelier that

10 will light at night. And we also put on the front
11 there, I am trying to think, all the windows will be
12 actually really nice and look good. Shutters,
13 that's what I missed. We're putting shutters on the
14 front.

15 Q The only thing you're asking from the
16 Commissioners at this point is for the one acre
17 minimum lot requirement?

18 A Yes.

19 MS. NAUGHTON-BECK: Those are the
20 questions I have.

21 PRESIDENT STIGALE: Mr. Link.

22 COMMISSIONER LINK: Yes, I do. First
23 thing that comes to mind for me is the third
24 floor for the safety exit. Do you have

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1 anything in plan?

2 THE WITNESS: Yes. We actually -- each
3 one of the bedroom windows require an egress
4 window to a certain height and width. And then
5 when we studied the plan for the escape,
6 there's actually two stairwells in the
7 building, one in the front, one in the back.
8 So there's actually not just one, there's two.
9 This is the ground floor, but it's indicative
10 --

11 COMMISSIONER LINK: Basically what I'm
12 saying if there was a fire --

13 THE WITNESS: Yes, it meets the
14 requirement of the code.

15 COMMISSIONER LINK: What you're saying is
16 for the people on the third floor they got to
17 go out their window?

18 THE WITNESS: The window or escape at
19 either one of the fire escapes -- I am sorry,
20 the stairwells.

21 MS. NAUGHTON-BECK: I think that the
22 property, the land development have to comply
23 with the UCC in terms of ingress egress.

24 MR. SCHNEIDER: Building plans will be

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1 reviewed per UCC both for fire and structural.

2 COMMISSIONER LINK: I will be following
3 that. I have another question. Is this going
4 to be -- for the one bedrooms, that kind of
5 sparks my interest as far as is this going to
6 be like a permanent residence or is this going
7 to be used as a boarding house?

8 THE WITNESS: No. Permanent residence.
9 It would be a rental, but not a boarding type
10 situation. It's a rental.

11 COMMISSIONER MCGINN: Not day to day, week
12 to week.

13 THE WITNESS: No. This is a -- we have a
14 one year minimum term on all of our leases. I
15 will tell you, a lot of my clients stay. We
16 have a good track record with that.

17 COMMISSIONER LINK: That's all I have.

18 PRESIDENT STIGALE: Commissioner Firlein.

19 COMMISSIONER FIRLEIN: Nothing.

20 PRESIDENT STIGALE: Commissioner Osborn.

21 COMMISSIONER OSBORN: Nothing.
22 PRESIDENT STIGALE: Commissioner Higgins.
23 COMMISSIONER HIGGINS: I have nothing.
24 PRESIDENT STIGALE: Commissioner Graham.

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1 COMMISSIONER GRAHAM: No.
2 PRESIDENT STIGALE: Commissioner McGinn.
3 COMMISSIONER MCGINN: All I can remember
4 playing in that building when they built it
5 right before the gentleman back there with the
6 beard built his stores, Bob. I have no problem
7 with it.

8 PRESIDENT STIGALE: Bill, do you have
9 anything?

10 MR. MCCONVILLE: No thanks.

11 PRESIDENT STIGALE: Anyone in the public
12 want to comment, ask a question?

13 A VOICE: I am the owner of the adjacent
14 property.

15 PRESIDENT STIGALE: I need your name and
16 address for the record.

17 A VOICE: Robert Lister, 2330 Dutton Mill
18 Road. Couple things that are wrong with the
19 building right now. Not the building so much,
20 but the property, is that there's a fence right
21 back here which is constantly being bumped
22 into. And also there's a water run-off problem
23 here. And the second thing is there's an
24 easement on this property that I own from

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1 approximately here back to here (indicating) so
2 I don't know what that does or whatever.

3 MR. SCHNEIDER: Just a comment, when they
4 have to submit their site plans, we will review
5 all of that. So you have an easement through
6 the back of that property. That will have to
7 be shown on the plans that they submit. Just
8 to clarify, the fence --

9 MR. LISTER: It's a pretty steep thing. I
10 would suggest maybe a barrier or curb.

11 MR. SCHNEIDER: Is it your fence?

12 MR. LISTER: Yes. They constantly plow
13 snow against it, and the water runs off. That
14 drainage is not good, actually no silt
15 entrance.

16 MR. SCHNEIDER: Run-off from the parking
17 lot?

18 MR. LISTER: Yes.

19 PRESIDENT STIGALE: Anything else?

20 MR. LISTER: That's basically it.

21 PRESIDENT STIGALE: We are going to
22 address these issues.

23 MR. LISTER: Thank you.

24 COMMISSIONER MCGINN: I will be in touch,
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1 Bob.

2 THE WITNESS: Can I comment on a couple of
3 things? One of the plans was there's a fence
4 along that property line. What we were
5 planning on doing is actually putting a nice

6 vinyl fence along there, not a high fence, like
7 a two post fence so that it was clear where you
8 stop and start the actual parking lot. That
9 was part of the plan along that property line.

10 Right now there's an old chain link fence
11 there, and he's correct in saying it's not in
12 good shape.

13 PRESIDENT STIGALE: We are going to
14 address all of that as we move forward.

15 MS. NAUGHTON-BECK: That's it.

16 PRESIDENT STIGALE: Call on Commissioner
17 Higgins.

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

20 COMMISSIONER MCGINN: So move.

21 COMMISSIONER OSBORN: Second.

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

24 (Whereupon, all Commissioners

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1 present vote "aye.")

2 PRESIDENT STIGALE: Moving on to old
3 business, line item A, approval for conditional
4 use application DCIU, table until next month.
5 Move onto line item B, approval of the
6 conditional use application of 3200 Concord
7 Holding. Commissioner McGinn.

8 COMMISSIONER MCGINN: Consider the
9 approval of conditional use application of 3200
10 Concord Holding LLC for mixed overlay zoning

11 use for the property located 3200 Concord Road,
12 Aston, PA. And I would like to put in there,
13 compliance with the Pennoni review comments
14 November 10, 2016 grant relief of the minimum
15 one acre lot requirements and the testimony
16 provided during today's hearing, all in the
17 form of a motion.

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: Line item C, consider
24 a resolution approving preliminary final

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1 development plans. Commissioner Higgins.

2 COMMISSIONER HIGGINS: Thank you.

3 Township of Aston, Delaware County, Resolution.

4 Preliminary final land development plan
5 approval for ENJ Realty LLC, Narkin Project.

6 whereas, a preliminary final land
7 development plan has been submitted for parcel
8 of ground located on the east side of the
9 intersection of Pennell Road and Springbrooke
10 Boulevard known as 4300 Pennell Road.

11 whereas, a formal land development plan
12 dated the 6th day of October 2016 prepared by
13 GD Houtman and Son, sheets 1 through 7,
14 stormwater management and sediment calculations
15 dated October 6, 2016; Aston Township File
16 2016-005 has been presented to the Aston

17 Township Board of Commissioners.

18 Now, therefore, be it resolved as follows:

19 That the Board of Commissioners recommend final

20 approval subject to the following: Compliance

21 with the Pennoni letter dated October 24, 2016,

22 compliance with the Aston Township Planning

23 Commission minutes of October 26, 2016,

24 compliance with Delaware County Planning

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1 Commission final comments pending.

2 Duly adopted this 16th day of November,
3 2016. Township of Aston, James M. Stigale,
4 President, Board of Commissioners, and attested
5 to by Richard D. Lehr, township secretary
6 manager, in the form of a motion.

7 COMMISSIONER MCGINN: 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 D, consider
13 a resolution approving the preliminary final
14 minor subdivision and land development plan.
15 Commissioner Graham.

16 COMMISSIONER GRAHAM: Township of Aston,
17 Delaware County, Pennsylvania.

18 Preliminary final minor subdivision and
19 land development plan approval for applicant
20 Rescom Real Estate, LLC for Cahill Tract.

21 whereas, a preliminary final minor

22 11AstonBdofComm1616
23 subdivision and land development plan for
24 parcel located on the southeast corner of Lenni
 Road and Sickles Drive known as 694 Lenni Road,

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1 the Cahill tract.

2 whereas, a formal subdivision and land
3 development plan dated October 3, 2016
4 stormwater management calculations report dated
5 October 6, 2016 prepared by GD Houtman and Son;
6 Aston Township File 2016-004 has been presented
7 to the Aston Township Board of Commissioners.

8 Now, therefore, be it resolved as follows:
9 That the Board of Commissioners recommend final
10 approval subject to the following: Compliance
11 with Pennoni letter of October 24, 2016,
12 compliance with Aston Township Planning
13 Commission minutes of October 24, 2016,
14 compliance with Delaware County Planning
15 Commission pending final comments.
16 Installation of sidewalks and curbing will not
17 be required on Lenni Road.

18 Duly adopted this 16th day of November,
19 2016. Township of Aston, James M. Stigale,
20 President, Board of Commissioners, attested to
21 by Richard D. Lehr, township secretary manager
22 in the form of a motion.

23 COMMISSIONER MCGINN: Second.

24 PRESIDENT STIGALE: Questions or comments?

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

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

4 PRESIDENT STIGALE: Line item A, consider
5 approving the 2017 preliminary budget. Call on
6 Commissioner Osborn, please.

7 COMMISSIONER OSBORN: Thank you. Before I
8 start with some facts about preliminary budget
9 for 2017, I would like to take a minute to, as
10 Chairman of the Finance Committee, to thank the
11 committee for all the work, especially thank
12 Mr. Dick Lehr and Joe DeVuono, who spent
13 countless hours trying to put this together and
14 doing yeoman's work in getting this.

15 We're still not done. We have a
16 preliminary budget and I will at this point I
17 will read what we have. The 2017 preliminary
18 budget reflects a point seven -- keep in mind,
19 point seven mill increase and \$10.00 dollar
20 increase in the sanitation fee. The sanitation
21 fee we have no control over. That's passed
22 down to us from the County and we're required
23 to maintain by law an account that -- exactly
24 the amount they charge us we charge you for

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1 your sanitation service, trash. We have no say
2 in that.

3 Three or four years ago I raised it \$25.00
4 which reflected the same thing. So the point
5 seven mill is what we're dealing with now.
6 Preliminary budget shows a 2.75 percent

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7 increase in salaries for all full time
8 employees. The preliminary budget reflects no
9 unessential capital expenditures.

10 All township department heads will
11 continue to insure the expenditures are kept
12 under control. The Finance Committee will be
13 meeting to find any additional reduction of
14 expenditures to try to reduce the real estate
15 millage increase between now and December 21st
16 2016 when we adopt the final budget.

17 I always, when we go through this, I
18 always have just a couple of examples that I
19 do. What point seven mill increase works out
20 to be, for a residential home assessed at
21 \$98,000.00, that equates to \$68.60 a year
22 increase. For a house assessed at \$150,000 it
23 equates to \$105.00 and a house assessed at
24 \$175,000, that comes to \$122.50.

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1 The sanitation service fee increase from
2 \$240 per dwelling to \$250, as I stated, \$10.00
3 increase. The sanitation fee includes regular
4 trash pick up, second trash pick up, most bulk
5 trash pick up and recycling which is mandated
6 by Pennsylvania Act 101.

7 At present time the township is paying for
8 recycling. Some of you may remember we were
9 recycling and selling that stuff and getting
10 revenue. That worm has turned to the point
11 where we're actually paying to get rid of our
12 recycling. It's mandated by Pennsylvania law.

13 We can't mix it. We have to do it. These are
14 just statements of facts.

15 This year the township as of October 2016
16 must pay a commercial rate for bulk trash
17 containers by the Delaware County Solid Waste
18 Authority. There's just a few items there
19 right now. Since I have been doing it four
20 years now since we have had a tax increase, we
21 have been able to hold the line.

22 Everything is inevitable. Right now we
23 are still working on it. Right now looks like
24 point seven, and we are going to be working in

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1 the next month or two until December 21st to
2 see if we can carve that down a little more.

3 With that being said, I would like to
4 consider a motion approving the 2017
5 preliminary budget, form of a motion.

6 COMMISSIONER MCGINN: Second.

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

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

12 PRESIDENT STIGALE: Line item B, announce
13 intent to amend Section 1282.04 of the Aston
14 Township Zoning Code. Commissioner Higgins.

15 COMMISSIONER HIGGINS: Thank you. I would
16 like to announce the intent to amend Section
17 1282.04G2 and three of the Aston Township

18 Zoning Code to prohibit free standing signs in
19 the residential district, in the form of a
20 motion.

21 COMMISSIONER OSBORN: Second.

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

24 (Whereupon, all Commissioners

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1 present vote "aye.")

2 PRESIDENT STIGALE: Line item C, announce
3 intent to amend Chapter 1282 of the Aston
4 Township Zoning Code. Commissioner Higgins.

5 COMMISSIONER HIGGINS: Last one should not
6 have been a motion. It's an intent. Announce
7 the intent to amend Chapter 1282 of the Aston
8 Township Zoning Code to create a sign ordinance
9 for major sports complexes in Aston Township.
10 Intent.

11 PRESIDENT STIGALE: Thank you. Line item
12 D, announce intent to amend Chapter 1292.16.
13 Commissioner Higgins.

14 COMMISSIONER HIGGINS: Announce intent to
15 amend Chapter 1292.06 of the Aston Township
16 Codified Ordinances to include regulations for
17 hot tubs and to amend Chapter 1250.07B of the
18 Aston Township Zoning Code to define swimming
19 pools and hot tubs. Intent.

20 PRESIDENT STIGALE: Thank you. Line item
21 E, consider approving the increase in the
22 health inspections. Commissioner Link.

23 COMMISSIONER LINK: Yes. I would like to

24 consider approving the increase in the health
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1 inspection fee by \$35 per the fee schedule.
2 The reason why I'm asking for that, I am the
3 Chair of the Board of Health. We have one
4 dedicated inspector, Michelle Fanelli, and she
5 inspects 78 to 80 businesses a year for us.
6 That's why I am asking for the increase. I
7 make the motion to approve the increase in the
8 health inspection fee by \$35, the fee schedule,
9 form of a motion.

10 COMMISSIONER MCGINN: Second.

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

15 PRESIDENT STIGALE: Line item F, consider
16 approving the increase in the Board of Health.
17 Commissioner Link.

18 COMMISSIONER LINK: Yes. Consider
19 approving the increase in the Board of Health
20 inspection fees from \$115 to \$150 per
21 inspections. I make a motion to approve the
22 increase in the Board of Health inspector fees
23 from \$115 to \$150 per inspection, form of a
24 motion.

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1 COMMISSIONER MCGINN: Second.

2 PRESIDENT STIGALE: Questions or comments?

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

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

6 PRESIDENT STIGALE: Line item G, consider
7 approving the refund. Commissioner Osborn.

8 COMMISSIONER OSBORN: Consider approving
9 the refund in the amount of \$873.91 due to
10 Brian Bell Sr, 648 Lamp Post Lane, Aston
11 Township, PA for a duplicate tax payment, form
12 of a motion.

13 COMMISSIONER MCGINN: 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: Moving on, escrow
19 releases. Commissioner Higgins.

20 COMMISSIONER HIGGINS: Thank you, again.
21 Aston Township, Delaware County, Pennsylvania
22 Resolution.

23 whereas, Ordinance 240 and Ordinance 360
24 provide for escrow funds for completion of

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1 improvements; and

2 whereas, the township engineer and the New
3 Construction Committee has approved the request
4 for escrow funds released to Aaron and Margaret
5 Pyscher, folio 0591-15, sub account 7763507638.

6 Now, therefore be it resolved that Aston
7 Township execute such action as required by the
8 township secretary and the President of the

9 Board of Commissioners to release the sum of
10 \$1,500.00 to Aaron and Margaret Pyscher, 52
11 Connie Lane, Aston, Pennsylvania 19014.

12 Duly adopted this 16th of November, 2016.
13 Township of Aston, by James M. Stigale,
14 President, Board of Commissioners, attested to
15 by Richard D. Lehr, township secretary, form of
16 a motion.

17 COMMISSIONER MCGINN: Second.

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

22 COMMISSIONER HIGGINS: Next one, request
23 for escrow funds released to David Lowery,
24 folio 0666-59, sub account 7763508115, release

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1 the sum of \$1,500.00 to Dave Lowery, 504 Cory
2 Lane, Aston, PA, in the form of a motion.

3 COMMISSIONER LINK: 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 COMMISSIONER HIGGINS: Next one, request
9 for escrow funds released to Peter McGuinn,
10 folio 1770-42, sub account 7763507703, to
11 release \$1,500 to Peter McGuinn, 2905 Overlook
12 Drive, Aston, PA, 19014 in the form of a
13 motion.

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COMMISSIONER MCGINN: Second.

PRESIDENT STIGALE: Questions or comments?

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

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

COMMISSIONER HIGGINS: Next one, request
for escrow funds released to Solar City
Corporation, folio 0592-01, sub account
7763507951, release sum of \$1,401.34 to Solar
City Corporation, 3 Convent Road, Aston, PA, in
the form of a motion.

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COMMISSIONER MCGINN: Second.

PRESIDENT STIGALE: Questions or comments?

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

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

COMMISSIONER HIGGINS: Next one, these are
all summary numbers, following amount is for
engineering fees to be paid to Pennoni
Associates for the month of November,
\$9,260.25, in the form of a motion.

COMMISSIONER LINK: Second.

PRESIDENT STIGALE: Questions or comments?

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

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

COMMISSIONER HIGGINS: Next one, following
amounts are for engineering fees to be paid to
Cirilli Associates for the month of November,
\$3,392.50, in the form of a motion.

20 COMMISSIONER MCGINN: 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 COMMISSIONER HIGGINS: Following amount is
2 payable to Aston Township due to the general
3 fund for UPS bills for the month of November,
4 \$115.92, form of a motion.
5 COMMISSIONER MCGINN: Second.
6 PRESIDENT STIGALE: All in favor?
7 Opposed? The "ayes" have it.
8 (Whereupon, all Commissioners
9 present vote "aye.")
10 COMMISSIONER HIGGINS: That's all for the
11 escrows. Thank you.
12 PRESIDENT STIGALE: Thank you,
13 Commissioner Higgins. Commissioner Osborn.
14 COMMISSIONER OSBORN: Thank you. Quickly
15 hot off the press from the back of the room,
16 apparently I had a typo in my financial summary
17 for the budget. The increase in the sanitation
18 fee is currently \$230 not \$240. It's going to
19 \$240, not \$250. I stand corrected. Thank you.
20 PRESIDENT STIGALE: Thank you. At this
21 time I would like to open the floor to the
22 public for anything. Come to the podium.
23 A VOICE: Stephen Sarazin, 730 14th
24 Avenue, Prospect Park. I'm the director of the

1 Aston Public Library here to give my brief
2 monthly report.

3 The Aston Public Library is going to be
4 hosting free Makin' Music Rockin' Rhythms
5 Holidays Concert on Wednesday, December the
6 21st at 6:30 p.m. This program is designed to
7 get the kids singing and dancing and it's a
8 free show for pre-school fans of fun, laughter
9 and music.

10 Are you bewildered about how to register
11 for your personal health insurance plan for
12 next year? There is help available by
13 appointment here at the library. Go to Enroll
14 Health Plan dot com and search for the 19014
15 zip code to see the times and register for an
16 appointment.

17 Jitterbug Music will have a special all
18 singing, all dancing storytime for the kids on
19 Tuesday, November 29 at 10:30 a.m.

20 From now until Christmas the library is
21 hosting a display of antique toy trains donated
22 by local collector Ron Dance. Come see some of
23 these remarkable specimens in the entry of our
24 children's area.

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1 Did you know that the library offers color
2 copying now? The cost is 25 cents per page and
3 you can also scan documents to a thumb drive
4 free of charge using the new copier. Stop by

5 Thursdays at 6:00 p.m. to participate in a wide
6 variety of crafts with a diverse group of
7 adults. You can bring your own craft or work
8 with others on theirs in a helpful and
9 collaborative environment.

10 On Tuesdays at 4:00 p.m. we have Kids Lego
11 and Block Building Club. The library offers
12 the Legos and the wooden unit blocks for the
13 kids to play with.

14 The Friends of the Library are raffling a
15 great basket of kids' toys, one ticket for
16 \$2.00, three for \$5.00 and seven for \$10.00.
17 The prize will be drawn December the 18th.

18 Need help with an e-book reader, laptop or
19 tablet computer? Stop by my drop-in help time
20 on Friday mornings, 10:00 a.m. is the time for
21 e-book readers, 11:00 a.m. is the time for
22 laptops and tablets.

23 More information and registration for all
24 our programs is available through the calendar

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1 at [www dot Aston Library dot org](http://www.donot Aston Library dot org). Any
2 questions for me?

3 PRESIDENT STIGALE: Thank you. Once
4 again, great job. Now the Board sees that he
5 does show up every month and gives us a report.
6 We appreciate it.

7 MR. PINKOWITZ: Barry Pinkowitz, 3155
8 Richard Road. I just wanted to let the
9 residents know of Aston Township that the

10 annual scouting for food drive is this weekend.
11 It will be starting at 9:00 a.m. so please put
12 your bags out in front of your house by 9:00
13 a.m. and please don't put them in front of a
14 flower pot or something like that. I would
15 like to have them out front so the kids can see
16 them as they're going by. Sometimes we get
17 phone calls you didn't pick up our bags. Well,
18 they were in back of a chair or flower pot.

19 We would also like to let you know there's
20 also a food drop off at the Community Center so
21 in case you didn't drop your bag off early
22 enough you can take it up to the Community
23 Center from 9:00 to 10:30 and then the second
24 location will be at Mount Hope Church around

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1 the back at Habberset Hall, going from 9:00 to
2 10:30. So hopefully we'll have a big turn out
3 for that. Thank you.

4 PRESIDENT STIGALE: Thank you. Is the
5 trail opened yet? I see people walking on it.
6 They're not supposed to, right?

7 MR. PINKOWITZ: The trail is almost
8 finished. I would say 99 percent of it
9 finished. I am not supposed to say that.

10 PRESIDENT STIGALE: We didn't hear it.

11 MR. PINKOWITZ: According to the county I
12 think they are looking for a December ribbon
13 cutting on this. They have a punch list
14 they're going through right now and then has to
15 be signed off by the different agencies, the

16 EPA and all that stuff. So everything looks
17 good. I am waiting for the lines to be painted
18 and I think that will be it.

19 PRESIDENT STIGALE: Looks great though.
20 Great job.

21 MR. PINKOWITZ: We are hoping to get the
22 grant money so we can come into Aston Township.

23 PRESIDENT STIGALE: Anyone else? Seeing
24 none, Commissioner Link.

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1 COMMISSIONER LINK: Yes, I would like to
2 wish everyone a great Thanksgiving and to keep
3 your neighbors in mind, the ones that you know
4 that have no family, look around you and invite
5 them in. It means a lot to people that don't
6 have anybody. That's all I have.

7 PRESIDENT STIGALE: Thank you.
8 Commissioner Firlein.

9 COMMISSIONER FIRLEIN: Thank you. I would
10 like to mirror what Commissioner Link stated.
11 Have a safe holiday. Thank you.

12 PRESIDENT STIGALE: Commissioner Osborn.

13 COMMISSIONER OSBORN: Happy Thanksgiving
14 to all. Congratulate Marie on her 85th
15 birthday. If you were here I would say
16 something about being voted most cooperative
17 but --

18 PRESIDENT STIGALE: Thank you.
19 Commissioner Higgins.

20 COMMISSIONER HIGGINS: Ditto, and thank

21 Madeline Bush for the recognition she's given
22 the board, and also I know she doesn't like
23 recognition, she'll probably shoot me, but
24 thank you Maggie Berry for your work for the

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1 feeding the families so, it's really
2 appreciated. And got to appreciate the two old
3 guys that worked late hours, literally worked
4 into the night on the budget, Joe DeVuono and
5 Dick Lehr. And happy Thanksgiving.

6 PRESIDENT STIGALE: Not for nothing, we
7 have to laugh. It is mind-boggling.
8 Commissioner Graham.

9 COMMISSIONER GRAHAM: Thank you. Stephen,
10 as usual, thank you so much, and Madeline and
11 everyone, thank you very much for coming
12 tonight. Great to see you again, and I just
13 wanted to -- everything that I had read before,
14 I am not going to now, you can find for our
15 Parks and Rec, and the events for the holidays
16 on the t.v. and the website, and everyone have
17 a happy Thanksgiving. Thank you.

18 PRESIDENT STIGALE: Commissioner McGinn.

19 COMMISSIONER MCGINN: Yes, Mr. Galbraith
20 called me tonight. He's doing the house on
21 Knowlton Road, Christmas lights again this
22 year. Been off for the last 10 years, he's
23 going to open up this year. I wish everyone a
24 happy Thanksgiving.

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1 PRESIDENT STIGALE: Ms. Naughton-Beck.

2 MS. NAUGHTON-BECK: Nothing.

3 PRESIDENT STIGALE: Bill?

4 MR. McCONVILLE: I want to tell the
5 residents and the commercial establishments to
6 continue the recycling because we do get the
7 annual performance grant from the DEP, the
8 state, and it's important. It's based on the
9 tonnage that we recycle. This year we got a
10 little bit more money because we recycled more
11 than we did last year. It's important to keep
12 up the recycling. Thank you.

13 PRESIDENT STIGALE: That's why we hired
14 you. I want to thank Commissioner Graham and
15 especially the Parks and Recreation Committee
16 for all the events planned up for the holidays,
17 family events, community events, fun events,
18 and they do a wonderful job. Take advantage of
19 the tree lightings and give good old Santa a
20 wave when he comes around, and helping the
21 veterans. We are proud of what she's done with
22 that committee. Wish everyone a happy
23 Thanksgiving. Motion to adjourn.

24 COMMISSIONER MCGINN: So move.

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1 COMMISSIONER OSBORN: Second.

2 (Whereupon, the meeting is
3 concluded at 8:15 p.m.)

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REPORTER'S CERTIFICATION

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

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

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16 (The foregoing certification of this transcript does
17 not apply to any reproduction of the same by any
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19 supervision of the certifying reporter.)

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