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ASTON TOWNSHIP
BOARD OF COMMISSIONERS
MEETING
JULY 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, July 20, 2016,
commencing approximately at 7:00 p.m.

BOARD MEMBERS

JAMES M. STIGALE, PRESIDENT
MICHAEL J. HIGGINS, VICE-PRESIDENT
MICHAEL LINK
JON FIRLEIN
CAROL GRAHAM

JOHN McBLAIN, ESQUIRE, SOLICITOR
JOSEPH VISCUSO, TOWNSHIP ENGINEER
WILLIAM McCONVILLE, TOWNSHIP MANAGER

LORRAINE EVANS
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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, July 20, 2016 to order. All rise
for the Pledge of Allegiance please.

7AstonBdofComm202016
(Pledge of Allegiance)

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PRESIDENT STIGALE: Remain standing for a moment please.

COMMISSIONER HIGGINS: Thank you. I would like to mention two individuals that have passed away since the June 2016 board meeting. First one, Nora Galbraith. Mrs. Galbraith was 80 years old at the time of her death. Nora had many accomplishments but is mostly remembered for the Christmas House and amazing holiday light display at their home on Knowlton Road, here in Aston. I recall passing the display and finding traffic jam in front of her house first time I was down here, due to people from all over the area viewing the display. It was a great thing she did here in Aston.

Second one, Kellie McGinn Goff. Kellie at the time of her passing was 38 years old. She was the niece of fellow Commissioner Jimmy

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McGinn and former Delaware County Sheriff Joe McGinn. Kellie was known to most of us on the Board as our official township photographer for the past 11 years and even longer. The official Board of Commissioners picture and the individual portraits of the board on the website were the result of Kellie's hard work and dedication. Kellie performed photography services for the County of Delaware, many Delaware County Townships and for the Pennsylvania Association of Township

12 Commissioners. She will be missed.

13 Let's give these two folks a moment of
14 silence.

15 (Moment of Silence)

16 COMMISSIONER HIGGINS: Thanks.

17 PRESIDENT STIGALE: Thank you. And on a
18 happy note I just want to mention that the
19 Aston Township Board of Commissioners, along
20 with the residents of Aston Township, would
21 like to congratulate Aston Middletown Little
22 League 12U team for winning the District 19
23 Division and being Champions three years in a
24 row. Major achievement and honor and we are

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1 glad they did well. We wish them the best when
2 they go for their sectionals.

3 At this time we need a motion to approve
4 the bills and payroll.

5 COMMISSIONER FIRLEIN: Make a motion to
6 approve the bills and payroll.

7 COMMISSIONER HIGGINS: 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: Need a motion to
13 approve the treasurer's report.

14 COMMISSIONER GRAHAM: Make a motion to
15 approve the treasurer's report.

16 COMMISSIONER HIGGINS: 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: I need a motion to
22 approve the minutes of the regular meeting of
23 June 15, 2016.

24 COMMISSIONER FIRLEIN: Make a motion we
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1 approve the minutes of the regular meeting of
2 June 15, 2016.

3 COMMISSIONER HIGGINS: Second.

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

8 PRESIDENT STIGALE: At this time we
9 usually do Proclamations, but we're happy to
10 have a special guest with us today and I would
11 like to call up our State Representative Leanne
12 Krueger-Braneky to the podium. She has a
13 presentation for us.

14 REPRESENTATIVE KRUEGER-BRANEKY: Thank you
15 so much. Good evening everyone. It's great to
16 be with you today to have some good news from
17 Harrisburg. One, the state budget got done
18 last week and so our schools and our social
19 service providers won't be waiting for a long
20 time to get funding this year. But with the
21 passing of the budget, there was decisions on
22 grant funding.

23 I was pleased to sit down with the Council
24 President and former township manager about six

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1 months ago and say help me understand what the
2 priorities are for Aston, what are the projects
3 that you care about, what are you advocating
4 for, where are you hoping to get state funding.
5 They put together a presentation that's still
6 better than I have gotten from any of my other
7 municipalities that had an overview of the
8 projects from Aston.

9 There were three requests in there. One
10 was a grant for park project at Newsom Park,
11 Newsom property park. It's a watershed
12 restoration project that will help create a
13 more beautiful environmentally friendly area
14 for local residents and out of towners alike to
15 enjoy nature and spend time with family and
16 friends. And their proposal included approving
17 the walking paths, picnic areas, implementing
18 storm water management controls, planting the
19 native vegetation and re-establishing two
20 existing ponds to alleviate area flooding, that
21 will help beautify this property for all future
22 generations.

23 And there were two other that helped to
24 deal with traffic concerns, which I know is

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1 something that all of us elected officials hear

2 from our community members often. One was for
3 a round-about at Donnelly Avenue at the
4 Community Center where I know things get backed
5 up, and McIntyre Drive in Neumann University.

6 I took that information. They had put
7 together wonderful proposals, and I sat down
8 with the folks in Harrisburg, and when
9 decisions came to be made about where grant
10 projects would be funded, I said to the folks,
11 these projects in Aston are my top priority.

12 So I am very happy to be here on behalf of
13 the Commonwealth of Pennsylvania to present a
14 check to the Commissioners on behalf of the
15 Commonwealth of Pennsylvania for \$882,525.00.
16 These are free grants.

17 (Applause)

18 PRESIDENT STIGALE: You know I am going to
19 smile for this picture. We appreciate what you
20 did for us. Can I cash it today?

21 REPRESENTATIVE KRUEGER-BRANEKY: Your
22 grant approval letters have already been sent
23 out from Harrisburg and we commend the
24 leadership here, the staff here for putting

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1 together three good proposals. It was very
2 easy to advocate for these in Harrisburg
3 because you had done wonderful work, and
4 looking forward to continuing to work with the
5 Commissioners, the new township manager and the
6 residents of Aston to continue to be able to
7 advocate for you in Harrisburg. Thanks so

8 much, everybody.

9 PRESIDENT STIGALE: Thank you.

10 (Applause)

11 PRESIDENT STIGALE: Moving on, Committee
12 Reports. Call on Commissioner Link, please.

13 COMMISSIONER LINK: Financial report for
14 the month of July. Cash on hand,
15 \$1,525,350.65. Receipts, \$11,912,848.65,
16 expenditures, actual payments, \$10,252,071.60.
17 Cash on hand, \$2,971,751.45. TD Bank liquid
18 fuel, \$531,959.11. TD Bank Capital,
19 \$1,231,132.36.

20 Treasurer's report for the month of June.
21 Beginning balance, 6/1/16, \$3,947,924.30,
22 closing balance for 6/30/16, General TD Bank
23 fund, \$3,395,963.53, liquid fuel funds for TD
24 Bank, beginning balance 6/1/16, \$541,553.96.

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1 Closing balance for liquid fuel for the month
2 of 6/30/16, \$531,959.11.

3 Capital Reserve, TD Bank, beginning
4 balance 6/1/16, \$1,230,930.57, closing balance
5 for Capital Reserve, 6/30/16, \$1,231,132.36.
6 Tax collection for TD Bank beginning balance
7 6/1/16, \$72,864.59. Closing balance,
8 \$155,238.60, and that will be 6/30 of '16.
9 There's a correction on my behalf, I made a
10 mistake, for the closing balance of 6/30/16,
11 \$53,384.94.

12 Escrows for TD Bank, beginning balance

13 6/1/16, eight million -- \$8,360.69. Closing
14 balance, \$8,362.06, and that is all for the
15 treasurer's report.

16 PRESIDENT STIGALE: Thank you,
17 Commissioner Link. Commissioner Firlein.

18 COMMISSIONER FIRLEIN: Thank you. Report
19 for June 2016. Typical Public Works activity.
20 Other than that, they constructed middle stands
21 used at the Farmer's Market, A&U clean drains
22 at Weir Park, A&U, they televised Tryens and
23 Snyder, Donnelly sewer systems, storm water
24 systems, installed three No Littering signs and

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1 four No Truck signs on Mount Road and Concord
2 Road, repaired and sent vehicles to auction.
3 Those vehicles have been completed already, the
4 money is back in the general fund, and also in
5 the Police Department's fund for the law
6 enforcement vehicles, maintenance swingsets at
7 Lamp Post Lane, installed new basketball nets on
8 North Lamp Post Lane, repaired the fence at the
9 ball field, the Community Center and
10 Gordonville Park, cut down a fallen tree on
11 Gordonville Park, installed picnic tables,
12 changed the banners at the Community Center,
13 spring and summer themes, installed new street
14 signs throughout the township, removed the
15 stump from the drainage ditch off of Catalina
16 way, cut and cleared fallen trees on North Lamp
17 Post and we completed electrical work at the
18 old school house. Thank you.

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

21 COMMISSIONER HIGGINS: Thank you. First
22 of all, for land development, DCIU update,
23 there is no update. We have not heard anything
24 from them for months. They are working on

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1 something, we hope.

2 As far as the permits and licenses report
3 dated July 20, following is a report for the
4 permits and licenses issued for the month of
5 June, 2016. Beginning balance, \$168,532.00,
6 total income from building permits and general
7 contractors licenses, \$75,607.00, total
8 electrical permits and registrations,
9 \$5,536.00, total plumbing and heating permits
10 and registration, \$13,659.00, income from Board
11 of Health licenses, \$650.00, and income from
12 peddlers and vendors permits, \$1,800.00, income
13 from Commercial Life Safety Inspections,
14 \$200.00, income from Certificates of Occupancy,
15 \$8,200.00, income from rental licenses,
16 \$2,250.00, and total revenue collected for the
17 month, \$107,902.00. That's the total year to
18 date for 2016, \$276,434.00, compared to June
19 2015, \$314,667.00. That's all I have. Thank
20 you.

21 PRESIDENT STIGALE: Thank you,
22 Commissioner Higgins. Commissioner Graham,
23 please.

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COMMISSIONER GRAHAM: Thank you, President
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1 Stigale. Aston Township Fire Department Fire
2 and EMS report for June, 2016. Fire calls 46,
3 year to date 263, EMS calls 102, year to date
4 686, total monthly calls 148, year to date 949,
5 average manpower per fire incident 11.

6 The Police Commissioner report from our
7 Chief. Incidents handled 902, accident
8 investigations 34, criminal investigations 36,
9 citations issued 114. That's all. Thank you.

10 PRESIDENT STIGALE: Thank you,
11 Commissioner Graham. All right, I would like
12 to move onto the part of the meeting where we
13 open the agenda to the public for any questions
14 or comments. Do you have anything as far as
15 the agenda items only, come to the podium.
16 Seeing none, I would like to move onto Line
17 Item 8. Call on Commissioner Higgins please.

18 COMMISSIONER HIGGINS: Thank you. I would
19 like to place the meeting in sine die. Need a
20 motion.

21 COMMISSIONER LINK: 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: Now I would like to
3 call on Commissioner Higgins for Line Item A.

4 COMMISSIONER HIGGINS: First item of the
5 hearing is a public hearing on the mixed use
6 overlay district.

7 MR. VISCUSO: Good evening. My name is
8 Joe Viscuso. I am the township engineer here
9 to give a brief explanation of the overlay
10 district. And so by way of introduction, in
11 terms of how we got here, a year and a half ago
12 through another grant we started with a vision
13 plan. We had a lot of stake holders. Business
14 owners came in, residents came in, and a big
15 meeting that we had at one point at the
16 Community Center and the vision plan was
17 created. That led us -- that vision plan was
18 used to obtain the TCGI grant that we got
19 through DVRVC with the state's assistance, and
20 then from that point that allowed us to proceed
21 with the preparation of a new Comprehensive
22 Plan for the township.

23 The vision plan was the first big step.
24 The second piece of that was the preparation of

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1 the Comprehensive Plan. At last month's board
2 meeting the board officially adopted the Comp
3 Plan, we call it a Comp Plan. Municipalities
4 are required to have a Comp Plan updated every
5 10 years in the municipalities, so that put us
6 within the requirements of the Municipalities
7 Planning Code. That was adopted last month.
8 One of the outcomes of both the vision plan and

9 the Comp Plan was to move to what we call the
10 overlay district.

11 And the basic idea, there are two
12 districts in the overlay. The first being what
13 we call the western district, Pennell Road and
14 it's pretty much all encompassing along
15 Pennell. And the second piece, the eastern
16 district is Concord Road. The real estate, for
17 those of us that know the township very well,
18 we know the real estate is very different.
19 When I grew up in the township Concord Road was
20 the main traveled area. It connected to
21 Chester. That was where most of our commercial
22 properties were located in Aston.

23 When I-95 got built and it bifurcated, cut
24 off Concord Road going into Chester, then I-95

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1 Pennell Road became the main connection to I-95
2 at 322, so a lot of the commercial properties
3 and uses moved to Pennell Road from Concord.
4 So much different if you look at the overlay
5 district in the east district versus the west
6 district. The western district, the properties
7 are deeper and larger. Properties along
8 Concord are much smaller and a little more
9 difficult to develop. It has two districts,
10 the east district and the west district.

11 So why would we want an overlay district?
12 The idea, this came out of the vision plan and
13 came out of the meetings with the state holders
14 and businesses. We're trying to encourage

15 redevelopment along the two corridors. A lot
16 of the commercial real estate is kind of tired
17 and dated. It's not in conformance with what
18 you would see today by real estate developers,
19 commercial developers. We are trying to give
20 them options and encouragement to redevelop the
21 sites to encourage different kind of
22 businesses, maybe mixed uses.

23 A lot of the commercial and retail
24 developments developed now not only in

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1 Pennsylvania but across the country have both
2 residential and retail components to them. We
3 are trying to encourage those properties under
4 our current zoning. There really is no
5 encouragement for them, no alternative to them.
6 It's a very restrictive kind of zoning that
7 dates back to the fifties and sixties. Zoning
8 ordinances don't tend to get updated very
9 often. When they do they kind of carry on the
10 same kind of setbacks and open space
11 requirements.

12 The idea is to give developers an option.
13 It's an option. The underlying zoning still
14 remains in place. We have other overlay
15 district in the township. There's an overlay
16 district for a planned residential development,
17 and that's how developments like Ballinahinch
18 and Spring Mill and other developments occurred
19 in the township. The idea here is that it

20 would be a complete overlay district, giving
21 the developers an option, they can still have
22 the underlying zoning, still do everything that
23 the underlying zoning says they can do, but
24 under this they would have an option to come

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1 in. Now the option has strings attached to it.

2 One of the strings is that it's a complete
3 conditional use by the Board of Commissioners.
4 Any development brought to the township still
5 has to go through all the same routine in terms
6 of land development approvals and preparation
7 of plans by engineers and architects and all
8 the storm water requirements, everything else
9 has to be in place. But there are even more
10 development encouragements in this. There's
11 architectural enticements, and asking for
12 things to be better detailed architecturally,
13 more use of brick, and I will show you a couple
14 of pictures of that.

15 At the end of the day it's to encourage
16 developers, give them an option to encourage
17 them to maybe re-look at their properties and
18 think do they have the highest and best use.
19 would there be a better use? If there is a
20 better use, do the Commissioners agree with it
21 through the conditional use option. And if the
22 Commissioners do agree it gives them latitude
23 in the conditional use to have different
24 things, setbacks requirements, more parking

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1 requirements, different kind of open space.
2 Gives the board a lot of latitude to work back
3 and forth with the developer to come up with
4 the best plan for each parcel.

5 The minimum lot size in the east district
6 is one acre. The minimum in the west district
7 is three acres. Again, if you study this plan
8 as I have done, you'll know there's not many
9 parcels in the east district that are one acre.
10 In fact not a lot of parcels in the west
11 district that are three acres. The idea is to
12 encourage developers to consolidate parcels,
13 buy up two or three, four parcels, put them
14 together rather than piece meal, little pieces
15 at a time. That's again part of the
16 encouragement.

17 There's a whole section in the ordinances
18 that talks about setbacks in the east are
19 different from setbacks in the west. We did
20 have a series, there was a township committee
21 that was working with the planners in terms of
22 coming up with this. That committee was made
23 up of state holders and residents. The Board
24 of Commissioners have had several meetings to

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1 be briefed on this. There was a meeting last
2 week of both the board and the committee.
3 There are some comments to come out of that.
4 The plan had been sent to our local Planning

5 Commission and the Delaware County Planning
6 Commission. Both requirements under the MPC,
7 reviews by those two boards. We expect comments
8 from those two boards back. Delaware County
9 Planning Commission meets tomorrow, our local
10 planning commission meets the end of the month.
11 We had a series of comments that came from both
12 the Board and the Committee in our meeting last
13 week. Those have all been at this point
14 incorporated for the most part into revisions,
15 and once we get all of this re-packaged this
16 will go back again to both the Delaware County
17 Planning Commission and local commission for
18 one last look at the ordinance once all of the
19 pieces are in place.

20 Going back to the building requirements,
21 these land -- in the subdivision and land
22 development ordinance, or the sal-do, they
23 require more detail and richer architectural
24 finishes and articulations, does not require

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1 specific architectural style. In other words
2 we don't say it's going to be modern or
3 colonial. They are contained in the sal-do, so
4 again, gives the Board of Commissioners a broad
5 range of oversight and overview in terms of
6 making sure they completely agree to let the
7 development.

8 The developer really gets nothing, any
9 developer that wants to do this, gets nothing
10 by right. The underlying zoning is still what

11 rules, the by right portion of their
12 applications. And under this they come in, I
13 don't want to say hat in hand, because this
14 overlay district does have restrictive things in
15 it, in terms of setbacks and densities and
16 things like that. But again, at the end of the
17 day the Board can rule on each and every one of
18 these individually.

19 The planner did do a concept. I took a
20 couple of parcels and just said what could you
21 possibly do with these? I sort of encouraged
22 but discouraged at the same time, anybody from
23 placing any kind of a premium on the drawings,
24 because, if this is the site where Planet

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1 Fitness is, this is the St. James property up
2 on Concord Road, and if I gave the plans to 100
3 architects, 100 engineers, 100 planners, 100
4 developers, every plan would be different.
5 What the planner wanted to do, if I took the
6 ordinance and kind of used the overlay
7 district, what could I possibly put on there.

8 At the Planet Fitness site, he's got a
9 mixed use, brought the buildings to the street,
10 anticipate tearing down that entire shopping
11 center. That's a feat in itself, and putting
12 mixed use along the front, townhouse or
13 apartments in the back, moving the building to
14 the street. Remember that the township also is
15 reworking -- maybe the photo will be the best

16 to show you. We also had a grant to do the
17 streetscaping along 452. That process is
18 already in place.

19 We have got new black iron streetlights
20 that are going up as we speak. They should be
21 placed and running in the next couple of weeks.
22 We have new pedestrian streetlights. We are
23 trying to create a walking district, pedestrian
24 way along 452 and Concord Road that fed into

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1 the roundabout that the state legislature told
2 us about earlier and on Concord Road.

3 Again, here's a photo in the upper
4 left-hand corner of an existing condition at
5 the intersection of Weir and Pennell and the
6 streetscaping in the middle. We are going to
7 enhance the entire middle -- we're going to
8 place medians along Pennell Road and they will
9 all be planted to give a better visual along
10 and create more of a pedestrian way. And then
11 in the bottom left hand corner, a couple of
12 ideas with the architectural concepts to
13 enhance the buildings with bricks. This is one
14 where the building comes to the street. This
15 is one where the building is set back a little
16 different (indicating).

17 I don't say this is what will happen. It
18 could happen, giving a developer options for
19 how to get into the properties and redo them,
20 take them down to the ground, maybe all kinds
21 of options the developer would have. I think

22 that's the presentation, unless there's any
23 questions.

24 PRESIDENT STIGALE: Commissioner Link,
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1 anything?

2 COMMISSIONER LINK: No.

3 PRESIDENT STIGALE: Commissioner Firlein?

4 COMMISSIONER FIRLEIN: Nothing.

5 PRESIDENT STIGALE: Commissioner Graham?

6 COMMISSIONER GRAHAM: No.

7 PRESIDENT STIGALE: Commissioner Higgins.

8 COMMISSIONER HIGGINS: I have no
9 questions, but I am going to read a statement,
10 fully keeping in mind Mr. Viscuso has indicated
11 that a number of the questions that we had at
12 the meeting will be put into the document and
13 revised. But I think the residents need to
14 understand, as Commissioners, we do care about
15 what's being done around them and the
16 properties that abut to their properties. I
17 want to go on record, rather than ask
18 questions, I can be very excessive when it
19 comes to questions. I want to read a one page
20 statement, keeping in mind a lot of what I was
21 concerned about has probably been or will be
22 put in the document.

23 During the Comprehensive Plan meeting on
24 July 7, 2016 I expressed my concerns about the

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1 proposed overlay ordinance, so I will not be
 2 asking questions tonight. However, I make the
 3 following statement. The Comprehensive Plan,
 4 adopted by the Aston Township Board of
 5 Commissioners on June 15, 2016 is a long range
 6 planning tool used to guide future growth and
 7 development in the township. It expresses the
 8 Community's vision and goals for the future and
 9 recommends policies and strategies to achieve
 10 them.

11 These are implemented to a large extent by
 12 zoning, subdivision and land development
 13 ordinances, and this is the purpose of the
 14 hearing tonight, to hear about the mixed use
 15 overlay district for Pennell Road and Concord
 16 Roads, which Mr. Viscuso did.

17 Generally the idea of an overlay district
 18 is a good concept. It allows for a mixed use
 19 commercial development or redevelopment along
 20 Pennell Road and Concord Roads where the
 21 current zoning map shows primarily commercial,
 22 shopping center, apartment and institutional
 23 districts. The current districts don't go away
 24 or are they replaced. The overlay gives

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1 businesses and developers an opportunity for
 2 additional and new development and
 3 redevelopment opportunities. If properly
 4 executed it could spur economic growth in the
 5 business district and provide variety of types
 6 of housing and promote walkable town centers.

7 However, I am not in favor of an overlay
8 ordinance that would infringe upon or have a
9 negative impact on the adjacent residential
10 districts and possibly make necessary increased
11 services.

12 while there are a number of issues, I am
13 mostly concerned with the increase in building
14 height, increased residential density as well
15 as insufficient minimum rear and side yard
16 setbacks to single family residential areas.
17 Depending on the specific permitted use in the
18 overlay district, there could be unacceptable
19 issues with sight line, buffering, noise,
20 lighting, safety and other conditions caused by
21 the closeness of buildings and parking lots to
22 the adjacent residential areas. There are also
23 concerns with the proposed increase to
24 residential density and shared parking for one

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1 or more properties, e.g. shared parking for
2 apartments in commercial use. This needs to be
3 better understood.

4 At the committee meeting, the township
5 engineer was requested to review all the
6 setback and height requirements, density and
7 shared parking recommendations. Likewise, it
8 was agreed that all permitted uses in the mixed
9 use overlay district would be by condition.
10 This means that the Board of Commissioners
11 would approve all uses within the overlay

12 district so that individual conditions at the
13 time of the application could be considered.

14 I am concerned about the whole township.
15 My ward and Commissioner McGinn's ward have the
16 bulk of the commercial establishments; to a
17 lesser extent, some of the other wards. I want
18 to make sure this is done right and that's why
19 I wanted to put this statement into the record
20 tonight. Thank you.

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

23 COMMISSIONER GRAHAM: No.

24 PRESIDENT STIGALE: Bill, anything?

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1 MR. MCCONVILLE: No.

2 PRESIDENT STIGALE: At this time I'd like
3 to open the floor to the public, if you have
4 any comments in reference to our township
5 engineer mentioned, about the zoning overlay,
6 come to the podium and state your concerns.
7 Okay, seeing none, thank you, Joe. I would
8 like to move on. We have a couple of these.
9 Line Item B, Commissioner Firlein.

10 COMMISSIONER FIRLEIN: Public hearing on
11 the amendment to Sections 1282.04C, 1258.06I3,
12 1260.06I3 and 1262.06I3 of the Aston Township
13 Zoning Code. Thank you.

14 PRESIDENT STIGALE: Mr. McBlain.

15 MR. MCBLAIN: This is on the proposal to
16 the amendments Section 1282.04C, 1258.06I3 and
17 1260.06I3 and 1262.06I3 of the Aston Township

18 Code. Prior to tonight's hearing the
19 application was reviewed by the Aston Township
20 Planning Commission held on June 22, 2016, and
21 Delaware County Planning Commission June 16,
22 2016, both of which bodies recommended
23 approval.

24 The Municipalities Planning Code also

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1 requires a public hearing on any of the
2 amendments to the Zoning code, during which
3 members of the public are invited to raise
4 questions or comments. These sections
5 currently state that the sections of the zoning
6 code at issue currently state that the size of
7 accessory structures shall not exceed in the
8 R-1 district 20 by 20 foot area, R-2 district
9 20 by 20 foot area, and R-3 district 12 foot by
10 18 foot area. The size description resulted in
11 property owners having to go to zoning to
12 obtain relief if the shape of the structure
13 deviated from these dimensions, even if the
14 square footage remained the same.

15 For this reason, the proposed changes are
16 as follows: In the R-1 district, the proposal
17 is that the structure shall not exceed
18 400 square feet, in the R-2 district the
19 structure shall not exceed 400 square feet and
20 in the R-3 district the structure shall not
21 exceed 216 square feet. So, that's the formal
22 changes, as this Board knows. It keeps the

23 same square footage. It allows residents to be
24 more flexible as to the dimensions. So it

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1 would be appropriate at this time to take any
2 questions or comments from the Commissioners.

3 PRESIDENT STIGALE: Commissioner Link, do
4 you have anything?

5 COMMISSIONER LINK: No, I don't, thank
6 you.

7 PRESIDENT STIGALE: Commissioner Firlein?

8 COMMISSIONER FIRLEIN: Nothing. Thank
9 you.

10 PRESIDENT STIGALE: Commissioner Higgins?

11 COMMISSIONER HIGGINS: I am good.

12 PRESIDENT STIGALE: Commissioner Graham?

13 COMMISSIONER GRAHAM: No.

14 PRESIDENT STIGALE: Bill?

15 MR. McCONVILLE: No.

16 PRESIDENT STIGALE: Anyone from the public
17 have any comments on this issue? Seeing none,
18 thank you. Moving on to Line Item C,
19 Commissioner Higgins.

20 COMMISSIONER HIGGINS: Public hearing for
21 the conditional use application for Julianne
22 and Edward Narkin to construct a facility to
23 provide automotive and truck services and
24 repairs on the property located at 4300 Pennell

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1 Road in Aston, PA.

2 PRESIDENT STIGALE: Thank you. Do you

3 have any information when this was advertised?

4 MR. McBLAIN: Yes, Mr. President. Public
5 notice of tonight's hearing was advertised in
6 the July 5 and 12 editions of the Daily Times.
7 Property was also posted and notice was mailed
8 to the adjacent property owners and the parties
9 are represented tonight by Mr. Kelly.

10 PRESIDENT STIGALE: Whenever you're ready.

11 MR. KELLY: Thank you, Mr. Chairman, and
12 members of the Commissioners, Mr. McBlain, Mr.
13 Viscuso, township manager. I am Tom Kelly.
14 I'm an attorney. I have a law office in Media.
15 I represent Julianne and Edward Narkin, not
16 husband and wife but rather brother and sister,
17 and with me also is Matt Houtman, of GD Houtman
18 and Son, the engineers on the project. Before
19 we begin I would like to hand out to each of
20 the Commissioners and Mr. Viscuso and Mr.
21 McBlain and township manager -- this will move
22 the matter along.

23 I have given you an outline of the number
24 of documents that I think will also help you.

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1 The first document, number one, it identifies
2 the applicants. I am going to talk a little
3 bit more about them in a few minutes.

4 The property is 4300 Pennell Road. You
5 will see in the, what I have handed out to you,
6 there's a legal description of it in number
7 three and also site photographs in number four.

8 And that gives you an idea what the property
9 looks like.

10 It's a limited industrial location. It's
11 right on Pennell Road. It's contiguous with a
12 number of other parcels that are also
13 designated as light industrial. And the reason
14 that my clients have come to the Commissioners
15 for a conditional use approval is that they
16 presently have an agreement of sale to purchase
17 the property. The reason they have sought to
18 purchase the property, they presently have a
19 business half a mile south on 452 just on the
20 other side of the overpass of 322. It's called
21 Aston Sunoco. What's happened, PennDOT has
22 done eminent domain and condemned to widen 322.
23 It's going right there at the overpass,
24 consuming a bit of the property where my

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1 clients lease their operation, where they have
2 been for almost 20 years. They had to look for
3 another location to relocate their business.
4 So this was an ideal property for them to do
5 that, because it's only a half a mile away.
6 Gives them the ability to retain their customer
7 base and still continue their operation.

8 Presently they do automobile and truck
9 repairs and service. They also dispense
10 gasoline and petroleum products because they
11 have a Sunoco station. That's not going to be
12 the case. I will talk about that in a moment.
13 That's not what they intend to do as part of

14 their operation. Presently they have six
15 full-time employees including Julianne and Ed,
16 and three part-time employees. Their current
17 hours of operation are Monday through Saturday
18 5:30 in the morning to midnight, because
19 there's gas service there. And Sunday 7:00
20 a.m. to 11:00 p.m. They do not sell or store
21 vehicles. They do not do any body work, don't
22 do any painting of vehicles, anything like
23 that. The purpose for the conditional use
24 application, this property is in the limited

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1 industrial and under Section 1278 as a
2 conditional use this is an appropriate request
3 as an automobile and truck and repair services
4 facility.

5 They propose to operate the location as
6 Aston Service Center, hours would be from
7 Monday through Friday, 7:00 a.m. to 7:00 p.m.
8 Saturday, 7:00 a.m. to 3:00 p.m, and closed on
9 Sunday. They at this point anticipate probably
10 having seven employees. That's in a state of
11 flux, because the type of business is being
12 transitioned without the sale of gasoline or
13 petroleum products. Again, it's going to be an
14 automobile, truck and truck service and repair
15 facility, not selling gasoline or petroleum or
16 products, not selling vehicles or storing
17 vehicles, they're not going to be doing body
18 work or paint work and they're not going to be

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doing any towing.

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I have provided for you renderings what the structure is going to look like and Matt Houtman will put a larger version of that. You have that in your packet at number six, and you'll see it's going to comprise an office in

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the front and Julianne does the administration of the business. Ed handles the operation as it were, the physical work. It's going to have four bays. Those four bays will face south on the property.

As you look at the structure, you're going to be looking at what looks like an office building. The four bays are going to be facing south. Those bays are approximately in size 30 feet deep, 14 feet wide. The total of structure itself is a little under 3,500 square feet. Approximately 87 and a half feet by 39 and a half feet. The proposed facade is going to be for a third of the way up stone, and then some kind of stucco or stucco like condition, not corrugated. It's going to look more like an office if you're looking straight at it from Pennell Road, it's going to have an office appearance to it.

The number of parking spaces put into the plan are 26, four, one each in the bays, and 22 exterior. The requirement under your parking ordinance would be 13. We are doubling the amount of parking spaces. I want to remind the

1 Commissioners, that will not be for storage of
2 vehicles, just to have sufficient space so when
3 somebody drops their car off, there's a place
4 to park until they can come pick it up.

5 At this point I am going to turn it over
6 to Matt Houtman to talk a little bit about the
7 site plan itself. You have a copy of that also
8 in the hand-out at number five. I'll turn it
9 over to Matt to talk about the site plan
10 itself.

11 A VOICE: Good evening. Matt Houtman,
12 registered professional engineer in the state
13 of Pennsylvania, President of G.D. Houtmann and
14 Son with offices in Media.

15 As Tom mentioned, the site address is 4300
16 Pennell Road. That would be on the east side
17 of Pennell Road. On this plan Pennell Road
18 runs north and south, opposite Springbrook
19 Boulevard. The tract of land is approximately
20 130 feet wide by 200 feet deep, would comprise
21 a 0.60 acre parcel of land. As mentioned it's
22 zoned limited industrial. Presently there's no
23 principal building on the property.

24 In terms of topography, the site is

1 relatively flat. It slopes slightly from
2 northeast to southwest, toward the southwest
3 corner of the site fronting on Pennell Road.

4 The building footprint, as Tom mentioned, is
5 approximately 3,500 square feet. The building
6 is going to be positioned in the center, maybe
7 facing the left side or north side of the
8 property slightly.

9 Access to the property would be opposite
10 Springbrook Boulevard. The access would go by
11 the right hand side of the building and traffic
12 circulation around the building. On the south
13 side of the building there will be two way
14 traffic for people to come in and pull back
15 out. Once you pass the building it will be one
16 way circulation to come back out in the front
17 of the building and exit out onto Pennell Road.
18 The signalized intersection does provide safe
19 means of ingress and egress for the patrons and
20 workers at this facility.

21 As Tom mentioned, there will be four
22 service bays with an office area up front, the
23 west side of the building, the four service
24 bays along the south side. The loading area,

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1 as required, would be along the east side of
2 the building or the rear of the building.

3 Again as mentioned, 26 total parking
4 spaces, 22 in the exterior, four within the
5 bays. The site has access to public water and
6 public sewer and the storm water management for
7 the system will be provided at the southwest
8 corner of the site where the grade naturally
9 falls to. That's a very quick overview of the

10 site plan.

11 MR. KELLY: Anybody have any questions for
12 Matt on the engineering piece of it?

13 COMMISSIONER LINK: I'm a little concerned
14 about the water run-off. At what point it's a
15 natural grade? Is that near 452?

16 MR. HOUTMAN: The site drains from its
17 northeast corner gently to its southwest
18 corner, so in this direction towards Pennell
19 Road, and we'll have a storm water management
20 facility to intercept that water generated by
21 the impervious surfaces, manage it as required
22 by township ordinances, and release back out to
23 the drainage system on Pennell Road.

24 COMMISSIONER LINK: We have a water issue

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1 on these roads, so I hope it's a good one.

2 PRESIDENT STIGALE: Commissioner Firlein.

3 COMMISSIONER FIRLEIN: Nothing.

4 PRESIDENT STIGALE: Commissioner Higgins.

5 COMMISSIONER HIGGINS: Good evening, Matt.

6 Usually when your brother is here I usually
7 torture him.

8 MR. KELLY: That's why he didn't come.

9 COMMISSIONER HIGGINS: I will not torture
10 you tonight. I think this is a great plan. I
11 am looking forward to it being there because
12 what was there was a mess. And I wasn't sure
13 if it was from a Chuck Norris movie in Vietnam
14 with bamboo all over the place, but I think

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this is a good thing.
I have one question on here. Actually two. Were you planning to have a gate on the property so no one goes in and steals anything?
MR. KELLY: We had not contemplated putting a gate. We want to make it look more like an office as opposed to an industrial kind of a structure. That's why it's designed the way it is.

COMMISSIONER HIGGINS: The other question
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is, I see from looking at the renderings, there's some good use of shrubbery and so forth, especially on the end of the building where it looks like it's a store and everything. Were you planning or would you consider some plantings in the front along the road? I don't mean big tall plantings to hide the business, because I think the business needs to be seen. Is there any plan to do that? would you consider that?

MR. HOUTMAN: Surely consider it. We expect if we are fortunate enough to get conditional use approval, once we go through the land development process, those are the issues that are going to be brought to our attention and I'm sure we'll work out a plan with landscaping that would please the township.

MR. KELLY: One of the things we've been talking about on the corners at Pennell Road,

21 on each corner maybe doing some landscaping to
22 turn the corner on each one to sort of define
23 it, if you will.

24 PRESIDENT STIGALE: Great.

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1 COMMISSIONER HIGGINS: That's all.

2 PRESIDENT STIGALE: Commissioner Graham.

3 COMMISSIONER GRAHAM: My concerns was what
4 Mike mentioned as far as the landscaping
5 because of the bays, when you're driving,
6 coming into Aston and just wanted to make sure
7 they weren't unsightly.

8 MR. KELLY: That's one of the reasons we
9 put them on the side. As I said several times
10 now when you look at it from straight on you're
11 looking at it as though it's an office
12 building, keeping in mind to the south it's
13 still a lot of foliage and open land with a lot
14 of trees and so forth. Unless and until that
15 gets developed, coupled with what we have
16 suggested, it's going to be unobtrusive.

17 COMMISSIONER GRAHAM: That was my only
18 concern.

19 BY MR. KELLY:

20 Q Matt, as part of the analysis, have you
21 looked at the general standards for conditional use
22 that are found in Chapter 1290 of the zoning code
23 specifically 1290.02? There are seven of them.

24 A I have.

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1 Q Does this plan, proposed plan, comport
2 with those seven standards?

3 A In my professional opinion it does, yes.

4 MR. KELLY: Thank you. One other thing,
5 we have pending before the Zoning Hearing
6 Board, subject of course to approval by
7 township Commissioners, a zoning application
8 and the reason we have to go before the Zoning
9 Hearing Board, assuming we are fortunate enough
10 to obtain the conditional use, the property is
11 substantially undersized for that zoning
12 district. The minimum lot area for that zoning
13 district is 80,000 square feet. This parcel is
14 little over 23,000 square feet. But all we
15 need are setback relief.

16 The setback relief, just so you know, it's
17 a hundred feet. We are asking it go down to
18 51.5 feet. The north side, the side yard is 50
19 feet is the minimum. We are asking that to go
20 down to 30 feet. In the rear the minimum is 75
21 feet. We are asking that to go down to 32
22 feet.

23 Again, this is substantially an undersized
24 parcel. We believe it meets the necessary

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1 hardship requirements to get those variances.
2 These are the only variances we need. That
3 concludes the presentation on behalf of the
4 applicants, unless the Commissioners have any
5 further questions.

6 PRESIDENT STIGALE: I think our questions
7 were asked. Bill, do you have anything?
8 MR. MCCONVILLE: No.
9 PRESIDENT STIGALE: Joe?
10 MR. VISCUSO: No. I am sure that we'll
11 get into the devils and the details in the land
12 development application.
13 PRESIDENT STIGALE: Anyone from the public
14 have any comments, like to say something? Once
15 again, seeing none, thank you very much.
16 MR. KELLY: Mr. President, if I may, I am
17 going to put into the record one packet of this
18 document and ask Lorraine to mark it as Exhibit
19 Applicant One, with all the documents being
20 subsections of that application.
21 PRESIDENT STIGALE: Thank you very much.
22 MR. KELLY: Thank you.
23 MR. MCBLAIN: Mr. President, can I make
24 one comment? It doesn't have to do with Mr.

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1 Kelly's application. But under 8B, public
2 hearing on the amendment, I described to the
3 Board the proposed amendment that deals with
4 the three different zoning districts and the
5 size of the structure. Also, on your agenda is
6 in regards to section 1282.04C. And I can now
7 describe and with your permission I want to go
8 back. Same advertisement, same application,
9 reviewed by the Planning Commissions which have
10 recommended approval.

11 This is a section that deals with
 12 inspection of signs in the township and
 13 currently states that the building inspector
 14 shall cause a routine inspection of all signs
 15 in the township at least twice a year and in
 16 any other time he deems inspections necessary.
 17 And he would report to the board and it has
 18 other conditions. It's been determined that
 19 this type of inspection is an unnecessary
 20 expense to the businesses in the township, and
 21 duplicative of annual inspections otherwise
 22 done. For this reason, the township seeks to
 23 repeal this section of the sign ordinance, and
 24 this would be -- these properties have their

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1 use and occupancy inspections annually, these
 2 signs are part of that consideration. This was
 3 duplicative, that section also, so under
 4 section 10A where you consider the ordinance
 5 repealing the section, that's what that relates
 6 to.

7 PRESIDENT STIGALE: Thank you. We would
 8 have gotten to it sooner or later. All right,
 9 I'd like to move on, Commissioner Higgins,
 10 please.

11 COMMISSIONER HIGGINS: I would like to
 12 make a motion to take the meeting out of sine
 13 die.

14 COMMISSIONER FIRLEIN: Second.

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

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

19 PRESIDENT STIGALE: Moving onto Old
20 Business, line item A consider an Ordinance,
21 like Mr. McBlain explained, repealing. I would
22 like to call on Commissioner Firlein.

23 COMMISSIONER FIRLEIN: Thank you.
24 Township of Aston, Delaware County,

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1 Pennsylvania, Ordinance number. Ordinance of
2 the Township of Aston, Delaware County,
3 Pennsylvania to repeal Section 1282.04
4 subsection C of the Aston Township Zoning
5 Ordinance.

6 whereas, the Board of Commissioners,
7 Township of Aston, Delaware County,
8 Pennsylvania previously adopted an Ordinance
9 providing that the building inspector shall
10 inspect all existing signs throughout the
11 township, twice a year, to ensure compliance
12 with the zoning regulations and charge an
13 associated fee for this inspection; and

14 whereas, since the adoption of this
15 Ordinance it has been determined that
16 semi-annual township wide sign inspection is
17 unnecessary and duplicative of other annual
18 inspections conducted by the Township's Code
19 Enforcement Office.

20 It is therefore ordained and enacted this
21 20th day of July, 2016 by the Aston Township

22 7AstonBdofComm202016
23 Board of Commissioners that Section 1282.04
24 Subsection C of the Aston Township Zoning
 Ordinance is hereby repealed.

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1 Effective date. This ordinance shall be
2 effective immediately.

3 Repealer. Any prior ordinance or parts
4 thereof inconsistent with this ordinance are
5 hereby repealed.

6 Severability. The provisions of this
7 ordinance and code sections adopted hereby are
8 severable, and if any clause, sentence or
9 section thereof shall be adjudged invalid or
10 unconstitutional, such decision or judgment
11 shall not affect the validity of the remaining
12 provisions.

13 James M. Stigale, President, Board of
14 Commissioners, attested to by Richard D. Lehr,
15 township secretary, in the form of a motion.

16 COMMISSIONER LINK: Second.

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

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

22 PRESIDENT STIGALE: Line Item B, consider
23 an ordinance amending the Aston Township Zoning
24 Code sections. Commissioner Firlein.

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1 COMMISSIONER FIRLEIN: Again, Township of

2 Aston, Delaware County, Pennsylvania. An
3 Ordinance of the Township of Aston, Delaware
4 County, Pennsylvania to amend the provisions of
5 the Aston Township Codified Zoning Code
6 Chapters 1258.06(i)(3), 1260.06(i)(3), and
7 1262.06(i)(3), to clarify the permitted size
8 for accessory structures.

9 whereas, the Aston Township Board of
10 Commissioners previously adopted regulations
11 governing the permitted size of accessory
12 structures in the residential districts; and

13 whereas, the Aston Township Board of
14 Commissioners believes that the size
15 description for these structures needs to be
16 clarified to convey the intended purpose behind
17 the regulations.

18 Now, therefore, be it enacted and ordained
19 this 20th day of July 2016 by the Aston
20 Township Board of Commissioners that Chapters
21 1258.06(i)(3), 1260.06(i)(3), and
22 1262.06(i)(3), of the Aston Township Codified
23 Ordinances shall be amended to provide as
24 follows:

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1 1258.06(i)(3), size, structure not to
2 exceed 400 square feet, 1260.06(i)(3), size,
3 structure not to exceed 400 square feet,
4 1262.06(i)(3), size, structure not to exceed
5 216 square feet.

6 Effective date. This ordinance shall

7 become effective within 10 days of this date.
8 Repealer. Any prior ordinance or parts thereof
9 inconsistent with this ordinance are hereby
10 repealed. Severability. The provisions of
11 this ordinance and code sections adopted hereby
12 are severable, and if any clause, sentence or
13 section thereof shall be adjudged invalid or
14 unconstitutional, such decision or judgment
15 shall not affect the validity of the remaining
16 provisions.

17 By James M. Stigale, President, Board of
18 Commissioners, attested, Richard D. Lehr,
19 township secretary, in the form of a motion.

20 COMMISSIONER GRAHAM: 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: Line Item C, consider
2 conditional use application. Commissioner
3 Higgins.

4 COMMISSIONER HIGGINS: I make a motion to
5 approve the conditional use application of
6 Julianne and Edward Narkin to construct a
7 facility to provide automotive and truck
8 services and repairs on property located at
9 4300 Pennell Road, Aston, PA, 19014, in the LI
10 District, subject to the conditions and
11 testimony provided during the hearing of this
12 application, in the form of a motion.

13 COMMISSIONER FIRLEIN: 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: Congratulations.
19 MR. KELLY: Thank you very much. We
20 really appreciate it.
21 PRESIDENT STIGALE: Line item A, under New
22 Business. Announce no public meeting.
23 Commissioner Graham.
24 COMMISSIONER GRAHAM: Thank you, President
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1 Stigale. I would like to announce that there
2 will be no public meeting held in the month of
3 August, 2016.
4 PRESIDENT STIGALE: Thank you. Line Item
5 B, Commissioner Link, to consider authorizing
6 payments.
7 COMMISSIONER LINK: I consider authorizing
8 the payment of invoices and payroll for the
9 month of August, 2016. Make a motion to
10 authorize the payment of invoices and payroll
11 for the month of August, in the form of a
12 motion.
13 COMMISSIONER GRAHAM: 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 C, consider
19 a motion authorizing installment of a speed
20 bump. Commissioner Firlein.

21 COMMISSIONER FIRLEIN: I make a motion to
22 authorize the installation of a speed bump on
23 Convent Road not to exceed \$3,600.00, in the
24 form of a motion.

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1 COMMISSIONER LINK: 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 D, consider
7 a motion approving a stone wall to be built on
8 Mount Road. Commissioner Graham.

9 COMMISSIONER GRAHAM: Make a motion to
10 approve the building of a stone wall on Mount
11 Road and Aston Mills Road not to exceed the
12 amount of \$9,475.00, 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: Congratulations,
19 Carol. New Business, consider a motion
20 approving the winter services agreement.
21 Commissioner Firlein.

22 COMMISSIONER FIRLEIN: I make a motion to
23 approve the winter services agreement with

24 PennDOT, in the form of a motion.

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1 COMMISSIONER LINK: 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 F, consider

7 a motion to authorize the township engineer to bid

8 contracts. Commissioner Firlein.

9 COMMISSIONER FIRLEIN: I make a motion to

10 authorize the township engineer to bid the

11 annual rock salt and streetlight contracts, in

12 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: Consider a resolution

19 appointing township manager as records officer.

20 Commissioner Higgins.

21 COMMISSIONER HIGGINS: Whereas, the Aston

22 Township Board of Commissioners, Township of

23 Aston, Delaware County, Pennsylvania previously

24 adopted the Pennsylvania Right to Know Law, as

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1 amended, with the associated rules regulating

2 access to public records, and

3 whereas, the regulations governing the
4 Right to Know Law provide that the Township
5 shall designate an Open Records Officer to
6 receive requests submitted to the township
7 under the Right to Know Law, direct requests to
8 other appropriate persons within the township
9 or to appropriate persons in another agency,
10 track the township's progress in responding to
11 requests and issue interim and final responses.

12 Now, therefore, be it resolved that the
13 Board of Commissioners of Aston Township do
14 hereby appoint the township manager, William
15 McConville, as the Open Records Officer for
16 Aston Township.

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

22 COMMISSIONER GRAHAM: 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: Escrow releases.
4 Commissioner Higgins.

5 COMMISSIONER HIGGINS: First one, Aston
6 Township, Delaware County, Pennsylvania
7 Resolution 2016. Whereas, Ordinance 240 and
8 Ordinance 360 provide for escrow funds for

9 completion of improvements; and
10 whereas, the township engineer and New
11 Construction Committee has approved the request
12 for escrow funds released to R.C. Titter
13 Construction Inc., Folio 2326-00 sub account
14 7763507381.

15 Now, therefore, be it resolved that Aston
16 Township execute such action as required by the
17 township secretary and the President of the
18 Board of Commissioners to release the sum of
19 \$1,500 to R.C. Titter Construction Inc. for a
20 refund for 409 Shubrook Lane.

21 Duly adopted the 20th of July, 2016,
22 Township of Aston, James M. Stigale, President
23 Board of Commissioners, attested to by Richard D.
24 Lehr, township secretary, in the form of a

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1 motion.

2 COMMISSIONER GRAHAM: Second.

3 PRESIDENT STIGALE: Questions or comments?

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

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

7 COMMISSIONER HIGGINS: Following escrows
8 are for engineering fees to be paid to Pennoni
9 Associates for the month of July. Tamora
10 Builders, \$2,115.25, 2043 Bridgewater Road,
11 Cherry Property, \$958.50, 1575 Caroline Drive,
12 \$942.75, VoTech \$914.50, 202 Norman Street,
13 \$784.25, Sun Valley Restrooms, \$520.00, 1575

14 Caroline Drive, \$480.00, 36 Gordonville Road,
15 \$371.75, 52 Connie Lane, \$272.75, 30 Turner
16 Industrial Way, Suite 368, \$225.50, GEM
17 Property management, \$166.50, Dennis Borcky,
18 Roberts Road, \$135.00, The Falls, Concord
19 Falls, \$118.00, all those are in the form of a
20 motion.

21 COMMISSIONER GRAHAM: 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 COMMISSIONER HIGGINS: The following
3 amount is a total of escrows for engineering
4 fees to be paid to Cirilli Associates for the
5 month of July in the amount of \$6,037.50.
6 Break down of the escrows is available for
7 review here tonight or upstairs during the
8 week. We are doing this because there's about
9 29 of them and to sit here and read all of
10 these, all four Cirilli Associates for the
11 review of solar panels on roofs, we are not
12 going to -- so \$6,037.50, all Cirilli
13 Associates, in the form of a motion.

14 COMMISSIONER GRAHAM: Second.

15 PRESIDENT STIGALE: Questions or comments?

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

17 (Whereupon, all Commissioners

18 present vote "aye.")

19 COMMISSIONER HIGGINS: The following

20 escrows are for solicitor's fee to be paid to
21 Swartz Campbell, LLC for the month of July.
22 Tamora Builders, 5024-5038 Pennell Road,
23 \$1,000.00, The Falls, Concord Falls, \$375.00,
24 and both of them in the form of a motion.

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1 COMMISSIONER GRAHAM: 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 COMMISSIONER HIGGINS: The following
7 escrows are payable to Aston Township due to
8 the general fund for the Fed Ex packages for
9 the month of July. Sun Valley High School
10 restrooms, \$36.89, Sun Valley High School
11 restrooms, \$36.89, Sun Valley High School
12 restrooms, \$36.89, 1575 Caroline Drive, \$36.89,
13 300 Turner Industrial way, suite 368, \$27.97,
14 202 Norman Street, \$27.97, 305 Hidden Valley
15 Road, \$27.97, 411 Shubrook Lane, \$15.76, 244
16 Gerald Drive, \$15.76, all in the form of a
17 motion.
18 COMMISSIONER GRAHAM: 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 COMMISSIONER HIGGINS: Following escrows
24 are due to Federal Express for the month of

1 July. 5032 Pennell Road, \$125.40, 5032 Pennell
2 Road, \$37.08, 60 Connie Lane, \$28.11, 202
3 Norman Street, \$28.11, 419 Shubrook Lane,
4 \$28.11, 600 Red Hill Road, \$28.11, 131 Morgan
5 Road, \$27.97, 1575 Caroline Drive, \$25.52, 4500
6 Aston Mills Road, \$13.99, 1575 Caroline Drive,
7 \$13.98, 105 Tuscany Road, \$7.03, 4427 Park
8 Lane, \$7.03, 1600 Country Lane, \$7.03, 66
9 weathervane Lane, \$7.02, all in the form of a
10 motion.

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

18 PRESIDENT STIGALE: At this time I would
19 like to open up the floor to the public. If
20 you have anything step to the podium, state
21 your name and address.

22 A VOICE: Stephen Sarazin, 730 14th
23 Avenue, Prospect Park. I'm the director of the
24 Aston Public Library, here to give my brief

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1 monthly report. Our summer reading club, On
2 Your Mark, Get Set, Read, is continuing. If
3 you bring your list of books your child reads
4 each week to the library, you can collect a

5 weekly prize.

6 Our next Wednesday at One Program, Robin
7 Bady is a storyteller. She is going to be
8 telling the kids exciting stories, Wednesday,
9 July the 27th at 1:00 p.m. Following that, on
10 August the 3rd, Hempstead Stage will be
11 presenting a live action play of Aladdin. On
12 August the 10th, Silly Joe is going to be
13 entertaining the kids with his high energy
14 music.

15 On August the 17 Turtle Dance music gets
16 the kids moving and we'll be holding a party
17 for all of the summer's big readers. Bring
18 your child at one p.m. every Wednesday.

19 Tuesday, August the 2nd at 3:00 p.m.
20 Colonial Plantation is going to present
21 Colonial toys and games at our library. The
22 kids will learn to play old school toys like
23 Jacob's Ladder, Whizzers and Graces. We are
24 going to have a Pokemon Go Club for kids on

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1 Saturdays at noon, July the 30th. We hope we
2 do not regret this decision.

3 PRESIDENT STIGALE: Keep them out of the
4 streets.

5 MR. SARAZIN: Will be also a beginner's
6 quilting class for kids ages 13 to 18, on
7 Saturday July the 23rd at 11:00 a.m. at the
8 library, materials supplied. Kids can learn
9 the fundamentals for the art of quilting with

10 Miss Debbie.

11 The free chair yoga class is back on
12 Monday evenings starting the 25th, that's this
13 coming Monday. Space is limited, so register
14 today. Have you ever wanted to learn how to
15 play Mah-Jong? Now is your chance. Join Miss
16 Debbie wednesdays at 6:00 p.m. to learn the
17 Chinese game. It's a game of skill, strategy
18 and calculation that involves a degree of
19 chance.

20 The Friends of the Library are raffling a
21 great summer fun basket to enjoy or as a gift
22 to a friend. One ticket for \$2.00, three for
23 \$5.00 or seven for \$10.00. Prize will be drawn
24 at the end of August.

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1 Need help with an e-book reader, laptop or
2 tablet computer? You can stop by my drop in
3 help time on Friday mornings from 10:00 a.m. to
4 noon. Just bring your device and I will help
5 you learn how to use it properly. More
6 information and registration for all of our
7 programs is available through the calendar at
8 www dot Aston Library dot org. Any questions
9 for me?

10 PRESIDENT STIGALE: Great job as always.
11 Keep these Pokemon Go's under control, will
12 you? I have no clue what it is. Anyone else?

13 A VOICE: Good evening. Anthony Marusco,
14 240 West Knowlton Road. I have a couple of
15 questions for everybody. Before I do, I need

16 to give you some background as to why I am
17 here. where I live on Knowlton Road, myself
18 and my wife and three kids over 12 years in
19 Aston, where my house sits, it sits back off of
20 Knowlton Road. And the front of my house and
21 front yard actually faces my neighbor in front.
22 So my front yard is attached to their front,
23 side and backyard.

24 Several months ago my neighbor removed

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1 their fence that was up in their yard and
2 replaced it to where it now runs across my
3 front yard. On several occasions I spoke with
4 officials asking whether or not that meets
5 code. I was told no, and that the fence would
6 not have gone up. Obviously it was.

7 I have spoken with Mr. McGinn on many
8 occasions asking what can be done. I have been
9 told many times it's being looked at, it's in
10 the hands of lawyers, I will get back to you.
11 Basically my question for everyone here is for
12 zoning ordinance 1292.08A, it states in all
13 districts except L-1 limited industrial
14 districts, no wall, fence, hedge or other
15 similar structure or growth shall extend into
16 any front yard.

17 I am hoping to get clarification on this
18 zoning ordinance because it's actually
19 extending into my front yard.

20 PRESIDENT STIGALE: You are fortunate

21 tonight that our code official is sitting here.
22 what I would like to do, we are almost done.
23 Can you wait around for a minute? I would like
24 to introduce you to him and our township

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1 manager and we're going to get all the
2 information and take care of it.

3 MR. MARUSCO: Thank you.

4 A VOICE: Maryann Bullen, 3235 Darwin
5 Circle in Aston. Community Day. The Aston
6 Business Association will host the 15th annual
7 Aston Township Community Day on Saturday,
8 October 1st from 11:00 to 3:00 with the rain
9 date of Saturday October 8, same time.

10 Community Day will begin with a parade
11 from Neumann University, Neumann Drive,
12 starting at 9:30 a.m. The parade will proceed
13 along Concord Road to the Aston Township
14 Community Center. The parade will feature
15 local community groups, organizations as well
16 as musical entertainment. Inside the Community
17 Center the annual business expo will be held
18 for all Aston businesses and organizations
19 interested in displaying their products and
20 services. Other community festivities will be
21 held outside.

22 There will be rides sponsored by Bette's
23 Bounce, games, foods, drinks and contests for
24 everyone to enjoy. This here goes over very

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1 well with the children, the bike and rodeo
2 contest. Kids ages 0-12 can participate in the
3 parade by decorating their bikes, wagons and
4 strollers and riding along the parade route for
5 all to see. Prizes will be awarded for the
6 best decorations. There will also be a rodeo
7 contest prior to the parade for bikes sponsored
8 by Neumann University nursing program. Check
9 the registration form for contest rules.
10 Registration forms will need to be filled out
11 so your kids can join in the fun.

12 For information and registration contact
13 Maureen Dillon at Aston Bike Contest at gmail
14 dot com. I also believe there will be a form
15 on the township website, a link that you can go
16 to and that can also be filled out and can be
17 electronically transmitted back.

18 Wristbands can be purchased in advance for
19 a donation of three dollars each at the
20 Community Center beginning September 1st
21 through Friday, September 30th. Wristbands
22 purchased during the day of the event will be
23 \$4.00 each. Proof of Aston residency is needed
24 at the time of purchase.

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1 Information about Community Day can be
2 found on Aston public access t.v., Comcast
3 Channel 10 -- is it still Channel 10 or five?
4 Channel 5, or Verizon Chanel 45, and I am not
5 sure if that channel has changed either, Aston

6 Township website, www dot Aston Township dot
7 net, the Aston Times Community bulletin board
8 and ABA website. It's already on the ABA
9 website.

10 Anyone interested in participating in
11 Community Day, the Community Day Parade or
12 volunteering your services for Community Day
13 please contact myself, 610-494-2337, or
14 mimibull, m-i-m-i-b-u-l-l, at Comcast dot net.
15 For parade participation, Nancy Bowden,
16 610-494-5490, nbowden at Comcast dot net. For
17 the business expo, Terry Yanuzzi, Terry at
18 Rick's Sheds dot com. Any questions you can
19 always contact me if you're interested in
20 participating, we can always use help.

21 This year I have already had several
22 people contact me interested in doing things
23 for the children. We always have the library
24 that's there for the book sales. Hopefully

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1 it's a fun day. Thank you.

2 PRESIDENT STIGALE: Thank you.

3 A VOICE: Good evening. Barry Pinkowicz,
4 3155 Richard Road. I know we don't have a
5 meeting next month. I wanted to let everyone
6 know about the 911 ceremony in September. On
7 Sunday, September 11 at 3:00 p.m. at the
8 Memorial Gardens at five points the Boy Scouts
9 and the Girl Scouts of Aston Township will
10 honor those brave men and women who gave the
11 ultimate sacrifice on that day.

12 This day marks the 15th anniversary of
13 that horrific day. Boy is time flying past. I
14 remember that horrific day, people helping
15 neighbors, friends, relatives, residents coming
16 together, taking food to the police stations
17 and firehouses.

18 I also remember the decals in everybody's
19 window in the car windows and homes saying we
20 will never forget. As those 15 years passed,
21 people do forget. You can tell when we have
22 the ceremony each year at five points, there's
23 less and less people every year. I hope
24 everybody will come out to the ceremony to

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1 honor those fallen brave men and women, and I
2 would also like to ask the people to come out
3 also to thank the men and women of our police
4 and firefighters in Aston Township, especially
5 after the horrific tragedies to the police
6 across the United States.

7 These people are here 24/7 for us 365 days
8 a year. So please come out on Sunday,
9 September 11 at 3:00 p.m. at the Aston Township
10 Memorial Gardens at five points. If it rains
11 it will be held in the Aston Township Community
12 Center.

13 Secondly, I know a lot of residents are
14 asking me about the rail trail, Chester Creek
15 Rail Trail and when that ribbon cutting will be
16 taking place. So, we are in contact with the

17 county, and the contractors. We are looking
18 for a late October ribbon cutting ceremony for
19 Phase One. But again, that depends on the
20 weather and contractor and whatever, so
21 hopefully it will be at the end of October.
22 Any questions?

23 PRESIDENT STIGALE: End is in sight.

24 MR. PINKOWICZ: No, the beginning is in

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1 sight.

2 PRESIDENT STIGALE: Thank you, Barry.
3 Anyone else? Seeing none, Commissioner Link.

4 COMMISSIONER LINK: No, nothing for me.

5 PRESIDENT STIGALE: Commissioner Firlein.

6 COMMISSIONER FIRLEIN: Yes, thank you.
7 First of all, Aston Middletown Baseball,
8 congratulations on your achievement. Julianne
9 and Ed, congratulations, look forward to seeing
10 you down there. Also, Poppy's Coffee House
11 opened up last week, new establishment down at
12 Dutton's Mill Shopping Center. Stop by and
13 check it out. That's it.

14 PRESIDENT STIGALE: Commissioner Higgins.

15 COMMISSIONER HIGGINS: Thank you. I want
16 to thank Representative Braneky for coming in
17 and explaining the grants to us. Secondly,
18 congratulate the Narkins on their service
19 station coming into Aston. We like your tax
20 dollars. Seriously, congratulations. That's
21 going to be a vast improvement to that
22 property.

23 Also, I just want to echo what Maryann was
24 saying, Citizen of the Year, we have something

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1 out there, a form. If it's not up or can't
2 find it, make a nomination to your Commissioner
3 who you recommend as a Citizen of the Year and
4 the Board will make a decision or vote on it,
5 since we can't nominate. And also the 911
6 anniversary, I didn't realize it was the 15th
7 anniversary. Just to echo what Barry is
8 saying, and it's more towards the people doing
9 the presenting, the Scouts do a great job up
10 there. These are young kids, if you can see
11 how mature the kids are running that 911
12 ceremony, you would be proud.

13 I would recommend the people that are here
14 or watching this on t.v., get up and watch
15 these kids honor all the people that the first
16 responders and the police and everyone who fell
17 that day. That's all. Thank you.

18 PRESIDENT STIGALE: Thank you.
19 Commissioner Graham.

20 COMMISSIONER GRAHAM: Thank you, President
21 Stigale. First I would like to express my
22 condolences to the family of Steve Weikel, good
23 friends of ours, who passed away. He fought a
24 courageous fight and very good person. Like I

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1 said, good friend and he will be missed.

2 I would like to thank everyone who
3 assisted in our annual fireworks display and
4 helping to make it a great success. Our first
5 responders, Police Department, Public Works, DJ
6 Sean Guthrey and especially Aston resident Rick
7 Choate, for his beautiful rendition of our
8 national anthem. Big thank you to the South
9 Philadelphia String Band and Rockdale Boys for
10 their fantastic performances at our hometown
11 concerts. Performing at our next concert is
12 our own Aston resident Tim Carroll on this
13 Monday night coming, July 25.

14 Our last concert will be held on Monday
15 August 8, performance by Archie Lane's Big
16 Band. This concert will be indoors, and Tim's
17 may be indoors if it's as hot as it says it is,
18 we might have to. And what a fantastic evening
19 for everyone who participated on our movie
20 night held on June 29. It was a wonderful
21 evening, drew a very large crowd, everyone had
22 a great time.

23 Our next movie night is Wednesday evening,
24 this coming Wednesday evening July 27. All

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1 concerts begin at dusk and the movie night --
2 all concerts begin at 7:00 p.m. and the movie
3 night begins -- actually begins around eight
4 o'clock or so because they have dancing and
5 games for the children.

6 And also don't forget our Farmer's Market
7 that is held every Tuesday throughout the

8 summer from 3-7. Please come out and enjoy
9 these free events offered to the community by
10 the township. And we have had a lot of
11 participation this year and really glad for
12 that.

13 Thank you, Stephen, for your monthly
14 report. You do a great job, and
15 congratulations to everyone of our Little
16 League and to our new business. Thank you.

17 PRESIDENT STIGALE: Thank you,
18 Commissioner Graham. Bill, anything?

19 MR. McCONVILLE: I just want to reiterate
20 that special condolences for Kellie McGinn. I
21 think everyone in this room knew her personally
22 and probably had a picture taken by her, and I
23 think she was just a wonderful young lady that
24 was an asset to the town and the whole

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1 community.

2 PRESIDENT STIGALE: Thank you. Joe?

3 MR. VISCUSO: Nothing.

4 PRESIDENT STIGALE: Mr. McBlain?

5 MR. McBLAIN: Nothing.

6 PRESIDENT STIGALE: I have a couple. One,
7 John McBlain, we're honored to have you
8 tonight. He's a member of County Council and
9 gets to hear what we talk about before we get
10 up to see him. We're honored to have you here
11 tonight. Beth's on vacation, and thank you so
12 much.

13 Please support the Farmer's Market. It's
14 a great event. We are trying to build that up.
15 It's a wonderful thing, great opportunity,
16 great food. If you can attend that, we would
17 and appreciate it.

18 And my statement, Barry, before you came
19 up was until the rails to trail is complete,
20 there's a lot of people that walk the
21 neighborhoods, we ask the residents to please
22 look at your walkways to, one, make sure
23 they're passable, no growth from bushes or
24 branches or something like that, or cracks in

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1 the pavement. A lot of people do exercise in
2 Aston, and that rails to trails is going to be
3 a great asset. With that being said, need a
4 motion to adjourn.

5 COMMISSIONER FIRLEIN: So move.

6 COMMISSIONER HIGGINS: Second.

7 (Whereupon, the meeting is
8 concluded at 8:30 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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