

**LOWER CHICHESTER TOWNSHIP
BOARD OF COMMISSIONERS MEETING
January 17, 2022, 7:30 pm**

In addition to attending in person, the public may participate in the meeting by submitting written comments to the Township via US mail or by emailing comments to lowerchitwp@comcast.net on or before January 17, 2022 at 4:00 PM. Any person interested in listening to the meeting by telephone should call the Township at 610-485-1472 and request the call in information.

- I. Call to Order/Roll Call
- II. Pledge of Allegiance
- III. Approval of Minutes
 - Approve December 20, 2021 CDBG Hearing minutes
 - Approve December 20, 2021 meeting minutes
 - Approve January 3, 2022 Reorganization meeting minutes
- IV. Payment of the Bills
- V. Department Reports
 - Treasurer's Report
 - Board of Health Report
 - Sewer Report
 - Recreation Report
 - EAC Report
 - Fire Police Report
- VI. Engineer's Report (Mr. Viscuso – Pennoni) – see next page
- VII. Solicitor's Report (Mr. Catania) – see next page
- VIII. Old Business
- IX. New Business
 - i. Vote on Delcora 537 Plan Resolution
 - ii. Appointment of Deputy Treasurer, at the recommendation of the Treasurer, pursuant to 53 P.S. §55801-A(c)(1)
- X. Public Comments
- XI. Commissioner Comments
- XII. Adjournment

Next Commissioner's Meeting: February 21, 2022 @ 7:30 P.M.

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Action items Engineer – Pennoni: Per Mr. Viscuso

- i. Under New Business Item i.

Discussion items Engineer – Pennoni:

- i. Lighting and driveway in Gaspari Park
- ii. White Ave sidewalks
- iii. Pump Station upgrades status
- iv. Demolition status
- v. 820 Columbia Ave Warehouse building status
- vi. 2022 Road Program

Action items Solicitor Catania: Per Mr. Catania

- i. Under New Business Item ii.

Discussion items Solicitor Catania:

- i. Litigation Report - status
 - a. *Bedrock Development Group, LLC v. Lower Chichester Township Zoning Hearing Board, CV-2019-010203, Bedrock filed 12/10/2019.*
 - b. *Bedrock Development Group, LLC v. Lower Chichester Township Zoning Hearing Board & Lower Chichester Township, CV-2021-008748, Bedrock filed 10/20/2021.*
 - c. *Lower Chichester Township v. Bedrock Development Group, LLC and Lower Chichester Township Zoning Hearing Board, CV-2021-008896, LCT filed Land Use Appeal 10/27/2021.*
- ii. Land Development - status
 - a. Lot 7/3901 Columbia Ave – EPA Parking – LDA’s transmitted to owner/applicant Chichester Business Park, LLC, signed documents & financial security not received back, may be transferring to 3rd party.
 - b. Lot 7/3901 Columbia Ave – Warehouse – Sale/Transfer in process, Current Owner/applicant Chichester Business Park, LLC, LDA’s accepted by potential buyer, Cond. Use approved 4/27/21 for Chichester Business Park, LLC.
 - c. 3900-3903 Columbia Ave – 10/26/2021 letter from Attorney representing Alliance Partners, possible purchaser of 3900-3903 Columbia Ave., requesting execution of a Partial Termination of Declaration of Easements, Rights, Restrictions and Protective Covenants

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- d. 820 Columbia Ave. – Preliminary Land Development approved by Res. 2021-11 8/16/2021, Conditional Use approved 8/16/2021, 12/28/2021 Houtmann sent revised plans to County.
 - e. Sunoco Partners/MHIC Warehouse -project on hold.
 - f. 4401 Ridge Road – possible development of small parking area.
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- iv.** Distribution of J. Wallace Pension to beneficiaries – status
 - v.** Family Dollar – status
 - vi.** Cell Tower – in discussion with attorney for New Hudson Facades
 - vii.** Proposed County Health Dept letter to businesses, County Health Dept request for information from Township – status
 - viii.** Status of 1337 Green Street/Han Property – lien payoffs requested for 1339 Green - sale pending – report from Code Official

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