

**LOWER CHICHESTER TOWNSHIP  
BOARD OF COMMISSIONERS MEETING  
APRIL 21, 2025, 7:30 pm**

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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](mailto:lowerchitwp@comcast.net) on or before April 21, 2025 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.

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1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comment on Agenda Items
4. Executive Session, if needed.
  - a. Information session
  - b. Personnel.
  - c. Litigation.
5. Any Board vote needed on any Executive Session items, subject to Solicitor review for form and content.
6. Approval of Minutes
  - a. Approve March 17, 2025 meeting minutes.
7. Payment of the Bills
8. Department Reports (received and filed)
  - a. Treasurer's Report
    - o General ledger and trial balances; bank reconciliations for each account; payroll backup; deposit reports and supporting documentation
  - b. Board of Health Report
  - c. Sewer Report
  - d. Recreation Report
  - e. Environmental Advisory Committee Report
  - f. Fire Police Report
  - g. Emergency Report
9. Engineer's Report (Mr. Viscuso – Pennoni) – see next page

**Next Commissioner's Meeting: May 19, 2025 @ 7:30 P.M.**

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10. Solicitor's Report (Mr. Catania) – see next page
  
11. Old Business
  
12. New Business  
(All contracts, agreements, applications, proposals, and resolutions are subject to legal review as to form and content prior to execution.)
  - a. Vote to accept and file the Tax Collector's March, 2025 Report.
  - b. Vote on the approval of the Transfer of \$ \_\_\_\_\_ from the Tax Fund to the General Fund for March 2025.
  - c. Vote on approval of Corrective Deed (2 parcels 08-00-0037-00 & 08-00-00037-01) to include restrictions required by the Pennsylvania Dept of Conservation and Natural Resources for purposes of receiving a grant for Gaspari Park, subject to the review and approval of the solicitor.
  - d. Vote on Resolution approving the Application for Subdivision/Land Development submitted March 24, 2025 on behalf of Bedrock Development Group, LLC for Naamans Ridge (2 lot subdivision), subject to review and approval of Solicitor and Engineer for form and content.
  - e. Vote on Resolution for submission of the DCED Small Water and Sewer Grant application for the upper portion of Morton Avenue.
  - f. Vote on request from owner of 1408 Huddle Avenue (08-00-00500-00) for adjustment to Municipal Tax Bill to reduce number of yearly sewer fees and yearly trash fees from two to one, subject to the review and approval of the solicitor.
  
13. Public Comments
14. Commissioner Comments
15. Adjournment

**Action items Engineer – Pennoni:** Per Mr. Viscuso

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- a. Consideration of the Preliminary/Final Approval for the Bedrock, 2 lot subdivision.
- b. Vote on Resolution for submission of the DCED Small Water and Sewer Grant application for the upper portion of Morton Avenue.
- c. Agenda Items as responsible.

**Discussion items Engineer – Pennoni:**

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Report on the status of the following, with vote by Commissioners if necessary:

- a. 2025 Road Program
- b. 18 Morton Ave Demolition update
- c. Gaspari Park improvements update
- d. Maise Ave Storm sewer project update

**Action items Solicitor Catania:**

Per Mr. Catania.

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- a. Further discussion regarding declarations of public health emergency concerning Chester Crozer Hospital closure and EMS/ambulance services, and board action if necessary.
- b. Discussion of cell tower potential sale and discussion of lease interest in surrounding land, and board action if necessary.
- c. Sale of 38 W. Ridge without Certificate of Occupancy and board action if necessary.
- d. Status update on Appeal to Commonwealth Court of County Health Department litigation and oral argument held on March 5, 2025 at 9:30 AM.
- e. Status update on proposed Agreement for the Contract Operation of Wastewater Facilities for Wastewater Services in Lower Chichester Township between Delcora and the Township as approved at March meeting. Discussion and vote if needed.
- f. 820 Columbia – Previous development was on hold, attorney has advised will be in touch next couple months, land development approval may need to be extended. Potential Board action. On Hold.
- g. Status update - Link Logistics – Atty for Link indicates outside approvals obtained but prefer to wait until later in year to record, fund security and begin to pull permits.
- h. Agenda Items as responsible.

**Discussion items Solicitor Catania.**

Report on the status of the above, with vote by Commissioners if necessary.

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