

# LOWER CHICHESTER TOWNSHIP BOARD OF COMMISSIONERS MEETING

**January 20, 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 January 20, 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 December 16, 2024 meeting minutes and December 16, 2024 CDBG 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: February 17, 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 December, 2024 Report.
  - b. Vote on the approval of the Transfer of \$ \_\_\_\_\_ from the Tax Fund to the General Fund for December 2024.
  - c. Vote on award of bid for Gaspari Park Improvements.
  - d. Vote on Resolution regarding Stipulation for the Tax Assessment Appeal of 1503-1511 Market Street (Folio 08-00-00687-00) to change the assessment from the present assessment of \$1,127,830 to an assessment of \$1,950,000 for 2021 & 2022, an assessment of \$1,394,120 for 2023, an assessment of \$1,260,070 for 2024, and an assessment of \$1,177,725 for 2025, subject to the review and approval of the solicitor.
  - e. Vote on request from owner of 1434 Summit Avenue (08-00-01035-00) for adjustment to Municipal Tax Bill to reduce number of yearly sewer fees and yearly trash fees from four to one, subject to the review and approval of the solicitor.
  - f. Vote to appoint Diversified Tax and Accounting Services to complete the 2024 DCED Report.
  
13. Public Comments
14. Commissioner Comments
15. Adjournment

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

(All contracts, agreements, applications, proposals, and resolutions are subject to legal review as to form and content prior to execution.)

- a. Vote on award of bid for Gaspari Park Improvements.
- b. Agenda Items as responsible.

**Discussion items Engineer – Pennoni:**

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

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- a. 18 Morton Ave Demolition—waiting on County approval
- b. Yates Ave Pump Station/Delcora Force Main discussion
- c. Maise Ave storm sewer improvements update
- d. Bedrock Development update

**Action items Solicitor Catania:** Per Mr. Catania.

(All contracts, agreements, applications, proposals, and resolutions are subject to legal review as to form and content prior to execution.)

- a. Discussion and Board action(s) regarding County Health Department exclusion of Lower Chichester Township from the West Nile Virus Program and from the Delco Wellness flu shot program. Potential Board action. On Hold.
- b. Discussion and Board Action on proposed Agreement for the Contract Operation of Wastewater Facilities for Wastewater Services in Lower Chichester Township between Delcora and the Township, subject to the final review of the Solicitor as to form and content. Vote needed.
- c. 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.
- d. Agenda Items as responsible.

**Discussion items Solicitor Catania.**

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

- a. 2 E. Ridge Rd. - Sunoco station.

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