

**LOWER CHICHESTER TOWNSHIP  
BOARD OF COMMISSIONERS MEETING  
January 16, 2023, 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 16, 2023 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.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comment on Agenda Items
4. Executive Session, if needed.
  - a. Personnel
  - b. 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 minutes of CDBG December 19, 2022 hearing
  - b. Approve December 19, 2022 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. EAC Report
  - f. Fire Police Report
9. Engineer's Report (Mr. Viscuso – Pennoni) – see next page
10. Solicitor's Report (Mr. Catania) – see next page

**Next Commissioner's Meeting: February 20, 2023 @ 7:30 P.M.**

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11. Old Business
  
12. New Business
  - a. Vote to accept and file the Tax Collector's December, 2022 Report.
  - b. Vote on the approval of the Transfer of \$\_\_\_\_\_ from the Tax Fund to the General Fund for December, 2022.
  - c. Vote on Ordinance 2023-01 Restating, Ratifying and Amending The Township Code Governing Police Pensions and the Township's Act 44 Retirement Program
  - d. Review and Vote on acceptance of Assignment of Purchase and Sale agreement from Ryan Development LLC to Blueball 1 LLC re 820 Columbia Avenue.
  - e. Naamans Ridge/Bedrock – Vote to authorize Engineer to address the request of the applicant for rezoning
  - f. Review and Vote on transfer of \$150,000.00 from the Reserve account to the General Fund for payment of bills, due to Tax money not coming in until the end of February. The \$150,000.00 will be deposited back into the Reserve Fund as the tax money comes into the Tax Collector.
  - g. Discussion – Code Enforcement Administrative Assistant position.
  
13. Public Comments
14. Commissioner Comments
15. Adjournment

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

**Discussion items Engineer – Pennoni:**

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

- a. White Ave update
- b. 4<sup>th</sup> quarter sewer bills
- c. 2023 Road Program
- d. Park and Open Space Master Plan-public meeting at the 2/20 C's meeting
- e. Gaspari Park improvements: Comfort Station/Concession Stand, Driveway to Ridge, Sunoco ownership
- f. 820 Columbia Avenue, Land Development update
- g. 4401 Ridge:
  - i. Ridge and Market
  - ii. Sanitary Sewer Connection
- h. PennDOT Paving 2023 (Ridge Road, DE Line to Baker Street)

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**Action items Solicitor Catania:**

Per Mr. Catania.

Agenda Items 12.c., 12.d. & 12.e.

**Discussion items Solicitor Catania.**

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

- a. Litigation –
  - i. *Lower Chichester Township v. Lower Chichester Township Zoning Hearing Board* - Land Use Appeal regarding Application of Pen-Del Blueball LP for Zoning Relief for 1501 Blue Ball Avenue
  - ii. Real Estate Assessment Appeal captioned *RFIF East LLC v. BOAA*, re Folio 08-00-00185-39, 1500 Blueball Avenue, LCT entered appearance on 12/22/2022
- b. Adelphia Gateway project
- c. Easement Agreement & Sale of Cell Tower Site & Adjacent Yard Storage, Southeast from the Intersection of Blue Ball & Columbia Avenues
- d. Delcora PUC matters
- e. Delaware County Health Department matters & Order issued 10/4/2022.
- f. Naamans Ridge/Bedrock –authorize Engineer to address the request of the applicant for rezoning
- g. Police personnel issues

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