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UPPER CHICHESTER TOWNSHIP  
BOARD OF COMMISSIONERS  
DELAWARE COUNTY, PA

- - -

Monthly Board Meeting

- - -

Thursday, September 14, 2017  
Commencing at 7:30 p.m.

- - -

Upper Chichester Township Municipal Building  
Furey Road  
Boothwyn, PA

- - -

BOARD OF COMMISSIONERS:

MICHAEL GAUDIUSO, President & 5th Ward  
JOSEPH NEARY, Vice President & 4th Ward  
EDWARD RAIKOWSKI, 1st Ward  
NICOLE WHITAKER, 2nd Ward  
JOSEPH BAIOTTO, 3rd Ward

- - -

COUNSEL APPEARED AS FOLLOWS:

HOWARD J. GALLAGHER, III, ESQUIRE  
Township Solicitor

- - -

ALSO PRESENT:

LISA CATANIA  
Township Engineer

23                                    091417upperchi-boc  
                                  GEORGE NEEDLES  
                                  Township Manager  
24  
                                  BARBARA KELLEY  
25                                    Assistant Township Manager

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1                                    Board Meeting  
2                                    P R O C E E D I N G S  
3                                    - - -  
4                                    THE PRESIDENT: Good evening,  
5                                    everybody. Please stand for the Pledge of Allegiance.  
6                                    (Pledge recited).  
7                                    THE PRESIDENT: Thank you. Mr.  
8                                    Needles, would you take roll call, please?  
9                                    MR. NEEDLES: Sure. Commissioner  
10                                    Baiocco?  
11                                    MR. BAIOTTO: Here.  
12                                    MR. NEEDLES: Commissioner  
13                                    Whitaker?  
14                                    MS. WHITAKER: Here.  
15                                    MR. NEEDLES: Barbara Kelley?  
16                                    MS. KELLEY: Here.  
17                                    MR. NEEDLES: Lisa Catania?  
18                                    MS. CATANIA: Here.  
19                                    MR. NEEDLES: Commissioner

20 Gaudioso?

21 THE PRESIDENT: Here.

22 MR. NEEDLES: Howard Gallagher?

23 MR. GALLAGHER: Here.

24 MR. NEEDLES: Commissioner

25 Raikowski?

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1 Board Meeting

2 MR. RAIKOWSKI: Here.

3 MR. NEEDLES: Commissioner Neary?

4 MR. NEARY: Here.

5 MR. NEEDLES: And myself, George

6 Needles, present.

7 THE PRESIDENT: Thank you, Mr.

8 Needles. Can I have approval of the minutes of the

9 August 10th, 2017, Board of Commissioners meeting, and

10 accepting the Zoning Ordinance Amendment hearing?

11 MR. NEARY: So moved.

12 MR. RAIKOWSKI: Second.

13 THE PRESIDENT: All in favor?

14 MS. WHITAKER: Aye.

15 MR. BAIOTTO: Aye.

16 091417upperchi-boc  
MR. RAIKOWSKI: Aye.

17 MR. NEARY: Aye.

18 THE PRESIDENT: Aye. Motion  
19 carried. Also, we met tonight and last week in  
20 Executive Session to discuss various litigation and  
21 personnel matters.

22 I believe there is a presentation  
23 from the Township Fire Marshal tonight. Mr. Holland,  
24 please come up for your presentation. We would  
25 appreciate that.

▲4

1 Board Meeting

2 MR. HOLLAND: Good evening. I am  
3 prepared tonight to talk about a team that Emergency  
4 Management has put together. It's called the FAST  
5 team. It's the Fire Assistance Support Team, and it's  
6 for the residents.

7 Our Emergency Management has over  
8 the years strived to meet the growing needs of our  
9 community through continuous training and education  
10 for its personnel and providing public education to  
11 the residents.

12 I am going to go over some things.

13 Teresa handed you a book there and that is what we are  
14 going to give to the residents. It's for the  
15 residents that have a fire, and then the other part is  
16 residents that are near a fire, the neighbors.

17 So the FAST team if they are  
18 called out, they will try to help the Fire Department  
19 explain to the homeowner what is going on, because  
20 sometimes we just don't have time to do that. They  
21 would help make phone calls for their pets. We give  
22 dolls or toys to the children. So what we have  
23 donated to us, we give them out to the little  
24 children.

25 The big thing is helping to

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1 Board Meeting  
2 receive temporary drugs, because a lot of times their  
3 drugs are destroyed or they can't use them. So what  
4 we have done there is we make up a slip. We contact  
5 the pharmacy stores, and we have a paper that we use  
6 now. We can get them up to a three-day supply for  
7 their drugs, and then they have to go see their  
8 physician. But this paper trail will continue with

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9 them to make their life a lot easier with their  
10 insurance company. So that is a big thing we are  
11 doing.

12 Also, we will assist a citizen.  
13 Than when we go out, we will canvass the immediate  
14 neighborhood there. They will give a handout on  
15 carbon monoxide safety and smoke detector safety. Get  
16 out and stay out. They will get a kitchen checklist.  
17 They will get a 9-volt battery and a Home Safety  
18 Checklist.

19 They will get insurance  
20 information. It tells them if you don't have  
21 insurance, this is what could happen at a fire.

22 Special Needs information and  
23 candle safety. This is something we would like to  
24 start this month and, hopefully, we will never have to  
25 use it, but if we do, we have a team together that is

▲6

1 Board Meeting  
2 going to go out and do this for us.

3 Any questions?

4 THE PRESIDENT: Dave, not to be  
5 nitpicky, but can we change "drugs" to "medication?"

6 I think that has a much more positive connotation.

7 MR. HOLLAND: Okay.

8 THE PRESIDENT: Thank you.

9 MR. RAIKOWSKI: Dave, when your  
10 team goes out, and the incident happens, whether they  
11 have insurance or not, are we educating them at the  
12 same time and making sure in that whole area, at  
13 least, especially if it is a bad fire, that they all  
14 have their own smoke detectors, not just information  
15 about it?

16 Do you verify if they have the  
17 smoke detectors, or do we have any means to be able to  
18 get them through the fire company? Because some of  
19 the fire companies have them if someone needs an extra  
20 one to provide just to the surrounding area where the  
21 incident happened, not the whole Township at that  
22 time, because it might be the reason they had a fire  
23 because they didn't have working smoke detectors.

24 So the FAST team is giving this  
25 out to the neighborhood but make sure, hey, do you

↑7

2 have one?

3 MR. HOLLAND: If they need  
4 something, we can help them. The only thing we  
5 probably won't be able to help them with is carbon  
6 monoxide detectors because they are so expensive and  
7 nobody gives them out.

8 MR. RAIKOWSKI: Right.

9 MR. HOLLAND: But the smoke  
10 detectors, we can probably come up with a couple.

11 MR. RAIKOWSKI: Because,  
12 unfortunately, we had that incident with Hurricane  
13 Irma. I don't know how many people were killed, but  
14 at least make them aware of that in the surrounding  
15 area.

16 MR. HOLLAND: Okay.

17 THE PRESIDENT: Thank you.

18 MR. NEARY: If there is anything,  
19 we will get back to you. I didn't read it.

20 MR. HOLLAND: Okay.

21 THE PRESIDENT: Thank you,

22 Mr. Holland.

23 I would like to move on to our  
24 citizen comments. Is there anybody on the right side  
25 of the room that would like to come up and speak?



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1 Board Meeting

2 MS. FANELLI: Michelle Fanelli.

3 THE PRESIDENT: Before Michelle  
4 talks, thank you very much for working with us at CBL.  
5 We had a very nice time.

6 MS. FANELLI: That is my comment.  
7 It was a great event. For the first time they were  
8 somewhat organized, but all I ask is next year we  
9 should have a better protocol. Great time. The food  
10 was good. Just for my sake, next year for protocol we  
11 should get together with them. They actually emailed  
12 me today for a list because I had a spreadsheet. So  
13 maybe they can contact you next year and we get  
14 together for a better protocol, but it was a wonderful  
15 time and I think I owe you this (handing).

16 THE PRESIDENT: Thank you. If  
17 there are no other citizen comments, we will move on  
18 to our professional reports and we will start with our  
19 Engineer.

20 MS. CATANIA: First on my agenda,  
21 as I mentioned last week, JMC has completed all of the  
22 Pleasant Avenue Bridge work. We have the maintenance

23 bond and all the final paperwork and the prevailing  
24 wage sheet. I am recommending an approval in the  
25 amount of \$85,838.40.

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1 Board Meeting

2 MR. NEARY: So moved.

3 MS. WHITAKER: Second.

4 THE PRESIDENT: All in favor?

5 MS. WHITAKER: Aye.

6 MR. RAIKOWSKI: Aye.

7 MR. NEARY: Aye.

8 MR. BAIOTTO: Aye.

9 THE PRESIDENT: Aye. Motion  
10 carried.

11 MS. CATANIA: Second on my agenda  
12 is, as everyone is aware, the 2017 Road Program is  
13 substantially completed. We have not finalized our  
14 punch list as of this point. We are suggesting a  
15 payment to A. F. Damon in the amount \$499,028.52. We  
16 are holding 55,000 dollars. We are holding 10 percent  
17 of the contract for incidentals.

18 We do not at this point have

19 prevailing wage certification, the maintenance bond  
20 and compliance report that is necessary for the  
21 completion report for PennDOT. We have other items  
22 that need to be completed in order to finalize the  
23 program.

24 MR. NEARY: So moved.

25 MR. RAIKOWSKI: Second it.

▲10

1 Board Meeting

2 THE PRESIDENT: All in favor?

3 MS. WHITAKER: Aye.

4 MR. RAIKOWSKI: Aye.

5 MR. NEARY: Aye.

6 MR. BAIOTTO: Aye.

7 THE PRESIDENT: Aye. Motion  
8 carried.

9 MS. CATANIA: The only thing that  
10 I wanted to mention that is not on the agenda is that  
11 we do have available for public comment the Pollution  
12 Reduction Plan for the MS-4 Program. This is a  
13 reduction in pollution loads to improve the water  
14 quality going into the various watersheds, the various  
15 creeks through and around Upper Chichester Township.

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16 If anyone is interested in reading  
17 it, it is available here at the Township Building. We  
18 will need to resend the report into DEP next week. So  
19 we still have a week for any kind of comments.

20 That is all I have unless anyone  
21 has any questions.

22 THE PRESIDENT: Any questions or  
23 comments for our Engineer?

24 MS. WHITAKER: I just have a  
25 comment. That bridge looks really good. They did a

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1 Board Meeting

2 nice job.

3 THE PRESIDENT: Just a note. We  
4 were 23 thousand dollars under budget with the Road  
5 Program, and that is thanks to everybody.

6 We will move on to our Solicitor's  
7 report.

8 MR. GALLAGHER: Thank you,  
9 Mr. President. The first item on my agenda, I would  
10 like authorization in the form of a motion, I guess,  
11 to advertise for a hearing upon the Application of

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12 Acme Markets, Incorporated, to transfer a Liquor  
13 License with the intent to operate a restaurant and to  
14 sell beer and wine at the grocery store at 643  
15 Conchester Highway.

16 MR. NEARY: So moved.

17 MR. BAIocco: Second.

18 MR. RAIKOWSKI: Question. Do we  
19 have a time table on that?

20 MR. GALLAGHER: We have 45 days  
21 from the date the letter was sent to the Township to  
22 hold the Public Hearing and pass a Resolution either  
23 approving or denying it. I am scheduling the hearing  
24 on October 12th which is the 42nd day. It's within  
25 the 45 days. That is when I would like to have the

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2 hearing.

3 MR. BAIocco: Is that a Caucus or  
4 regular meeting?

5 MR. GALLAGHER: That is the  
6 regular meeting.

7 THE PRESIDENT: Can they come to  
8 the Caucus and discuss everything?

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9 MR. GALLAGHER: I can invite them  
10 if you want them to come to a Caucus. I can see if  
11 they are interested, yes.

12 MR. BAIOTTO: Can't we just  
13 advertise it and make it a public meeting?

14 MR. GALLAGHER: Yes, I would  
15 suggest you do it at a public meeting.

16 MR. NEARY: When we have had  
17 meetings that are not regularly scheduled meetings,  
18 people don't see the advertisement in the paper as a  
19 rule.

20 THE PRESIDENT: It's just a  
21 suggestion. The Board doesn't have to take it.

22 MR. RAIKOWSKI: I am good with the  
23 12th.

24 MR. GALLAGHER: The question I  
25 have is, what time do you want me to schedule it?

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1 Board Meeting

2 Would it be 6:30, 7:00 o'clock?

3 MR. BAIOTTO: I would say 6:30 in  
4 case we get a crowd.

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5 MR. NEARY: I don't think we will  
6 get a crowd.

7 MR. RAIKOWSKI: I would think 7  
8 because if we meet for an executive meeting at 6:30,  
9 then at 7:00 o'clock we can have the hearing.

10 MR. GALLAGHER: All right. What  
11 do you think, Joe?

12 MR. NEARY: I would prefer  
13 7:00 o'clock.

14 THE PRESIDENT: All right,  
15 7:00 o'clock. All in favor?

16 MR. NEARY: Aye.

17 MS. WHITAKER: Aye.

18 MR. RAIKOWSKI: Aye.

19 MR. BAIOTTO: Aye.

20 THE PRESIDENT: Aye. Motion  
21 carried.

22 MR. GALLAGHER: The second item is  
23 to consider Ordinance Number 712 amending the Code of  
24 Ordinances of Upper Chichester Township, Chapter 555,  
25 Vehicles and Traffic, Article IV, General Parking

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2 Regulations, Section 555-38, Parking of trucks, buses  
3 and certain other vehicles prohibited.

4 MR. RAIKOWSKI: So moved.

5 THE PRESIDENT: Is there a second?

6 MR. BAIocco: I'll second it.

7 THE PRESIDENT: Any comments?

8 MR. GALLAGHER: My only comment is  
9 I gave this Ordinance to the Chief and he indicated  
10 that he was fine with it.

11 MR. NEARY: My concern is how it's  
12 enforced again, because currently what we have in the  
13 book is not being enforced the same way. In the  
14 situation that I am aware of, we have someone who  
15 parks his vehicle behind the front of his house.

16 He has it backed in all the way  
17 past the front of his house. It's on his driveway.  
18 It's on an improved surface. It doesn't have any  
19 lettering or anything outside, so there is no way to  
20 recognize that it's a business truck.

21 He does use it to travel to work  
22 and back, and he uses the tools that are in it, but he  
23 doesn't conduct business in town. He was given a  
24 notice. A guy around the corner has, like, an Allied  
25 Propane Tank truck sitting out in the street, and he



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1 Board Meeting

2 didn't get a notice.

3 So I don't want to put an  
4 Ordinance in effect that isn't going to be enforced.  
5 If we are putting something on the books, it needs to  
6 be enforced and it needs to be enforced uniformly  
7 through all of the Wards and throughout the Township.

8 MR. BAIOTTO: My question is the  
9 definition of these trucks. A truck with lettering  
10 that is a normal pickup truck, if it's someone from  
11 PECO or someplace like that who comes home, is that a  
12 violation?

13 MR. NEEDLES: The first item, this  
14 only pertains to on-street parking in the general  
15 Parking Regulations. We currently have Section 555-38  
16 that reads, "It shall be unlawful for any person to  
17 park or to remain parked on any residential street or  
18 in any residential area, any vehicle other than a  
19 passenger car except as hereby set forth as below.  
20 The term passenger car shall not include any bus,  
21 motor home or passenger car, truck or van attached to

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22 a trailer of any kind.

23 "It shall be unlawful for any  
24 person to park or allow to remain parked on any  
25 residential street or in any residential area any

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1 Board Meeting

2 vehicle other than a commercial vehicle not larger  
3 than what is commonly known as a pickup truck or van,  
4 other than when actually making a delivery and  
5 engaging in work on such residential street or  
6 residential area."

7 So the big change between that and  
8 this is the addition of trailer as an entity of its  
9 own. So right now what was happening was that if the  
10 Chief got a call for a trailer parked in the middle of  
11 the road, he could not do anything about it. But if  
12 that trailer was parked to a vehicle per the law, he  
13 would have to tow it. So the overall change was to  
14 add that in.

15 MR. RAIKOWSKI: And this is just  
16 for street parking only?

17 MR. NEEDLES: A residential  
18 street.

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19 MR. RAIKOWSKI: Nothing on the  
20 property?

21 MR. NEEDLES: Right.

22 MR. GALLAGHER: Did you get any  
23 clarification from PECO about utilities?

24 MR. NEEDLES: He hasn't gotten  
25 back to me yet. I reached out to PECO to find out

▲17

1 Board Meeting

2 what there company policy was on sending vehicles  
3 home. I thought that would be a good idea to see what  
4 they say.

5 MR. NEARY: Commissioner Baiocco  
6 is on call tonight. He has a large truck that is  
7 going to be parked in the street tonight.

8 MR. BAIOTTO: I will put it in my  
9 driveway if you make me do it, but I am required to  
10 bring that truck home when I am on call. It's a  
11 three-quarter ton pickup. Where does that fall?

12 MS. WHITAKER: You need to put it  
13 in your driveway.

14 MR. BAIOTTO: It has to go in my

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15 driveway just so I know. I don't want Officer Bush at  
16 my house tonight. These were my questions.

17 MS. WHITAKER: People don't  
18 understand the law, so you don't want people to have  
19 the impression that you are doing something that  
20 someone else is not doing. So you should park in your  
21 driveway.

22 MR. BAIOTTO: Right.

23 THE PRESIDENT: I know George and  
24 them have been going through a lot of things trying to  
25 rework and improve a lot of things, and one of the

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1 Board Meeting

2 things I asked them to look at, and I know we had the  
3 discussion many times, is to look at the different  
4 types of trucks and vehicles and see how we can  
5 streamline it to maybe be a little bit more friendly  
6 towards our blue-collar working people. So that is  
7 something that we're currently working on. So I am  
8 hoping to have that soon.

9 MR. BAIOTTO: And there are eight  
10 to ten other people that work at DELCORA that will be  
11 bringing similar trucks home.

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12 MR. NEEDLES: Would you consider  
13 that to be a heavy-duty pickup truck?

14 MR. BAIocco: In my department,  
15 it's a three-quarter ton pickup with no toolboxes or  
16 nothing. The mechanics have a three-quarter ton truck  
17 with a utility box with wrenches and stuff in it.

18 THE PRESIDENT: I have a pickup  
19 truck.

20 MR. BAIocco: It's not dual wheels  
21 or nothing like that, but I will let these guys know  
22 that they have to be in the driveway.

23 MR. RAIKOWSKI: Well, I am hearing  
24 a lot. If we have to vote right now, we are on this  
25 thing and we are going to get our butts whooped

▲19

1 Board Meeting  
2 because we've got a pickup truck that somebody brings  
3 home, a normal size pickup, because I don't even see  
4 in here about a dual pickup. Joe Blow resident may  
5 have a dual pickup as a personal pickup.

6 MR. BAIocco: I am going to tell  
7 you right now, PECO has bigger trucks.

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8 THE PRESIDENT: This is dealing  
9 more with trailers. This Ordinance is dealing more  
10 with trailers; correct?

11 MR. NEEDLES: The language on the  
12 pickups is already in there. So I guess if that was  
13 something where there was a question that the Board  
14 wanted to get rid of it, you would have to rescind the  
15 section; correct, Bud?

16 MR. GALLAGHER: Yes.

17 THE PRESIDENT: So if it's not  
18 attached to the trailer, now we can do something about  
19 it. I am fine with that.

20 MR. BAIocco: My last, quick  
21 question is, should I abstain from this vote?

22 THE PRESIDENT: No.

23 MR. BAIocco: I'm just making  
24 sure, Mike.

25 THE PRESIDENT: All in favor?

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1 Board Meeting

2 MR. NEARY: Aye.

3 MS. WHITAKER: Aye.

4 MR. RAIKOWSKI: Aye.

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5 MR. BAIOTTO: Aye.

6 THE PRESIDENT: Aye. Motion  
7 carries.

8 MR. GALLAGHER: The last item on  
9 my agenda is an Ordinance to provide for Certificates  
10 of Occupancy upon the sale or resale of dwelling units  
11 and rental units. This amends Chapter 429, Property  
12 Maintenance, to include Article IV, Housing, Part 1,  
13 Certificates of Occupancy. I would ask for a motion  
14 to approve this.

15 MR. RAIKOWSKI: So moved.

16 MS. WHITAKER: Second.

17 THE PRESIDENT: Any questions?

18 MS. WHITAKER: Yes. Clarify that  
19 for completeness.

20 MR. GALLAGHER: I will read the  
21 heading and then maybe that will help you. It's an  
22 Ordinance to amend the Code of Upper Chichester  
23 Township by adding Chapter 429, Property Maintenance,  
24 Article IV, Housing, Part 1, Certificates of  
25 Occupancy. Annual renewal requiring separate

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Certificates of Occupancy for any sale, new construction, rental property or other structures containing more than two dwelling units.

Basically, it requires a separate Certificate of Occupancy for any rental dwelling unit or rental unit, and also upon the sale of a property, a rental unit or dwelling unit.

MS. WHITAKER: Who is tracking that?

MR. GALLAGHER: That is Charlie.

MS. WHITAKER: Okay.

MR. NEARY: Do we get reports from rental facilities about their occupancy?

MR. NEEDLES: What tenants are there, that is the first step. When you apply for a reinspection, you report your tenants at that time.

MR. NEARY: So what happens if they rent an apartment for six months and they leave and then they re-rent? Shouldn't it be inspected again?

MR. NEEDLES: Yes, each time there is a new rent, yes.

MR. GALLAGHER: Each dwelling unit



25 is also subject to inspection upon a change of

↑22

1 Board Meeting

2 occupancy.

3 MS. WHITAKER: So how do you know  
4 that? How are you going to know when something  
5 changes?

6 MR. NEEDLES: That onus is on the  
7 owner of the property to report it.

8 MS. WHITAKER: What if they don't  
9 report it when someone moves out?

10 MR. NEEDLES: If that does happen,  
11 you catch them when you do the annual inspection.

12 MS. WHITAKER: We have not been  
13 doing annual inspections.

14 MR. NEARY: It's my understanding  
15 that he does them.

16 MS. WHITAKER: John told me he  
17 does them every other year.

18 MR. BAIOTTO: They used to be  
19 every other year.

20 MR. NEARY: Then we need to  
21 clarify that.

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22 MR. GALLAGHER: He is well aware  
23 of this Ordinance because I talked to him about it.

24 MR. BAIOTTO: I know at one point  
25 they were every other year. That's all I am saying.

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1 Board Meeting

2 THE PRESIDENT: All in favor?

3 MR. NEARY: Aye.

4 MS. WHITAKER: Aye.

5 MR. BAIOTTO: Aye.

6 MR. RAIKOWSKI: Aye.

7 THE PRESIDENT: Aye. Motion

8 carries.

9 MR. GALLAGHER: That is all I  
10 have. Thank you.

11 THE PRESIDENT: If there are no  
12 other comments or questions for our Solicitor, we will  
13 move on to our Manager's report.

14 MR. NEEDLES: Good evening,  
15 everybody. My report and my Manager's report is on  
16 file along with the Secretary's report, the Right to  
17 Know Officer's report, as well as the Meeting Minutes

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18 are available for inspection in the Administrative  
19 Offices during administrative hours.

20 I have a couple of line items here  
21 that I would ask the Board to consider. The first is  
22 to consider a motion to authorize myself, the Township  
23 Manager, to prepare an RFP for the collection of  
24 Township Real Estate Taxes.

25 MR. NEARY: So moved.

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1 Board Meeting

2 MR. RAIKOWSKI: Second.

3 THE PRESIDENT: All in favor?

4 MR. NEARY: Aye.

5 MS. WHITAKER: Aye.

6 MR. BAIOTTO: Aye.

7 MR. RAIKOWSKI: Aye.

8 THE PRESIDENT: Aye. Motion

9 carried.

10 MR. NEEDLES: Next is to consider  
11 a motion to authorize the waiver of \$163.02, the  
12 penalty amount on the 2017 Township Real Estate Tax  
13 Bill for 704 Carriage Circle.

14 MR. NEARY: So moved.

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15 MR. RAIKOWSKI: Second it.

16 THE PRESIDENT: All in favor?

17 MR. NEARY: Aye.

18 MS. WHITAKER: Aye.

19 MR. BAIocco: Aye.

20 MR. RAIKOWSKI: Aye.

21 THE PRESIDENT: Aye. Motion

22 carried.

23 MR. NEEDLES: The third is to  
24 consider a motion to authorize the waiver of \$78.56,  
25 the penalty amount on the 2017 Township Real Estate

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1 Board Meeting

2 Tax Bill for 904 Cherry Tree Road.

3 MR. NEARY: So moved.

4 MR. BAIocco: Second.

5 THE PRESIDENT: All in favor?

6 MR. NEARY: Aye.

7 MS. WHITAKER: Aye.

8 MR. BAIocco: Aye.

9 MR. RAIKOWSKI: Aye.

10 THE PRESIDENT: Aye. Motion

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11 carried.

12 MR. NEARY: Just as a matter of  
13 clarification, these are penalties for people who  
14 normally pay it through the discount period and  
15 because of a mailing glitch may not have received  
16 their bills.

17 MR. NEEDLES: Number 4 is to  
18 consider a Resolution, that Resolution being 2017-24,  
19 approving the Escrow Relief for Braun Builders in the  
20 amount of \$3,377.50.

21 MR. NEARY: So moved.

22 MR. RAIKOWSKI: Second.

23 THE PRESIDENT: All in favor?

24 MR. NEARY: Aye.

25 MS. WHITAKER: Aye.

↑26

1 Board Meeting

2 MR. BAIOTTO: Aye.

3 MR. RAIKOWSKI: Aye.

4 THE PRESIDENT: Aye. Motion

5 carried.

6 MR. NEEDLES: Next up is to  
7 consider a Resolution approving the Escrow Release for

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8 Conchester Highway, LP, in the amount of \$4,774.59 and  
9 in the amount of \$2,566.10. It's two, separate  
10 accounts.

11 MR. NEARY: So moved.

12 MR. RAIKOWSKI: Second.

13 THE PRESIDENT: All in favor?

14 MR. NEARY: Aye.

15 MS. WHITAKER: Aye.

16 MR. BAIOTTO: Aye.

17 MR. RAIKOWSKI: Aye.

18 THE PRESIDENT: Aye. Motion

19 carried.

20 MR. NEEDLES: That was Resolution

21 2017-25.

22 Next is to consider a Resolution  
23 approving the Escrow Release for Greg Porta in the  
24 amount of 975 dollars.

25 MR. NEARY: So moved.

↑27

1 Board Meeting

2 MR. RAIKOWSKI: Second.

3 THE PRESIDENT: All in favor?

4 091417upperchi-boc  
MR. NEARY: Aye.

5 MS. WHITAKER: Aye.

6 MR. BAIOTTO: Aye.

7 MR. RAIKOWSKI: Aye.

8 THE PRESIDENT: Aye. Motion  
9 carried.

10 MR. NEEDLES: That was Resolution  
11 2017-26.

12 The next item is something we  
13 spoke about last week. This is to consider a motion  
14 to authorize the Township Manager to send a letter to  
15 John Mullen in response to his letter requesting  
16 relief from placing curb and sidewalk from his  
17 property at 1888 Larkin Road, and I would ask for  
18 direction as well.

19 MR. NEARY: We only have one  
20 person. I think it's preliminary at this point. I  
21 would wait on doing anything on that right now.

22 MR. NEEDLES: The next item I have  
23 is to consider a motion to accept the 2018 Defined  
24 Contribution Pension Plan MMO in the amount of  
25 \$26,591.

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1

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2

MR. NEARY: So moved.

3

MR. RAIKOWSKI: Second it.

4

THE PRESIDENT: All in favor?

5

MR. NEARY: Aye.

6

MS. WHITAKER: Aye.

7

MR. BAIOTTO: Aye.

8

MR. RAIKOWSKI: Aye.

9

THE PRESIDENT: Aye. Motion

10 carried.

11

MR. NEEDLES: Next is to consider

12

a motion to accept the 2018 Non-Uniformed Defined

13

Benefit Pension Plan MMO in the amount of \$138,152.00.

14

MR. NEARY: So moved.

15

MR. RAIKOWSKI: Second.

16

THE PRESIDENT: All in favor?

17

MR. NEARY: Aye.

18

MS. WHITAKER: Aye.

19

MR. BAIOTTO: Aye.

20

MR. RAIKOWSKI: Aye.

21

THE PRESIDENT: Aye. Motion

22 carried.

23

MR. NEEDLES: The next item is

24

consider a motion to accept the 2018 Police Pension



25 Plan MMO in the amount of \$962,847.00.

↑29

1 Board Meeting

2 MR. NEARY: So moved.

3 MR. RAIKOWSKI: Second it.

4 THE PRESIDENT: All in favor?

5 MR. NEARY: Aye.

6 MS. WHITAKER: Aye.

7 MR. BAIOTTO: Aye.

8 MR. RAIKOWSKI: Aye.

9 THE PRESIDENT: Aye. Motion  
10 carried.

11 MR. NEEDLES: I would like to note  
12 that is down from last year's amount. I am handing  
13 out tonight a Draft Budget Narrative and a very  
14 preliminary draft budget for the Board to review. I  
15 would ask for all of you to review it and get back to  
16 me with any comments you may have for the meeting next  
17 Thursday.

18 THE PRESIDENT: Thank you. Are  
19 there any questions or comments for our Township  
20 Manager?

21                           091417upperchi-boc  
(No response).

22                           THE PRESIDENT:  If not, we will  
23 move on to our Commissioners' reports.  First,  
24 Commissioner Joe Baiocco.

25                           MR. BAIocco:  Thank you.  Highway

↑30

1                           Board Meeting  
2 and Sanitation, things are moving along.  We discussed  
3 filling a vacated position for Highway.  I would ask  
4 to move on that ASAP, and I would like you to take  
5 into consideration a second position, full-time  
6 position.

7                           I will probably discuss it more at  
8 the Budget Meeting because it will be a budget change,  
9 but the first position, they would like someone to  
10 start yesterday.

11                          MR. NEARY:  Are you going to  
12 propose a name?

13                          MR. BAIocco:  He is going to bring  
14 us some names for you to review, but if we agree on  
15 someone, we can hire them as soon as possible is my  
16 request.

17                          MR. RAIKOWSKI:  By the time we do

18 that, it's going to be October or the end of October.

19 MR. BAIocco: Would you consider  
20 hiring two is my question then?

21 MR. RAIKOWSKI: We are short four  
22 guys every two weeks and that's even without the one  
23 guy we have never replaced.

24 MR. BAIocco: We are down a full  
25 position that we haven't replaced, and I am asking for

↑31

1 Board Meeting

2 a second one then. That is my question.

3 MR. NEARY: The second one, in my  
4 opinion, should be a matter of discussion for next  
5 year's budget. As Ed points out, it's only a matter  
6 of two or three months' difference. If you want to  
7 propose someone now, you are filling a position while  
8 we may have a different philosophical point about  
9 whether we need that person.

10 MR. BAIocco: Well, without  
11 dragging this out tonight, what would you like me to  
12 do? The one position, we would like to fill  
13 immediately. It's been vacant already so it affects

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14 nothing. The second one, do you want to wait to the  
15 first of the year or consider it sooner?

16 THE PRESIDENT: This is me. Have  
17 them bring the one nomination next month at Caucus and  
18 we can review it. Then we can hire the one.

19 MR. BAIOTTO: If we wait another  
20 month for even the one, we are going to be cancelling  
21 work that was on the schedule because we don't have  
22 the manpower.

23 MR. NEARY: Do you have a name?

24 MR. BAIOTTO: There is more than  
25 one name right now. He has boiled it down to two

↑32

1 Board Meeting

2 people. I will tell you that much.

3 MR. NEARY: Unless we have a name  
4 tonight, we can't vote on it until next month. We  
5 can't just privately agree to hire them because we are  
6 doing it outside normal business.

7 THE PRESIDENT: We gave the okay  
8 to hire a couple. It was about a month or two ago  
9 when we said it was okay to hire.

10 MR. RAIKOWSKI: If you wait

11 another month, we can see what it looks like on the  
12 21st. We can see what we have, because now you are  
13 talking the end of October.

14 MR. BAIocco: Okie is out. He had  
15 a car accident.

16 THE PRESIDENT: Me, I'm fine with  
17 hiring one person next month. That's me.

18 MR. RAIKOWSKI: We need names.

19 THE PRESIDENT: I know that.

20 MR. BAIocco: Without those two  
21 here, I don't know which one would be their first  
22 pick. I don't want to make a decision.

23 THE PRESIDENT: We are not making  
24 a decision tonight.

25 MS. WHITAKER: We already gave

↑33

1 Board Meeting  
2 approval on hiring. All we need is the names to vote  
3 on it.

4 MR. BAIocco: I would say -- I  
5 don't know the gentleman's first name. His last name  
6 is Minner.

7 091417upperchi-boc  
MR. NEARY: Tyler.

8 MR. BAIocco: Tyler Minner.

9 THE PRESIDENT: Do we have a  
10 motion and a second? I will be happy to vote on it.

11 MR. BAIocco: I made the motion.

12 MR. NEARY: Second for the purpose  
13 of discussion.

14 MR. RAIKOWSKI: The other name I  
15 heard was before Tyler, because Tyler just now got his  
16 CDL. I know you know the names.

17 MS. WHITAKER: Does he have a CDL?

18 MR. BAIocco: Yes.

19 MS. WHITAKER: So there is one  
20 other person that has been on the list for what, like  
21 two or three years?

22 MR. RAIKOWSKI: Prior to this one.

23 MS. WHITAKER: That I thought was  
24 before this person that I don't even know.

25 MR. BAIocco: Table it until next

↑34

1 Board Meeting

2 month.

3 MR. RAIKOWSKI: I would hire both

4 right now.

5 MR. BAIOTTO: I hear you. That is  
6 why I didn't want to make the decision. We will table  
7 it until next month.

8 I will move on to Recreation. I  
9 think Community Day went off pretty well. There were  
10 no glitches or nothing. We had some rain. Everybody  
11 panicked the day before, but I think it all worked out  
12 fine. I just want to give thanks to Joan and the  
13 whole Recreation Department for pulling it off again.  
14 It was another great job.

15 That is all I have.

16 THE PRESIDENT: If there are no  
17 questions or comments for Commissioner Baiotto, we  
18 will move on to Commissioner Whitaker's report.

19 MS. WHITAKER: Good evening,  
20 everyone. All reports for the Library and the Sewer  
21 Authority are on file in the office. There are no  
22 updates for the Pennsylvania Association of Township  
23 Commissioners to date. We have not met this year yet.

24 The Annual Library Book Sale is  
25 next week.

1 Board Meeting

2 MR. NEARY: I believe it's  
3 Thursday, the 21st.

4 MR. NEEDLES: Yes, the 21st  
5 through the 25th.

6 MS. WHITAKER: So Thursday through  
7 next Monday is the Library Book Sale. Also, the  
8 Library fundraiser this year is going to be at the  
9 Phoenix Ballroom. That is going to be on Saturday,  
10 October 14th, and the tickets are 35 dollars.

11 This is the Library's first large  
12 fundraiser so, hopefully, you guys will purchase  
13 tickets. It's Beatlemania. I have tickets. So if  
14 you would like to purchase them, again, they are 35  
15 dollars. We are hoping to fill the room for the  
16 Library.

17 MR. NEEDLES: I just found the  
18 email. It's actually Friday, the 22nd, and Saturday,  
19 the 23rd.

20 MS. WHITAKER: Okay. So it's the  
21 22nd and 23rd. It's two days for the Library Book  
22 Sale. Thank you.

23 Also, I do have a question.



24 Meetinghouse Road across from the cemetery, when you  
25 are coming around the bend, there are poles there but

↑36

1 Board Meeting

2 it's very dark. So I am wondering if we can have a  
3 street light added. I forget the address.

4 MR. BAIocco: You are saying if  
5 the poles are there, it's only something like three to  
6 five hundred dollars to add a light if the poles are  
7 there.

8 MS. WHITAKER: Yes, I believe the  
9 poles are there. It's Meetinghouse Road across from  
10 the cemetery. I forget the exact location of the  
11 address. It's really dark.

12 MR. BAIocco: If you can get the  
13 numbers off the poles, I am fine with that.

14 MS. WHITAKER: I will bring that  
15 up. Thank you.

16 MR. BAIocco: If you can, get them  
17 to me sooner or just give them to Diane and she will  
18 send the contractor out to give us a price. Then we  
19 will have it for next month and we can okay it.

20 MS. WHITAKER: Thank you.

21 THE PRESIDENT: Any questions or  
22 comments for Commissioner Whitaker?

23 MR. RAIKOWSKI: A quick one for  
24 the whole board. I went to a meeting and a  
25 conversation came up and I learned a lot about calling

▲37

1 Board Meeting  
2 911 and all this stuff, who is liable and who is not  
3 because it's a municipality. But the issue came up,  
4 and I see it a lot because I am around in the morning  
5 a lot. I am not saying it's fair to all of the  
6 residents because we all pay our sewer bill twice a  
7 year, but it was brought to the attention -- and I  
8 don't want to sound whatever but it's the truth -- the  
9 Chinese restaurants, there is a couple of areas that  
10 are a problem for the Sewer Authority and them having  
11 to go more than once on an annual cleanup, but we are  
12 only inspecting it once a year for the grease traps.

13 I think if we worked with them in  
14 the Health Department or the Health Inspector, we will  
15 know who they are so maybe -- and I don't know if we  
16 are allowed to do this because it's an annual

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17 inspection for the restaurants once a year -- but can  
18 we do something with the ones that are the problem for  
19 the Sewer Authority where it is costing us more money  
20 to clean out because we are only doing one inspection  
21 and they know the problem out on the street?

22 Can we just pinpoint certain areas  
23 with the restaurants to have a second inspection?

24 MR. BAIOTTO: If there is a  
25 problem and you can prove it from them, you can fine

▲38

1 Board Meeting

2 them.

3 MR. GALLAGHER: That is up to the  
4 Sewer Authority; right?

5 MS. CATANIA: The Sewer Authority  
6 has adopted the DELCORA regulations, and you do have  
7 the right if there are nuisance issues. You are going  
8 to have to trace it, and then once you trace it, you  
9 can fine them. But it wouldn't be you fining them, it  
10 would be the Sewer Authority.

11 MR. RAIKOWSKI: But instead of  
12 fining them, why can't we have a mandated second  
13 inspection?

14 MS. WHITAKER: But her inspection  
15 doesn't include checking for grease.

16 THE PRESIDENT: I think if the  
17 Sewer Board Authority calls up and says, hey, we have  
18 this business and they have a grease trap, I think you  
19 should go out there and look at it. I think that is  
20 the way to handle it.

21 I don't want to tell Michelle you  
22 are going out on January 1st and you are going out on,  
23 you know, June 21st to go out and inspect it. I think  
24 if we get a phone call from the Sewer Board Authority  
25 saying that there is a problem, then we go out and

▲39

1 Board Meeting

2 look at it.

3 MS. WHITAKER: So what does the  
4 Sewer Authority do? They are getting a report and  
5 they are going out multiple times, but they are not  
6 doing anything?

7 MR. RAIKOWSKI: I don't have that  
8 answer about being fined.

9 MS. CATANIA: I don't know how

10 often they enforce it, but I do know that once they go  
11 out and there is a grease problem and they clear that  
12 grease problem, then they try to determine from where  
13 that grease is coming.

14 It's not just restaurants. It  
15 could very well be people that have food trucks,  
16 carts. They are usually more so the culprit, or it  
17 could be anyone still catering out of their home.

18 MR. BAIOTTO: But they don't have  
19 grease traps.

20 MS. CATANIA: A typical restaurant  
21 does typically have a protocol for their grease traps.

22 MR. RAIKOWSKI: I just brought it  
23 up because it was brought to my attention.

24 MS. FANELLI: I am familiar with  
25 the Township sending them letters asking them to tell

▲40

1 Board Meeting  
2 us who your service is, so you are on notice. They  
3 truly have a professional service doing it, but some  
4 don't. Sometimes I ask for invoices, but I am there  
5 once a year. I know other townships have sent out  
6 letters saying, send us back your invoice and your

7 company so they don't have the same thing, the problem  
8 with sewers.

9 THE PRESIDENT: Anything else,  
10 Commissioner Whitaker?

11 MS. WHITAKER: No.

12 THE PRESIDENT: Then we will move  
13 on to Commissioner Raikowski's report.

14 MR. RAIKOWSKI: First of all, I  
15 don't see the Fire Marshal's Report in here, so I  
16 don't know if it is on file or not. We were trying to  
17 do a breakdown of one page for everybody.

18 MS. WHITAKER: I got it last week.

19 MR. RAIKOWSKI: Okay, so it must  
20 be on file if you guys have it. On that note, I got  
21 some good news for residents, businesses and  
22 everybody. There is an ISO rating that the insurance  
23 companies have for the Fire Department, and our rate  
24 went lower by almost two points from 2012 to 2017.

25 Actually, there is a report. The

▲41

1 Board Meeting  
2 insurance company is pretty much on the money. We are

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3 down to 3.3 which is pretty awesome. It's kind of  
4 hard to get any lower than that unless you are a paid  
5 department because there is a lot of issues to get a  
6 lower number down from insurance companies.

7 That number on the Township here  
8 actually saves commercial properties and residential  
9 properties. Insurance companies look at that to give  
10 you a better rate. We have done a pretty good job.  
11 There might be a couple, little tweaks, but three is  
12 pretty good for a volunteer fire department of this  
13 size.

14 They've worked on it for the last  
15 five years and they have gotten it down. At one time  
16 it was almost six. In 2012 it was four, and now it's  
17 only three. So they did an awesome job on working  
18 together and getting all of the numbers for the  
19 insurance company and everybody has a better rate.

20 On that note -- and I just got  
21 this report from the County -- we don't realize what  
22 our members do as volunteers. We got a report from  
23 the County from 2016. There is 52 departments in  
24 Delaware County, total, and out of the 52, Upper  
25 Chichester ranked seventh on fire incident volume.

1 Board Meeting

2 And I would take that even lower on that because our  
3 call volume is even higher than Middletown Township,  
4 Concord Township, Newtown Township.

5 That's fire incidents and rescues  
6 in 2016 in our Township only, not going outside. We  
7 rank seventh. That is how many calls our guys do  
8 throughout the year. If you take away the three paid  
9 people, we are actually number four.

10 On this list you have Upper Darby,  
11 Chester City and Radnor, and I am not quite sure if  
12 Haverford Township is paid, but out of those three,  
13 they are paid people. So they run two thousand calls  
14 a year, that year being 2016.

15 We have averaged in Upper  
16 Chichester alone 615. That's Upper Chichester only.  
17 So that was in a report we got back from the County.  
18 It shocked everybody being that high up, and I will  
19 make a copy for everybody. I am shocked we were even  
20 higher than Concord Township, and they do pay people  
21 during the day. So that's it with the fire report.

22 Planning and Zoning. Barb is  
23 working with them. I got a couple notes here for the



24 Planning Department. I said it last week and I will  
25 say it this week. The 322 Project, I think everybody

▲43

1 Board Meeting  
2 is on board: The Board of Commissioners, the Planning  
3 Board and the Zoning Board. Commissioner Baiocco has  
4 his hands tied with these meetings coming back with  
5 stuff, and we have a goal for our Zoning and Planning  
6 to be involved in the best interest of Upper  
7 Chichester for everybody. They are excited about it.  
8 I know they are waiting for a map. We have to get  
9 them a Zoning Map that is up to date from 2012.

10 There was one thing -- I don't see  
11 it here -- but the Planning Board, they would like to  
12 see it publicized, but I don't think we are ready for  
13 that quite yet. I don't know what it involves, how  
14 much it would cost us to actually have their Planning  
15 Board meetings publicized.

16 We should be on the web page  
17 already and on the Chi channel. So that is what they  
18 want. Other than that, like I said, what I would like  
19 to put out there for the Board here because of some of

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20 these discussions we had tonight on the Ordinance is  
21 similar to the Obama Care, repeal and replace.

22 We are getting our butts whooped,  
23 every little thing. I think it's a good thing. I  
24 don't want to see it disappear, but I think it's time  
25 we look into -- and I think the Zoning and the

▲44

1 Board Meeting

2 Planning Board want to be involved with this -- to  
3 repeal our Property Maintenance that we have and  
4 create our relaxed version of Upper Chichester  
5 Property Maintenance, which we can do. The UCC, it's  
6 every little thing and our phones ring off the hook.

7 So like with Obama Care, we know  
8 what works and what doesn't. We know what works on  
9 the Property Maintenance, but because there is so much  
10 in the Property Maintenance, we're enforcing every  
11 tiny, little, thing and, trust me, I will put it on  
12 record here, there are numbers on speed dial for  
13 everybody because if it's not broke, if it's a  
14 legitimate complaint, I have no problem.

15 The problem is that UCC property  
16 maintenance is so restricted. I am just putting this

17 out in your ears. I am going to work with George and  
18 Barb to try to come up with a friendly version of the  
19 Upper Chichester Property Maintenance that we can  
20 adopt, and repeal the 2012 that we adopted for the  
21 UCC.

22 I know Planning and Zoning wants  
23 to look at it, and it will be a little more relaxed.  
24 I will sit up here and tell everybody tonight, I think  
25 we have got a darn, good, clean township. Everybody

▲45

1 Board Meeting  
2 does their fair share. Sometimes it's not as easy for  
3 everybody to keep up. Mike and them created the  
4 Helping Hands. I am hoping that I stated the correct  
5 organization with volunteers helping out senior  
6 citizens and people.

7 I am saying that I think we need  
8 to be a little more relaxed but not repeal it until we  
9 have something to replace it and we all see it. I  
10 think it would be more relaxed, so we are not all  
11 getting bombarded by the rules and regulations that  
12 the UCC put on. I think we could be a little more

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13 friendlier with the residents. I would like to try to  
14 get that going and see what you guys think about it.  
15 That's all.

16 THE PRESIDENT: That's the first  
17 time I have ever heard of it. Let's talk about it  
18 afterwards.

19 MR. RAIKOWSKI: Right. It's a  
20 zoning part, Mike, where we wanted something that we  
21 had. We know what works and what doesn't. Like Obama  
22 Care, they know what works and nobody wants to repeal  
23 it.

24 MS. WHITAKER: A couple of months  
25 ago Joe Baiocco said the same thing. He said some of

▲46

1 Board Meeting  
2 the things we have are too strict. So, basically, we  
3 want to look at certain things that we have. The best  
4 thing would probably be to look at repeat offenders  
5 and determine how many of those are in the book and  
6 what we are seeing.

7 So in looking at specific  
8 offenses, we will get certain Ordinances that are  
9 being violated the most. We want it so it's not

10 enforced one way in the 2nd Ward and enforced a  
11 different way in the 3rd Ward. So it's uniform.

12 THE PRESIDENT: There are a couple  
13 of things we are working on. I mentioned fences. I  
14 am hoping we can work on that one, and then defining  
15 what a commercial vehicle is, what a pickup truck is  
16 and what a dump truck is. I think we need to relook  
17 at that and maybe be a little bit more friendlier.

18 MR. RAIKOWSKI: But there are  
19 Ordinances that we created. This is Property  
20 Maintenance and that is a law where if we know what is  
21 working, we can still enforce the same thing, but we  
22 need to be a little more relaxed.

23 Other townships did not adopt the  
24 UCC Property Maintenance for this reason because they  
25 didn't want everything slammed down to the residents.

▲47

1 Board Meeting

2 We can fix it.

3 MR. NEEDLES: My suggestion would  
4 be that if the Board would like to go in the direction  
5 of crafting and adopting the Township Property

6 Maintenance Code as opposed to the International  
7 Property Maintenance Code, that the Board engage a  
8 consultant who does this to assist the Township  
9 through the process.

10 THE PRESIDENT: All right. We can  
11 move on. We will go to Commissioner Neary's report.

12 MR. NEARY: Thank you, Mr.  
13 President. I would like to move payment of the list  
14 of bills, and this is going to be slightly different  
15 from the list of bills that you have. It's  
16 \$681,528.62, and I will explain the difference after I  
17 have a second.

18 MS. WHITAKER: Second.

19 MR. NEARY: Okay. We got a late  
20 bill for five hundred dollars from the Commonwealth of  
21 Pennsylvania for the Pollution Reduction Plan. That  
22 was a five hundred dollar increase, and when I was  
23 signing the bills I found a bill with \$19.39 tax on  
24 it. So that is why we have the change. So it's  
25 \$681,528.62.

▲48

1 Board Meeting

2 THE PRESIDENT: All in favor?

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3 MR. NEARY: Aye.

4 MS. WHITAKER: Aye.

5 MR. BAIOTTO: Aye.

6 MR. RAIKOWSKI: Aye.

7 THE PRESIDENT: Aye. Motion

8 carries.

9 MR. NEARY: There are no trash  
10 refunds. I also have a list of bills for Thomas  
11 Anderson. I will read them all together. One is the  
12 Non-Uniformed Pension Plan for the audits and the  
13 actuarial valuation, and that was for five thousand  
14 dollars. This is also for the preparation of the GASB  
15 reports, the Non-Uniformed Pension Plan in the amount  
16 of 1,250 dollars, and the Police Pension Plan in the  
17 amount of 5,100 dollars. So the total would be 11,350  
18 dollars.

19 MR. RAIKOWSKI: Second it.

20 THE PRESIDENT: All in favor?

21 MR. NEARY: Aye.

22 MS. WHITAKER: Aye.

23 MR. BAIOTTO: Aye.

24 MR. RAIKOWSKI: Aye.

25 THE PRESIDENT: Aye. Motion

1 Board Meeting

2 carried.

3 MR. NEARY: We also have Escrow  
4 Releases. I would like to move payment of these at  
5 \$19,570.54 of which \$5,768.60 goes to the Township for  
6 fees incurred, and \$13,801.94 was returned to people  
7 who have completed their work and it's just their  
8 escrow remainder.

9 MR. RAIKOWSKI: Second.

10 THE PRESIDENT: All in favor?

11 MR. NEARY: Aye.

12 MS. WHITAKER: Aye.

13 MR. BAIOTTO: Aye.

14 MR. RAIKOWSKI: Aye.

15 THE PRESIDENT: Aye. Motion

16 carried.

17 MR. NEARY: I would like to remind  
18 the Board that we do have a meeting on September 25th  
19 for Redistricting; correct?

20 MR. NEEDLES: Yes.

21 MR. NEARY: We will be discussing  
22 the Orchard Street Stormwater Project as part of the



23 budget. We also have a meeting next Thursday at  
24 7:00 o'clock, a Public Budget Review meeting here at  
25 the Township. That's all I have.

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1 Board Meeting

2 THE PRESIDENT: Any questions for  
3 Commissioner Neary?

4 (No response).

5 THE PRESIDENT: If not, we will  
6 move on to my reports.

7 Public Safety. I believe there  
8 were seventy offenses in the month of August.  
9 Forty-three of them were cleared, so that is about a  
10 61 percent rate. So I think that is pretty good.

11 We have also recovered eight  
12 hundred dollars in stolen property.

13 Property Maintenance. We touched  
14 briefly on that tonight with other Commissioners.

15 Just to update, Helping Hands will  
16 begin its first clean-up on September 22nd through the  
17 23rd.

18 Also, Barb sent out a violation  
19 citation list per Ward to each of our Commissioners.

20 So the idea is for us to monitor and look over those  
21 lists and report back to Barb for any updates or for  
22 any concerns you might have within those particular  
23 wards.

24 We have also begun a mediation  
25 process with our residents when we go to Court. Prior

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1 Board Meeting  
2 to going to Court, we try to sit down with the  
3 residents to come up with a time table of how to  
4 resolve an issue. So we try to have an agreement with  
5 them, so when we go to Court the Judge knows that us  
6 and the resident are working together, and the Judge  
7 has something to gauge the trial with. So that is an  
8 ongoing process that we are working on.

9 Barb also came up with a new  
10 abatement process. She is going to be emailing that  
11 out to the Board tomorrow, so everybody knows and  
12 understands the new process.

13 Historical Society. We are still  
14 working on coordinating a meeting with the Historical  
15 Society to meet with Conrad to talk about the Butler

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16 Tract Development. Once I have more information on  
17 that, I will let you know.

18 MR. BAIocco: It's Hanby.

19 THE PRESIDENT: Correct. Thank  
20 you for clarifying that for me. I don't have anything  
21 else. Other than that, I believe George is going to  
22 have a copy of the newsletter sent out to us for us to  
23 review. I have one other item but I can't remember  
24 what it is.

25 MR. BAIocco: New Business.

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1 Board Meeting

2 THE PRESIDENT: You have New  
3 Business?

4 MR. NEEDLES: There is an item  
5 under New Business.

6 MR. RAIKOWSKI: Before doing that,  
7 Mike, on the Historical Society, is there any way to  
8 move forward on the McCay School and to save the  
9 building, or what is our step going to have to be? Is  
10 there anything going on?

11 MR. BAIocco: Did they definitely  
12 get it?

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13 THE PRESIDENT: Well, we don't  
14 know.

15 MS. KELLEY: They didn't get it,  
16 but Joe Batog, who is the owner, is in a conditional  
17 agreement with another buyer.

18 MS. WHITAKER: Is it that whole  
19 side that he wanted sold?

20 MS. KELLEY: No, not yet.

21 MS. WHITAKER: Is it still all or  
22 nothing, or are they waiting for one more company to  
23 sign on?

24 MS. KELLEY: I don't know that  
25 yet, officially.

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1 Board Meeting

2 THE PRESIDENT: The one thing that  
3 I wanted to mention for the budget, the fire  
4 companies, I know we ask them every year to try to  
5 provide us the number of calls that they have been  
6 going out on versus what they had been charging and  
7 what they had been collecting. That is something we  
8 all have asked in the past. I think that will help

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9 us.

10 MR. RAIKOWSKI: They will have a  
11 quarterly report for the number of calls they made,  
12 how much billing went out, how much received, and then  
13 their payroll quarterly.

14 THE PRESIDENT: Is that for this  
15 year?

16 MR. RAIKOWSKI: Yes.

17 THE PRESIDENT: Is that good  
18 enough for the Board or do you want to go back further  
19 than that?

20 MR. NEARY: Is that one quarter or  
21 year-to-date?

22 MR. RAIKOWSKI: They can get the  
23 year-to-date on the number of billings that went out  
24 and how much they received. Not all of your billings  
25 come back.

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1 Board Meeting

2 MR. NEARY: I know that.

3 MR. NEEDLES: Just to add to this  
4 real quick, the Employee Safety Meeting representative  
5 from the Police and Ambulance was there. I spoke to

6 him and I asked for calls in the Township, calls  
7 outside the Township, total cost, cost per call,  
8 revenue per call from billable to insurance, which is  
9 to determine how much it is costing per call for them  
10 to go, how many calls are going in the Township, and  
11 then you can essentially figure it out. It is easy  
12 for us to figure out how much it truly costs us and  
13 should cost us to assist the ambulance.

14 THE PRESIDENT: All right. So we  
15 have New Business. Intercon Zoning Letter. So either  
16 Barb or George can speak on that.

17 MR. NEEDLES: 142A Conchester  
18 Highway, Intercon Trucking, last year went to Land  
19 Development and built a new building on a semi-vacant  
20 lot. It was in pretty bad shape. They did a good  
21 job.

22 So he applied for a Zoning  
23 Application to place a rooftop sign along the front of  
24 the building facing 322. That permit was denied  
25 because rooftop signs are prohibited in our Zoning,

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2 and Jerry was asking if the Board would be interested  
3 in writing him a letter of support for something like  
4 this to the Zoning Hearing Board as we have done.

5 MR. BAIocco: Isn't there one on  
6 the Red Zone?

7 MR. RAIKOWSKI: Big, yes. Did you  
8 just say replace? Is he replacing an existing sign  
9 that is on the roof?

10 MR. NEEDLES: No, to place.

11 MR. BAIocco: If I remember with  
12 the Red Zone, they put one up. It can be done. It's  
13 a special Ordinance. There is a process, and the  
14 reason being is they need way better support. It's  
15 not that it's unheard of.

16 THE PRESIDENT: Due to the  
17 location on 322, I am okay with it because they are  
18 not next to any residential area.

19 MR. BAIocco: All I am saying is  
20 it's not a normal sign permit.

21 MR. NEEDLES: This is for the  
22 zoning aspect of it. It's not prohibited in the  
23 zoning, so he is going to apply for a variance, and he  
24 is asking for a letter of support.

25 THE PRESIDENT: Due to the

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1 Board Meeting

2 location, I am okay with it. I think if the Board  
3 agrees to it, we should put that in the letter, that  
4 the only reason why we would support it is because of  
5 the location of the business, and it's not near any  
6 residential houses.

7 MS. WHITAKER: So you are  
8 supporting it?

9 THE PRESIDENT: I am okay with it.

10 MR. BAIOTTO: I'm fine with it.

11 MR. RAIKOWSKI: I'm good.

12 MR. NEEDLES: So it would be for  
13 the Board to consider a motion to authorize the  
14 Township Solicitor to issue a letter to the Zoning  
15 Hearing Board in favor of their request.

16 MR. NEARY: So moved.

17 MS. WHITAKER: Second.

18 THE PRESIDENT: There has been a  
19 motion and a second. All in favor?

20 MR. NEARY: Aye.

21 MS. WHITAKER: Aye.

22 MR. BAIOTTO: Aye.



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23 MR. RAIKOWSKI: Aye.

24 THE PRESIDENT: Aye. Motion

25 carried.

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2 Okay, I think that's it. Can I  
3 have a motion to adjourn?

4 MR. NEARY: So moved.

5 MR. RAIKOWSKI: Second.

6 THE PRESIDENT: All in favor?

7 MR. NEARY: Aye.

8 MS. WHITAKER: Aye.

9 MR. BAIOTTO: Aye.

10 MR. RAIKOWSKI: Aye.

11 THE PRESIDENT: Motion carried.

12 This hearing is adjourned.

13 (At 8:35 p.m., proceedings were  
14 concluded.)

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C E R T I F I C A T E

I hereby certify that the  
proceedings and evidence are contained fully and  
accurately in the notes taken by me in the above cause  
and that this is a correct transcript of the same.

\_\_\_\_\_  
THOMAS P. CORCORAN,  
Court Reporter

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