

**Clifton Heights Borough Council**  
**January 19, 2021 Council Meeting Minutes**

**Council Members Attending:**

Leona Papale, Council President  
Mark Campbell, Council Vice President  
Harris Resnick, Councilman  
Mike Humphreys, Councilman  
Louis Cabrelli, Councilman  
Destiny Borelli, Councilwoman  
Karen Peterson, Councilwoman

**Officials Attending:**

Joseph Lombardo, Mayor  
John Perfetti, Borough Manager  
Timothy Rockenbach, Chief of Police  
James Kneass, Fire Chief  
John Gould, Code Enforcement  
Francis J. Catania, Borough Solicitor, by phone  
J.P. Kelly, Borough Engineer  
Cynthia Leitzell, Borough Financial Advisor

**Absent:**

Timothy O'Hara, Councilman

**Call to Order and Pledge of Allegiance:**

Borough Council President Leona Papale presided over the meeting and called the meeting to order and led the Pledge of Allegiance.

Mayor Lombardo offered an opening prayer.

**Retirement Commendation:**

Mayor Lombardo thanked all of the members of the Clifton Heights Police Department, past and present, who were in attendance. He recognized the family of Jack Chapelle in attendance and thanked the residents in attendance. He thanked Sergeant Jack Chapelle for his 30 years of service to the Borough of Clifton Heights. He said that he has personally known Jack for 30 years, and he has always been an asset to the Borough and the Police Department and he is happy to recognize and thank him for his 30 years of service to the Borough.

Chief Rockenbach said that he had the distinct honor to work with Jack for 30 years, and they were partners for many of those years. He said that his retirement is a sad day for him personally and their department. He presented him with a certificate from the members of the Clifton Heights Police Department recognizing him for his 30 years of service to the Borough of Clifton Heights and his leadership in the Police Department. He noted that his last shift would be on January 28, 2021.

Sergeant Chapelle thanked everyone for the recognition.

**Mayor's Report:**

Mayor Joe Lombardo said that the Borough calendars would be mailed out on Monday, so he hoped that they would be out to residents by the middle of the week.

He said that the Borough was still mostly quiet because of COVID. He recognized that the Clifton Heights PAL had to cancel their basketball season because of COVID because the schools and gyms are not available because of restrictions. He noted that Tom Shull, the PAL President, resigned his position last week, and they have a new President, Brian Fredericks. He said that he looked forward to working with him as he continues the efforts of Tom Shull.

President Papale said that he wanted to recognize the efforts of Bill Kneass who helped with the calendar and is always so very helpful with any and all requests.

**Roll Call:**

President Papale took a roll call of Council members in attendance. Councilman O'Hara was absent from the meeting.

**Meeting Minutes:**

A motion was made by Vice President Campbell to accept the December meeting minutes as presented; seconded by Councilman Humphreys; and carried unanimously by a vote of 7-0.

**Public Comment:**

Mary Dougherty, 324 Prospect Ave., said that she has lived in the Borough for 29 years and she can't believe she didn't recognize this before, but at the corner of Springfield Rd and Oak Ave, there is no sign indicating the street name, and she just recently found this out when a friend was coming to her house.

President Papale said that the Borough Manager would certainly look into that on her behalf. She thanked her for the information, and told her that she could also call the Borough with any information like that in the future without having to wait for a meeting.

Bonnie Callahan, 234 Woodbridge, said that she had tried to address that previously and was told that she had to go through PENNDOT and PENNDOT emailed her and told her it was the Borough's responsibility, and she brought that email down in November to the Borough.

Borough Manager Perfetti also noted that these were items that could be addressed without waiting for a meeting.

Mrs. Callahan said that she did come down and talk to John Gould who told her that would be the route to take, and that is where she ended up with the information.

### **Manager's Report:**

Borough Manager Perfetti reported that the Zoning Board had added their 3 new members, Mr. William F. Braun of W. Madison Ave., Mr. Christopher Kane of Radnor St, and Mrs. Michelle Hartel from Harrison Ave. They will be joining Jennifer Trout and Herbert 'Skip' Barnes to make up the 5 member Zoning Hearing Board. He said that they are all sworn in and he wishes them a lot of luck.

Borough Manager Perfetti noted that there was a DELCORA resolution that the Borough Engineer would cover during his report. He said that he would request that be approved and signed tonight. It is the plan update for Act 537. He said that this plan was approved by the Planning Commission on September 8<sup>th</sup> and came before Council on September 15<sup>th</sup>. He said that much discussion took place and it deals with the transfer of assets from DELCORA to Aqua. He said that the Court did rule on the issue and that is why it is being presented again to Council.

Borough Manager Perfetti said that they received a resignation for the Darby Creek Joint Authority position. He asked for counsel from the Borough Solicitor if a member of Council was authorized to join such an authority.

Solicitor Catania said that he believes that one councilmember could be a representative on such a Board through the Municipalities & Authorities Act.

Borough Manager Perfetti recommended Vice President Mark Campbell for the position.

A motion was made by Councilman Humphrey to appoint Mark Campbell as the Borough representative to the Darby Creek Joint Authority Board; seconded by Councilwoman Peterson; and carried unanimously by a vote of 6-0. (Vice President Campbell recused himself from a vote.)

Borough Manager Perfetti said that he has been in communication with the Borough Tax Collector and the Borough tax bills would be going out in the next 10-14 days. He said that the Tax Collector has done an amazing job in the past year, even with the COVID impacts, surpassing her total collections for the previous year.

Borough Manager Perfetti announced that the e-cycling event would take place on Saturday, January 23, 2021 from 10am to 1pm in the Clifton Heights Borough parking lot. He said that the shredding would take place from 10am to 2pm. He said that ID would be requested and that you needed to be a resident of Clifton Heights or Aldan Borough to participate.

Borough Manager Perfetti reported that the relief requested from the Henderson property on Penn Street to reduce the EDUs from 9 to 1 was granted and that the tax bill would reflect that granted relief and reduction.

Borough Manager Perfetti said that they would see some COVID 19 relief checks reflected on their outline of payable checks provided at tonight's meeting. He said that some residents paid

the penalty on their tax bills not realizing that the Borough had waived the penalty for the calendar tax year because of COVID, so they were being refunded the difference in the penalty charges. This would be a total of 51 checks.

A motion was made by Councilman Humphreys to authorize the Borough Manager to issue the 51 reimbursement checks to residents who paid penalty fees on their taxes in error; seconded by Councilman Resnick; and carried unanimously by a vote of 7-0.

Borough Manager Perfetti congratulated Sergeant Chapelle on his retirement and thanked him for his honorable service through the years. He said that he had the honor of working with him on the judicial side of things and he was always prepared and, most importantly, respectful.

Borough Manager Perfetti reported that the statement of financial interest would be coming out and Council members would have until May to complete and return them to be kept at the Borough building.

A motion was made by Councilwoman Peterson to accept the Borough Manager's Report as presented; seconded by Vice President Campbell; and carried unanimously by a vote of 7-0.

### **Solicitor's Report:**

Solicitor Catania presented the Solicitor's Report.

He asked the members of Council to pay attention to what Delaware County Council is doing in regards to the Health Department. He said that the Borough of Clifton Heights has a health officer and the County had a Board of Health through the 1950s when they realized it was getting a bit expensive and so they turned over all the power of the Board of Health over to the local Health Officers. He said that he believes since the Borough has their own Health Officer in place, Brian Razzi, they have the option to not participate in the County's Board of Health if that should happen. He said that they would just have to keep an eye on that moving forward and decide if they want to keep an independent Health Officer or join in with the County Board of Health. He said that will come up in the next few months. He said that he has no action items and nothing further from the Executive Session items that they discussed.

### **Committee Reports**

**Finance Committee:** Vice President Campbell said that if they check the General Fund account, they will see that they seem to be in good shape with funds. He said that they have mentioned the new truck a couple of times, and they can see in the report that the new truck was paid for on 1-12-2021. He said that the report also includes the reimbursement of penalty fees that were paid, and he is glad that they caught that and were able to get them back out to residents.

A motion was made by Vice President Campbell to approve the Treasurer's Report as presented and pay the bills; seconded by Councilman Resnick; and carried unanimously

by a roll call vote of 7-0. (Papale – yes, Resnick – yes, Cabrelli – yes, Humphreys – yes, Borelli – yes, Campbell – yes, Peterson – yes.)

**Public Health & Safety Committee:** Councilman Humphreys said to keep wearing masks and stay home if sick.

**Police Report:**

A motion was made by Councilman Humphreys to accept the Police Report as presented; seconded by Councilman Resnick; and carried unanimously by a vote of 7-0.

**Fire Report:**

A motion was made by Councilman Humphreys to accept the Fire Report as presented; seconded by Councilwoman Peterson; and carried unanimously by a vote of 7-0.

**Infrastructure & Public Works Committee:**

**Engineer's Report**

Borough Engineer Kelly presented the report.

Mr. Kelly reported that pursuant to Council's direction last month, they prepared and submitted an application for the 2021 CDBG grant program. He said that he has a resolution prepared that will finalize that application.

A motion was made by Councilman Humphreys to adopt Resolution 21-01, confirming that the Borough is seeking funds for the 2021 CDBG grant program; seconded by Councilwoman Peterson; and carried unanimously by a vote of 7-0.

Mr. Kelly said that as they do every year around this time, they are preparing Chapter 94 Reports, which is part of the sewer management. They will be signed and submitted to the appropriate authorities.

Mr. Kelly said that the R2K subdivision land development application, which the Borough approved October 15, 2019, which is the property across the street from the Kmart property. The applicant has since done nothing with that contingent approval and now has requested that he develop that property in phases. He said that provided Council is okay with that, he would work with Council to break down that project into phases, and he can move forward. Essentially 2 pad sites were approved. He said that he believes that his plan would be to work on 1 pad site and then move onto the 2<sup>nd</sup> pad site.

President Papale asked if that was something that they would have to decide on tonight.

Mr. Kelly said that he is just bringing this to Council's attention and it is not something that they would need to decide on tonight.

President Papale asked if this would go before any other committees or Boards.

Mr. Kelly said that it wouldn't necessarily have to since it was already approved. He said that if it was something that they wanted to kick back to Planning if they wanted to. His suggestion would be to have them submit the proposal and then he could discuss that with Council and the Borough Manager.

Mayor Lombardo asked if the owner of the property had a tenant.

Mr. Kelly said that he didn't have an answer to that question and they would have to get more information.

Vice President Campbell said that he would have a ton of questions about the plans before deciding on something like that.

Mr. Kelly said that he is not requesting action, just bringing it to Council's attention.

Borough Manager Perfetti said that if they would be in discussions about that, he would definitely want to address property maintenance plans for the property in its current state because it has been a disgrace to the Borough.

Mr. Kelly said that he can bring these comments back to the applicant and ask him to submit a proposal and provide information to Council moving forward.

Mr. Kelly said that his last item, as discussed previously, was for the ACT 537 Resolution. It includes the transfer of assets from DELCORA to Aqua. Back in September, this was discussed and it recently cleared one hurdle in the Court system and now it is back in front of Council. He noted that the Borough doesn't have much of an alternative for sewage facility planning, so the Borough would then have to create their own 537 Plan.

A motion was made by Councilman Humphreys to adopt the Act 537 Plan Resolution; seconded by Councilman Resnick; and carried unanimously by a vote of 7-0.

Solicitor Catania asked if the Borough had allowed the Rockbourne property to go through a phased development.

President Papale said that she didn't have an answer to that at the moment.

Solicitor Catania said that the answer to that is yes. He said he just wanted to remind Council that they have been down that road before, and that is going to part of next week's Zoning Hearing Board hearing, and he just wanted to note that so that they were aware of the care that they had to take with that.

A motion was made by Councilman Resnick to accept the Engineer's Report as presented; seconded by Councilwoman Resnick; and carried unanimously by a vote of 7-0.

Councilman Resnick had nothing further to add to the Engineer's report for his committee.

**Recreation and Historical Committee:** President Papale thanked the families that participated in the judging for the 2020 Holiday Decorating Contest. She announced the winners:

Twin House:

- 1<sup>st</sup> Place – 19 E. Berkley Ave.
- 2<sup>nd</sup> Place – 130 E. Berkley Ave.
- 3<sup>rd</sup> Place – 34 W. Berkley Ave.

Row Home:

- 1<sup>st</sup> Place – 101 W. Madison Ave.
- 2<sup>nd</sup> Place – 530 S. Church St.
- 3<sup>rd</sup> Place – 79 W. Madison Ave.

Single Home:

- 1<sup>st</sup> Place – 29 Harrison Ave.
- 2<sup>nd</sup> Place – 207 Fairview Ave.
- 3<sup>rd</sup> Place – 58 W. Berkley Ave.

Business:

- Nee's – 423 N. Springfield Rd.

She thanked all of the families that came out and all of the residents who participated and the Historical Committee.

**Economic Development Committee:** Councilwoman Peterson had nothing in addition to what the Borough Manager reported on. She said that they have meetings planned for Economic Development.

**Law & Ordinances Committee:** Councilwoman Borelli had nothing to report.

**Code Enforcement Report:**

John Gould presented the Code Enforcement report.

Mr. Gould reported that several major projects were well under way. He said that the Lofts at Kent Mills was coming along nicely. He said that the tentative completion date for that project was in September. He said that with the assistance of J.P. Kelly's office permits had been issued for the Clifton Heights Plaza project.

President Papale asked if he wanted to expand on that project for the public at the meeting.

Mr. Gould explained that there would be 4 tenant spaces. He said that they have 3 confirmed tenants so far, Lidl Grocery Store, Big Lots and Dollar Tree. He said that they the Lofts are coming along nicely and will be beautiful. He said that they went to Norristown to check out another similar project that the developer completed and it was very nice.

Borough Manager Perfetti asked Mr. Gould to talk about the pedestrian bridge.

Mr. Gould said that the developer had discussed the possibility of putting in a pedestrian bridge at the start of the project to link the Lofts to the trail amenities on the Lansdowne side as well as the train. He said that he came across a grant option that would be useful in the building of the bridge and he has been working with the County on that grant funding. He said that the bridge will be on County property once it is installed and they would take care of the maintenance.

A motion was made by Councilwoman Peterson to accept the Code Enforcement report as presented; seconded by Vice President Campbell; and carried unanimously by a vote of 7-0.

**Environment Committee:** Councilman Cabrelli said that he is working on identifying the Borough property.

**Communications Committee:** Councilman O'Hara was absent.

President Papale offered thoughts and condolences to Mr. O'Hara and his family on the passing of his brother.

President Papale said that they were still working on the new website and Facebook page.

### **Old Business**

President Papale asked again about the AQUA situation on Chester Ave.

Mr. Kelly said that AQUA told them yesterday that they fixed it, but he did not have a chance to check on it.



President Papale thanked Mr. Kelly for following up on that and that she hoped it would be the last time she had to check in on the situation.

**New Business**

Mayor Lombardo said that he would like to request something be voted on to allow Chief Rockenbach to proceed with the testing that he needs to get completed.

A motion was made by Councilman Humphreys to authorize Chief Rockenbach to proceed with the Police Department testing as needed; seconded by Vice President

Chief Rockenbach asked if they were considering the promotions from the retirements. He said that they have a promotion list that is set to expire on February 7<sup>th</sup>.

President Papale said that she didn't think they were prepared to bring a new hire in.

Mayor Lombardo said it wasn't a new hire but a patrolman being promoted to Sergeant.

A motion was made by Councilwoman Peterson to promote the next officer on the list from patrolman to Sergeant; seconded by Councilman Cabrelli; and carried unanimously by a vote of 7-0.

Borough Manager Perfetti said that they needed to form a Police Contract Committee to negotiate the upcoming police contract. He is recommending President Papale, Vice President Campbell, Councilman Cabrelli and Mayor Lombardo for the Committee.

A motion was made by Councilman Humphreys to form the Police Contract Committee with President Papale, Vice President Campbell, Councilman Cabrelli and Mayor Lombardo as members and Councilman Humphreys as the liaison; seconded by Councilman Resnick; and carried unanimously by a vote of 7-0.

Chief Rockenbach asked if he would be the liaison for the Civil Service Commission as well.

President Papale said that they have to select that person as well.

Mayor Lombardo asked if the new test would be before the next Council meeting.

Chief Rockenbach said no.

President Papale said that they could hold off on that then and address it at the next meeting.

**Closing Public Comment:**

No closing public comment.

**Adjournment:**

A motion was made by Vice President Campbell to adjourn; seconded by Councilwoman Peterson; and carried unanimously by a vote of 7-0.

Respectfully Submitted,

Kimberly A. Duffy  
Clifton Heights Borough Secretary