

**Clifton Heights Borough Council  
Meeting Minutes  
June 19, 2018**

**Present:**

Ronald Berry, Council President  
Edward Martin, Council Vice President  
Mark Campbell, Councilman  
Mike Humphreys, Councilman  
Leona Papale, Councilwoman  
Karen Peterson, Councilwoman  
Harris Resnick, Councilman  
Fred Rich, Councilman

**Others Present:**

Joseph Lombardo, Mayor  
Frank Catania, Solicitor  
J.P. Kelly, Engineer  
Cynthia Leitzell, Treasurer  
John Perfetti, Interim Borough Manager  
Timothy Rockenbach, Chief of Police

**Pledge of Allegiance**

**Moment of Silence in Memory of Christopher Senkow**

**Prayer led by Pastor Derek Rimson**

**Public Comment:**

Bill Razzano, captain of the Greater Overbrook String Band, thanked the Borough of Clifton Heights for the welcome that they have received from the community and Council. He said that they have worked with the Clifton Heights Fire Company for the past four years and are so grateful for the assistance that they have provided to them. He said that he appreciates the New Year's tradition that they have started, parading down Broadway Ave. He said that in the spirit of their work together, he wanted to present a plaque of appreciation to the Borough Council and Chief of Police and the Police Department as a whole, thanking them for their assistance in helping create and carry on their New Year tradition. He also presented a plaque to the Fire Department for their assistance to the Greater Overbrook String Band by providing them a space for practice and storage and helping them continue on in the Mummer journey. He explained the history of the band's beginnings and their name and wanted to assure everyone that despite the name, they are proud to be part of the Clifton Heights community. He said that Tom Ahern of Mary's Café is assisting them in working on a permanent address. He said that he and other members have joined the Clifton Heights Swim Club, and they are all intent on making Clifton Heights their home and having a positive impact on the community. He said that he would like to offer a free concert the Borough at a location of their choice and that he would like to offer a tin cup date around Christmas where they go around with

Santa Claus. He presented a letter asking for assistance in recognizing the 2<sup>nd</sup> floor of Mary's Café as their permanent address. He said that they want to be as much a part of the community as they can and they look forward to that.

**Meeting Minutes:**

A motion was made by Councilman Martin to accept the May 2018 meeting minutes as presented; seconded by Councilwoman Papale; and carried unanimously by a vote of 8-0.

**Mayor's Report:**

Mayor Lombardo reminded everyone of the upcoming 4<sup>th</sup> of July festivities with the parade set to start at 10am and fireworks at dusk. He said that that Committee is still in need of volunteers and that the mailer should be out in the next few days.

He also noted that the Pet Expo was postponed to Sunday, August 19, 2018.

**Police Report:**

A motion was made by Councilman Martin to accept the Police Report as presented; seconded by Councilwoman Peterson; and carried unanimously by a vote of 8-0.

**Fire Report:**

A motion was made by Councilman Martin to accept the Fire Report as presented; seconded by Councilman Humphreys; and carried unanimously by a vote of 8-0.

**Treasurer's Report/Bill List:**

A motion was made by Councilman Martin to accept the treasurer's report and pay the bills; seconded by Councilwoman Papale; and carried unanimously by a roll call vote of 8-0. (Resnick – yes, Rich – yes, Humphreys - yes, Martin – yes, Peterson – yes, Papale – yes, Campbell – yes, Berry – yes.)

**Manager's Report:**

A copy of the report was provided by the Manager.

Mr. Perfetti announced that Mr. Skip Barnes tendered his resignation to the Planning Board this afternoon, and with Council's permission, he is asking that he be appointed to the Zoning Board.

A motion was made by Councilman Martin to accept the resignation of Skip Barnes from the Clifton Heights Planning Commission; seconded by Councilman Humphreys; and carried unanimously by a vote of 8-0.

A motion was made by Councilman Martin to nominate Skip Barnes to an opening on the Zoning Board; seconded by Councilwoman Peterson; and carried unanimously by a vote of 8-0.

Mr. Perfetti said that they would now have an opening on the Planning Commission, which went from 7 members to 6 members with Mr. Barnes' resignation.

Mr. Perfetti also announced that the former Hillside property, also known as the Hunt property, was sold again on April 20, 2018. He said that he had the opportunity to meet the new property owners on site today, and they promised to have the property trimmed and more presentable by the 4<sup>th</sup> of July but hopefully this weekend. He said that they will probably be requesting meetings with Borough Council to see what their thoughts are on different development possibilities that may be available.

He also said that there was also activity at 500 E. Broadway. He said that the Mayor and the Delaware County Commerce were activity involved in discussions and that there is a possibility that Rosati's Water Ice might be interested in doing business down there.

He also said that the Yarn Mill property was still receiving interest from North Around Storage, and that they had filed a few Right to Know requests with the Borough. He said that the new owners of the former Hillside property are also very interested and are going to meet with the Yarn Mill owner and developer to see if they can buy them out. He said that there is a lot of positive activity going on in the Borough.

Mr. Perfetti said that very good news through the hard work many people, including the Mayor, the former Lotsa Pasta property on Springfield Rd. would be going to settlement on June 30<sup>th</sup> or June 31<sup>st</sup> with Mr. Scaramuzza purchasing the property and keeping his business in Clifton Heights. He tipped his cap to Council for their assistance.

He noted that the Code Enforcement Department is staying on top of the fire damaged property at 200 S. Penn St. that was discussed in Caucus. He said that they are having a difficult time with the homeowner, and it is not the fault of the contractor. He said that they have decided that moving forward, with the approval of Council, they will only be acting in the form of citations because they have been generous with their patience as they await progress on the property.

He said that they are currently negotiating a long term contract with Comcast and Verizon, but they have yet to meet on the contracts, but will meet next week.

He noted that Councilman Resnick has volunteered his Boy Scout troop to organize the bookshelves and add any additional books.

Councilman Resnick said that they used to encourage residents to drop off books that they were no longer using to Borough Hall. He said that he would like to start up that effort again. He said that there are also older books that are not being borrowed and he was offering to assist in sorting, and deciding what books stay and go.

Mr. Perfetti noted that PennDot is beginning to resurface Oak Ave. He said that he is hopeful that the project will be completed in a timely manner and not affect the 4<sup>th</sup> of July schedule.

Mr. Perfetti announced that he had just received an email from the County that the Borough had been selected as part of the 2018 CDBG grants for an additional \$115,000 and that the vote would be approved the following day.

A motion was made by Councilman Martin to accept the Manager's Report as presented; seconded by Councilwoman Peterson; and carried unanimously by a vote of 8-0.

### **Engineer's Report:**

J.P. Kelly presented the Engineer's report.

Mr. Kelly said that the contractor for the building renovations has reported that they are 100% complete with their follow-up punch list, and has requested subsequent payment. He noted that the contract is 98% paid, so he will conduct a review of the outstanding items and advise the Borough Manager and Council accordingly, but he knows he is not 100% complete.

Mr. Kelly said that they held a compliance meeting on the 2017 CDBG project for McFadden Park with the contractor and OHCD. The contract is executed and the contractor has submitted his necessary documents for review and approval. He expects the work to begin within two weeks.

Mr. Kelly said that the 2018 Road Program documents had been submitted, and once they review and confirm compliance, they will schedule a meeting with PennDot for their pre-investigation review. He said that he would expect to get the final PennDot approval in the next 2 weeks.

A motion was made by Councilwoman Papale to accept the Engineer's report as presented; seconded by Councilman Martin; and carried unanimously by a vote of 8-0.

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

Frank Catania presented the Solicitor's report.

He said that he wanted to follow up the information from the Manager's Report. He said that they had received right to know requests for 4566 E. Baltimore Ave. from an engineering firm named Kimley Horn. He said that there is a considerable amount of interest in the property and requests for zoning information and past records. They had generally asked for the ability to follow the use first contemplated by Mr. Kay a long time ago.

He noted that they were in Court recently with a property owner in the Borough, who may be familiar to Council, Abdus Shahid. He said that he had appealed 3 citations for various violations of the Borough's housing code, all of which were upheld and ruled in favor of the Borough.

He said that he had one action item for a tax assessment appeal filed by the owners of 32 Eyre Ave. He said that the current fair market value according to the assessment is \$145,188 and the settled amount approved by the Borough and School District appraiser is \$72,602; the assessment would drop from \$88,000 to \$44,000 and the tax loss to the Borough alone would be \$643.12 per year.

### **Administrative Actions:**

A motion was made by Councilman Martin to adopt the resolution for the tax assessment appeal settlement for 32 Eyre Ave., adjusting the fair market value from \$145,188 to \$72,602 and the assessment from \$88,000 to \$44,000; seconded by Councilman Humphreys; and carried unanimously by a roll call vote of 8-0. (Resnick – yes, Rich – yes, Humphreys - yes, Martin – yes, Peterson – yes, Papale – yes, Campbell – yes, Berry – yes.)

A motion was made by Councilman Martin to accept the Solicitor's Report as presented; seconded by Councilwoman Papale; and carried unanimously by a vote of 8-0.

### **Old Business:**

No old business.

### **New Business:**

Councilman Rich noted that his wife had discussed earlier in the caucus about the ice cream truck's permit being limited to 5pm, and she proposed that his time be extended to later in the evening. He asked when they would discuss this issue.

Solicitor Catania asked if he could make a suggestion. He said that one of the items that they would have for their consideration in July would be the medical marijuana facilities ordinance. He said that the State law changed a few years back and it limits their ability to regulate in that area. He said that ordinance is going through a process that would require the Planning Commission to meet and make a recommendation. He explained that the Delaware County Planning Commission is also involved in the process. He said that since that they are going to have to meet to discuss that ordinance, it would be a great time to also have them discuss the issue with the ice cream truck and go through the ordinance that is in place now and discuss the options. He said that they could request that be added to their agenda and have them report back to Council at the July meeting.

A motion was made by Councilman Martin to refer the ice cream truck situation to the Planning Commission; seconded by Councilman Humphreys; and carried unanimously by a vote of 8-0.

### **Ward Reports:**

Councilman Resnick had nothing to report.

Councilwoman Papale said that she had something not specific to the ward, but the entire Borough. She said that she wanted to discuss the ordinance that regulates dogs and cleaning up after them. She said that she understands that it is a difficult ordinance to enforce, but it is an issue that needs to be addressed. She said that she has asked people that she has seen with dogs and no bags if they need bags to clean up after them.

Solicitor Catania said that there are services that can accept the offending pile and do a DNA testing of the fecal matter. (Laughter)

Councilman Humphreys had nothing to report.

President Berry had nothing to report.

Councilman Rich said that they had some issues with overgrown lawns in his ward, but Mr. Gould came down and addressed the issues. He thanked him and said that he thinks he is doing a pretty good job. He said that he is still working on getting a list together of rental properties in the 3<sup>rd</sup> ward that are not registered with the Borough.

Councilman Martin had nothing to report.

Councilwoman Peterson had nothing to report.

Councilman Campbell had nothing to report.

**Post-Executive Session:**

President Berry announced that they discussed some legal and personnel matters in their Executive Session.

Mr. Perfetti announced that they would be entertaining a motion to appoint/hire a code enforcement official to replace Matt Fabrizio, who passed away earlier this year and whose position had not been filled since his passing. He said that he had conducted numerous interviews and provided the resume of his recommendation.

A motion was made by Councilman Martin to appoint/hire a code enforcement official, Mr. Tom Young, as an at-will employee with a 30 hour work week at an hourly rate of \$20/hour, for a salary of \$31,200/year and no benefits and sick time after 6 months, with no vehicle and no stipends; seconded by Councilman Campbell; and carried unanimously by a vote of 8-0. (Resnick – yes, Rich – yes, Humphreys - yes, Martin – yes, Peterson – yes, Papale – yes, Campbell – yes, Berry – yes.)

**Closing Public Comment:**

Pastor Derek Rimson asked if he could personally thank the Chief of Police, Chief Rockenbach and the Department for their quick response to a recent graffiti incident that they had at their church. He said that the Police responded immediately, within seconds of the call. He thanked the Mayor and the Chief for following up with him and checking to ensure that everything was okay. He thanked Councilwoman Papale and President Berry and noted the kindness shown by former Mayor Kelly and former Council President Casadei. He said that he is grateful to be part of the community and grateful for his interactions with the Borough officials.

Clare Cericola, 25 year resident of Chester Ave., said that she is not sure what the plans are for the park, but she hopes that they plan on utilizing the entire area because that portion of the Borough has a lot of kids. She said that her children, the children of Chester Ave. and the surrounding area, fill

the park all of the time. She said that right now the kids are in the streets because there is nothing for them to do in the playground. She asked them to please consider all of the kids when building the playground.

**Adjournment:**

A motion was made by Councilman Martin to adjourn; seconded by Councilwoman Peterson; and carried unanimously by a vote of 8-0.

Respectfully Submitted,

Kimberly A. Duffy

Clifton Heights Borough Secretary