INDEX

Upper Darby Township Council Meeting

September 18th, 2019

Call of the meeting 220

Roll call 220

Mayor Micozzie

Mayor Micozzie introduced Zach Williard, Financial Consultant and Marc Stein, Bond Counsel for a presentation on the 5-year proposed Capital Budget Program 220

Approval of Minutes 220

Public Forum 221

Mayor Micozzie 222

Appointments

Mayor Micozzie made 2 appointments to the Library Board.

The 4-year appointment of Lisa Standen, 4501 Bond Avenue, Drexel Hill, PA
The 4-year appointment of Cynthia Wilson, 930 Fairfax Road, Drexel Hill, PA

Announcements

On Thursday, September 19th, 2019 at 1:30pm, the 69th Street Mural Arts Project will be dedicated at the site of the project.

Shred Day will be on Saturday, September 21st, 2019 at UDHS from 9am until noon

On Saturday, September 28th, 2019, the International Festival will take place all day on 69th Street.

Town Hall Meetings will take place on October 8th. This will be a telephone Town Hall meeting October 14th is at Highland Park Elementary School. October 17th is at Garrettford Elementary School. October 21st is at Watkins Center and October 24th is at Drexel Hill Middle School.
"Salute the Veterans" Oldies Night will be held on October 12th, 2019 at the Performing Arts Center

The Fire Prevention Parade will take place on October 13th, 2019.

Community Day will be October 19th, 2019 at UDHS

Committee Reports

Public Safety Committee
Jacob A. Bierling Jr., Chairman

Resolution No. 40-19, a Resolution to establish a 20-minute Load/Unload Zone in front of 6786 Market Street

Adoption of Resolution No. 40-19

Resolution No. 41-19, a Resolution to REMOVE parking meter #015 that is situated in front of 6786 Market Street

Adoption of Resolution No. 41-19

Planning, Zoning & Building Code Committee
Jacob A. Bierling Jr., Chairman

Motion for Council to authorize the Director of Licenses and Inspection to issue a Festival permit to Saint Dorothy’s Church to hold a Festival on October 8th, 2019 through October 12th, 2019, subject to certain conditions including receipt of insurance certificate

Approval of Motion

Resolution 42-19, a Resolution of Upper Darby Township, Delaware County, Pennsylvania approving the application of Lansdowne Upper Darby LLC to subdivide 2.092 acres into two lots and develop 1.35 acres with an 8,000 square foot medical facility and demolish a 17,000 square foot commercial building AKA 8001 Lansdowne Avenue located on the northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane and being subject to certain conditions of approval. Folio No. 16-07-00504-00

Adoption of Resolution No. 42-19
Public Health and Environmental Affairs Committee
Sekela Coles, Chairwoman

Public Hearing for Ordinance No. 3060, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania, replacing Ordinance No’s 839, 875, 1028, 2103 and 2701 collectively known as “The Upper Darby Township Noise Ordinance” and repealing any Ordinances or Resolutions inconsistent herewith

Adoption of Ordinance No. 3060

Solicitor

Adjournment
A regular meeting of Upper Darby Township Council was held on Wednesday evening, September 18th, 2019 at 7:00 p.m. in the Council Meeting Room #202 of the Municipal Building, 100 Garrett Road, Upper Darby, Pennsylvania.

The meeting was called to order by Council President Donald P. Bonnett with the Pledge of Allegiance to the flag of the United States of America.

**Roll Call**

Donald P. Bonnett, Thomas P. Wagner, Jacob A. Bierling Jr., Sekela Coles, Robert S. Gwin Jr., Barbarann Keffer, Marc Manfre, Lisa Faraglia, Sheikh Siddique, Patrick Spellman, Laura Wentz

**Present at the Meeting**

Thomas N. Micozzie, Mayor  
Thomas J. Judge Jr., CAO  
Kelly Sullivan, Esquire  
Richard G. Nolan, Chief Municipal Clerk  
Zack Williard, Financial Advisor  
Marc Stein, Bond Counsel

Council President Bonnett turned the meeting over to the Mayor.

**Mayor Micozzie**

Mayor Micozzie introduced Zach Williard, Financial Consultant and Marc Stein, Bond Counsel for a presentation on the 5-year proposed Capital Budget program.

**Approval of the Minutes**

Motion to approve the Minutes for the Committee Meeting of August 7th, 2019

Mr. Wagner: Moved.

Ms. Faraglia: Second.

Minutes approved; 11 in favor

Motion to approve the Minutes for the Council Meeting of August 21st, 2019

Mr. Wagner: Moved.

Mr. Spellman: Second.
Minutes approved; 11 in favor

Public Forum

Mr. Bonnett: This is the time set aside for the public to speak. When you hear your name, come forward to the podium and state your name and address for the records. Comments are limited to three minutes.

Sheila Wright, 7231 Clinton Road
Make Upper Darby good again

Frances Sherman, 300 Owen Avenue
Loss of parking and traffic

Gwen Gilliard, 420 Croyden Road
Signage and street sweeping

Steve Lockard, 427 Spruce Avenue
Trails

Quon Banks, 7276 Lamport Road
Community support

Olivia Taylor, 204 Kent Road

Tyson Combs, 6837 Ludlow Street
Barber of the community

Fran Klick, 318 Owen Avenue

Richard Blye, 274 Kent Road
6th District

Tony Reagoso, 817 Burmont Road
Effects of Aronimink School construction plan

Judi McLaughlin, 341 Owen Avenue
Owen Avenue

Tony Beaty, Owen Avenue
Owen Avenue

Tom Clay, 4000 Garrett Road
Speeding
Geraldine Miller, 25 Powell Lane
Intersection & parking lot at 6500 Market Street

Their comments are filed on tape.

**Council President Donald P. Bonnett reminded Council that in October through December, there will be 3 meetings per month. The 1st and 3rd Wednesday will be the voting meetings and the 2nd Wednesday will be the Committee Meeting.**

**Mayor Micozzie**

**Appointments**

Mayor Micozzie made 2 appointments to the Library Board.

The 4-year appointment of Lisa Standen, 4501 Bond Avenue, Drexel Hill, PA
The 4-year appointment of Cynthia Wilson, 930 Fairfax Road, Drexel Hill, PA

Mr. Spellman: Moved
Mr. Wagner: Second.

Moved and seconded. All those in favor, signify by saying aye. Opposed? The ayes have it.

**Announcements**

On Thursday, September 19th, 2019 at 1:30pm, the 69th Street Mural Arts Project will be dedicated at the site of the project.

Shred Day will be on Saturday, September 21st, 2019 at UDHS from 9am until noon

On Saturday, September 28th, 2019, the International Festival will take place all day on 69th Street.

**Town Hall Meetings will take place on October 8th. This will be a telephone Town Hall meeting. October 14th is at Highland Park Elementary School. October 17th is at Garretford Elementary School. October 21st is at Watkins Center and October 24th is at Drexel Hill Middle School.**

“Salute the Veterans” Oldies Night will be held on October 12th, 2019 at the Performing Arts Center

The Fire Prevention Parade will take place on October 13th, 2019.

Community Day will be October 19th, 2019 at UDHS
Committee Reports

Public Safety Committee
Jacob A. Bierling Jr., Chairman

Resolution No. 40-19, a Resolution to establish a 20-minute Load/Unload Zone in front of 6786 Market Street

Moved: Mr. Bierling
Second: Mr. Wagner

Resolution No. 40-19 is adopted; 11 in favor

Resolution No. 41-19, a Resolution to REMOVE parking meter #0155 that is situated in front of 6786 Market Street

Moved: Mr. Bierling
Second: Mr. Wagner

Resolution No. 41-19 is adopted; 11 in favor

Planning, Zoning & Building Code Committee
Jacob A. Bierling Jr., Chairman

Motion for Council to authorize the Director of Licenses and Inspection to issue a Festival permit to Saint Dorothy’s Church to hold a Festival on October 8th, 2019 through October 12th, 2019, subject to certain conditions including receipt of insurance certificate

Moved: Mr. Bierling
Second: Mr. Wagner

Approval of Motion; 11 in favor

Resolution 42-19, a Resolution of Upper Darby Township, Delaware County, Pennsylvania approving the application of Lansdowne Upper Darby LLC to subdivide 2.092 acres into two lots and develop 1.35 acres with an 8,000 square foot medical facility and demolish a 17,000 square foot commercial building AKA 8001 Lansdowne Avenue located on the northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane and being subject to certain conditions of approval. Folio No. 16-07-00504-00

Moved: Mr. Bierling
Second: Mr. Spellman
Resolution No. 42-19 is adopted; 11 in favor

Public Health and Environmental Affairs Committee
Sekele Coles, Chairwoman

Public Hearing for Ordinance No. 3060, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania, replacing Ordinance No’s 839, 875, 1028, 2103 and 2701 collectively known as “The Upper Darby Township Noise Ordinance” and repealing any Ordinances or Resolutions inconsistent herewith

A Public Hearing was convened.

Speakers: Olivia Taylor, 204 Kent Road

Ms. Taylor: Olivia Taylor, 204 Kent Road. Could you explain this Ordinance? It’s a noise Ordinance. What areas does it affect? Does it affect the whole Township or a certain area?

Ms. Coles: Any Ordinance would impact the entire Township; Ordinances are passed Township-wide. The issue is that we have not had any updates to our existing Noise Ordinance in decades and right now, we’re in litigation so I’m not going to mention the other party’s name. So, right now, we are in litigation with the situation that occurred at 69th Street earlier this year that forced us to immediately update and amend the Ordinance. It ended up after discussing things with the Solicitor, the Director of Health, the Police Department and L&I that we needed to create an Ordinance that reflect the previous Ordinances that did not properly address everything that needed to be addressed in a comprehensive Noise Ordinance. We wanted to get this done earlier this summer, in June or July, but there was feedback from different departments that felt that we weren’t adequately covering it so our Solicitor did go back and re-work it to get it to this point. There was a first reading of it when it was introduced at the August Council meeting.

Ms. Taylor: I remember that. I guess my question is, does this lower it or raise it?

Ms. Coles: Are you talking about the volume?

Ms. Taylor: The Ordinance itself; the one that is in place now. We have an Ordinance in place right now.

Ms. Coles: We have several Ordinances in place....

Ms. Taylor: So, this Ordinance right now that is on here to be spoken on, is this going to raise it or lower the one that has already been established?

Mr. Judge: Councilwoman, may I take a shot at this?
Ms. Taylor: OK, for example, if we have a block party and one resident says that the noise is too loud, I want to know if we have to stop the block party for one person.

Ms. Coles: And this is why we have the Police Department also looking at the information. This -------primarily dealt with a situation in a public location, 69th St. I don’t know how much I can say about the gentleman.........

Ms. Taylor: You don’t have to go into detail about it.

Ms. Coles: This was not because of a residential issue so this will not impact things in a negative way in terms of how we are already addressing violations to any existing Noise Ordinance. But, because things hadn’t been updated in decades, when the Solicitor went back and looked, and after recommendations from the different Department Heads, they found it best if we just created a new Ordinance. And Mr. Judge, if you want to chime in, I think you could probably.....

Mr. Judge: All I want to say to answer Ms. Taylor’s comment. This prohibits loading and unloading in a commercial area from 10pm until 6am. So, when you’re in a commercial area, you can’t be unloading a truck. It would prohibit in a residential someone having a block party at 1am and blasting the radio. This Ordinance would prohibit that. The reason for the forcing of the change in the Ordinance is because the prior Ordinances which were written in the 50’s and the 60’s and you couldn’t test the noise level with any meters within 15 feet of each other and you just can’t have an Ordinance that prohibits noise 15 feet. That is what is the driving force of this Ordinance.

Ms. Taylor: OK. I just wanted clarity on it. Thank you.

Mr. Bonnett: Does anyone else wish to address Council on the proposed Ordinance? See no one else coming to the podium, this concludes the Public Hearing. I turn this back to you Councilwoman Coles.

Ms. Coles: Mr. President, I move for the adoption of Ordinance No. 3060 and ask for a roll call vote.

Mr. Gwin: Second.

Mr. Bonnett: Moved and seconded. This will be a roll call vote. When your name is called signify by saying aye. Opposed say no.

A roll call vote was taken.

<table>
<thead>
<tr>
<th>In favor of Ord 3060</th>
<th>Opposed to Ord 3060</th>
<th>Excused</th>
<th>Abstained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonnett</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wagner</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bierling</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Mr. Bonnett: That's 11 in favor. Ordinance No. 3060 is adopted.

Solicitor

Nothing to report

Adjournment

Motion to adjourn: Councilman Bierling; Second: Councilman Wagner

Motion approved: 11 in favor

Council President Bonnett adjourned the meeting.

Respectfully submitted,

Richard G. Nolan

Richard G. Nolan
Chief Municipal Clerk
RESOLUTION NO. 40-19

WHEREAS, ORDINANCE NO. 449 OF THE UPPER DARBY TOWNSHIP PROHIBITS PARKING OF VEHICLES ON CERTAIN HIGHWAYS AND REGULATES THE PARKING ON CERTAIN HIGHWAYS AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

THAT ORDINANCE NO. 449 BE AND THE SAME IS HEREBY AMENDED AND SUPPLEMENTED BY ADDING TO SECTION 15 THEREFORE THE FOLLOWING:

ESTABLISH A 20 MINUTE LOAD/UNLOAD ZONE IN FRONT OF 6786 MARKET STREET

RESOLVED, THIS 18TH DAY OF SEPTEMBER A.D., 2019.

UPPER DARBY TOWNSHIP

DONALD P. BONNETT
PRESIDENT OF COUNCIL

ATTEST:
JACOB A. BIERLING JR.
SECRETARY OF COUNCIL

THOMAS N. MICCOZIE, MAYOR

ATTEST: THOMAS J. JUDGE, JR.,
CHIEF ADMINISTRATIVE OFFICER
RESOLUTION NO. 41-19

WHEREAS, ORDINANCE NO. 482 OF THE TOWNSHIP OF UPPER DARBY, COMMONLY KNOWN AS "THE PARKING METER ORDINANCE" PROVIDES FOR INSTALLATION, OPERATION, MAINTENANCE, REGULATION AND CONTROL OF THE USE OF PARKING METERS AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

THAT ORDINANCE NO. 482 AND ASSOCIATED RESOLUTIONS AND ORDINANCES HEREBY BE AMENDED AND SUPPLEMENTED BY THE FOLLOWING:

TO REMOVE PARKING METER #0155 THAT IS SITUATED AT 6786 MARKET STREET

RESOLVED THIS 18TH DAY OF SEPTEMBER, A.D., 2019.

UPPER DARBY TOWNSHIP

DONALD P. BONNETT
PRESIDENT OF COUNCIL

JACOB A. BIERLING JR.
SECRETARY OF COUNCIL

THOMAS N. MICOLZIE, MAYOR

THOMAS J. JUDGE, JR.
CHIEF ADMINISTRATIVE OFFICER
UPPER DARBY TOWNSHIP

Resolution No. 42-19

A RESOLUTION OF UPPER DARBY TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA
APPROVING THE APPLICATION OF LANSDownE
UPPER DARBY LLC TO SUBDIVIDE 2.092 ACRES
INTO TWO LOTS AND DEVELOP 1.35 ACRES WITH
AN 8,000 SQUARE FOOT MEDICAL FACILITY AND
DEMOLISH A 17,000 SQUARE FOOT COMMERCIAL
BUILDING AKA 8001 LANSdownE AVENUE
LOCATED ON THE NORTHEAST CORNER OF THE
INTERSECTION OF LANSdownE AVENUE AND
SOUTH CEDAR LANE AND BEING SUBJECT TO
CERTAIN CONDITIONS OF APPROVAL.

WHEREAS, UPPER DARBY LLC ("Applicant") has submitted for approval its Final
Land Development Plan to subdivide 2.092 acres into two lots and develop 1.35 acres with an
8,000 square foot medical facility and demolish a 17,000 square foot commercial building,
prepared by Nave Newell, said plans submitted to the Township dated July 17, 2019 (collectively
"Final Plans"); and

NOW THEREFORE, BE IT RESOLVED, that the above-cited Final Plans are hereby
approved subject to certain Conditions of Approval including the following:

1. Applicant has obtained approval by Pennsylvania Department of Transportation
of all necessary permits, including but not limited to any required highway occupancy permit.
2. Approval by the Township Solicitor and execution by UPPER DARBY LLC and,
where applicable, Applicant’s lender, of all necessary and appropriate documentation including
Developer’s Agreement and Improvement Security Agreement, and such other documentation as
acceptable to the Solicitor, including but not limited to documentation concerning the ongoing
maintenance, operation and repair of the common site improvements, if any, which are not to be
dedicated to the Township;
3. Applicant obtaining Sewer Planning Module Act 537 approvals or exemption there from, Storm Water Management approvals and Delaware County Conservation District approvals;

4. Formal recording of the Land Development Plan (the "Record Plans") following Township execution of the Record Plans;

5. Applicant shall comply with all conditions and approvals applicable to zoning variances granted by the Upper Darby Township Zoning Hearing Board by decision dated May 23, 2019, which decision is incorporated herein by reference hereto.

6. Applicant shall comply with all applicable federal, state and local codes or ordinances and shall obtain all required permits.

TOWNSHIP OF UPPER DARBY

Attest:

[Signature]
Jacob A. Bierling
Secretary of Council

By:

[Signature]
Donald P. Bonnett
President of Council

Resolution No. 42-19 above is hereby approved this 18th day of September, A.D., 2019.

Attest:

[Signature]
Thomas J. Judge, Jr.
Chief Administrative Officer

Approved:

[Signature]
Thomas N. Micouzie
Mayor
August 15, 2019

Mr. Jeffrey N. Gentile
Upper Darby Township
100 Garrett Road
Upper Darby, PA 19082-3135

RE: Name of Dev't: Davita Dialysis
DCPD File No.: 47-7479-19
Developer: Lansdowne Upper Darby LLC
Location: Northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane
Recv'd in DCPD: 07/22/2019

Dear Mr. Jeffrey N. Gentile:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on August 15, 2019, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill
Director

cc: Lansdowne Upper Darby LLC
    Nave Newell
PLAN TITLE: Davita Dialysis

DATE OF PLAN: 07/18/2019

OWNER OR AGENT: Lansdowne Upper Darby LLC

LOCATION: Northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane

MUNICIPALITY: Upper Darby Township

TYPE OF REVIEW: Subdivision & Land Development

ZONING DISTRICT: R-3

SUBDIVISION ORDINANCE: County

PROPOSAL: Subdivision: Subdivide 2.092 acres into two lots

Land Development: Develop 1.35 acres with an 8,000 sq. ft. medical facility and demolish 17,000 sq. ft. of abandoned commercial building

UTILITIES: Public

RECOMMENDATIONS: Approval, with consideration of staff comments

STAFF REVIEW BY: Joshua Chast

Date: August 15, 2019
File No.: 47-7479-19
Date: August 15, 2019  
File No.: 47-7479-19

REMARKS:

CURRENT PROPOSAL

The applicant proposes to subdivide 2.9 acres into two lots. Lot 1 will be developed with an 8000 sq. ft. dialysis center. Lot 2, which currently holds a 17,000 sq. ft. abandoned commercial building, will be demolished, leaving the 32,171 sq. ft. of empty space. The sidewalks/walkways and driveways on Lot 2 will be not be removed. The site can be accessed by Saint Anthony Lane and Saint Joseph Drive. The applicant is proposing to dedicate the two aforementioned roads to Upper Darby Township.

SITE CHARACTERISTICS

The site is located within a residential neighborhood consisting of attached single family homes. There is no current separation between the southern boundary of Lot 1 and the parking lot of the adjacent dwellings. However, there is a 20' wide existing access easement that sits on the border of the properties. There is a bus station on North Lansdowne Avenue that shares an area with the northwestern corner of the property.

Across South Cedar Lane is the Bond Shopping Center. The shopping center is a northern boundary of the Lansdowne Avenue Development Node, found in the "Mapping Economic Progress in Upper Darby" report.

APPLICABLE ZONING

The proposal is located within the R-3 district and is subject to applicable regulations set forth by the Township zoning code.
REMARKS (continued):

NONCONFORMITIES

The site has multiple nonconformities including use, parking in the front setback, loading area visibility from street, accessory structures within the front setback, and a sign larger than what is allowed. The applicant received zoning relief for the previously mentioned issues.

COMPLIANCE

The proposal appears to comply with the R-3 district zoning with variances granted.

TREE PROTECTION

During construction of Lot 2, it is noted that the applicant must preserve the rows of trees that encompass the eastern and northern sides of Lot 2, and the western side of Lot 1. These trees act as an important vegetative screen and buffer for the residential homes across Saint Anthony Lane and Saint Joseph Drive. As required by Section 817.F.1-9 of the County SALDO, specifically listed precautions must be taken to protect the trees. If these trees cannot be preserved during demolition, it is required by County SALDO 817.C that they be replaced.

During construction, it is recommended that extra pedestrian protections be installed around the bus stop, located in the northwest corner of the property.

PATIENT DROP OFF ZONE

It is recommended that the site design include a designated patient drop off zone. This zone would be used by EMS providers, caregivers and patient’s family members. This zone should not interfere with pedestrian access.
REMARKS (continued):

HISTORICAL SIGNIFICANCE

The proposal will adversely affect the historically significant Lukens property. The Lukens property is identified in the Upper Darby Historic Resource Surveys of 1994 and 2012 and in the Comprehensive Plan. It was National Register-Eligible until the 1980s when the restaurant additions and neighboring houses were constructed. However, the main house still retains its historic integrity and is a fine example of Italianate architecture, which is rare for this area. There is no ordinance protecting historic resources such as this in Upper Darby, and the cumulative loss of buildings such as this can have a detrimental impact on the character and vitality of a community.

It does not appear that there is a compelling need to demolish this structure at this time, as demolition is not necessary to develop the site as proposed.

The applicant is encouraged to incorporate the structure into future development. If demolition is inevitable, the Planning Department requests that the building be documented by Preservation Planning Staff and the Upper Darby Historical Society.

TRANSPORTATION COMMENTS

The applicant should construct a sidewalk or sidewalks to connect the Lansdowne Avenue sidewalk with the building's doors. This would provide a direct sidewalk connection for employees and visitors who might walk from the surrounding neighborhoods or the bus stop on Lansdowne Avenue.
Date: August 15, 2019
File No.: 47-7479-19

REMARKS (continued):

The applicant and Township should consider installing a bus shelter at the bus stop on Lansdowne Avenue in front of the applicant’s property. A shelter would provide security and weather protection for riders.

The applicant should install bicycle parking near the building’s doors for employees and visitors who live within bicycling distance. The parking should secure bicycles by their frames (such as inverted "U" bike docks) rather than solely by their wheels.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.
September 4, 2019

VIA EMAIL

Jeffrey N. Gentile, P.E.
Director of Licenses & and Inspection
Upper Darby Township
100 Garrett Road, Room 109
Upper Darby, PA 19082

Reference: Davita Dialysis
8001 Lansdowne Avenue
Preliminary/Final Subdivision and Land Development Plans
Upper Darby Township, Delaware County, PA
Nave Newell No. 2018-138.00

Dear Mr. Gentile:

On behalf of our client, Lansdowne Upper Darby, LLC, please find enclosed the following materials in support of Preliminary/Final Subdivision and Land Development Application for the proposed Davita Dialysis located at 8001 Lansdowne Avenue in Upper Darby Township, Delaware County, PA:

1. Preliminary/Final Subdivision and Land Development Plans (sheets C0.0-C12.0), last revised September 4, 2019.

We are in receipt of the review letter from the Delaware County Planning Commission dated August 15, 2019 and offer the following responses to the comments in corresponding order:

CURRENT PROPOSAL

The applicant proposes to subdivide 2.9 acres into two lots. Lot 1 will be developed with an 8000 sq. ft. dialysis center. Lot 2, which currently holds a 17,000 sq. ft. abandoned commercial building, will be demolished, leaving the 32,171 sq. ft. of empty space. The sidewalks/walkways and driveways on Lot 2 will be not be removed. The site can be accessed by Saint Anthony Lane and Saint Joseph Drive. The applicant is proposing to dedicate the two aforementioned roads to Upper Darby Township.

Response: No response necessary.

SITE CHARACTERISTICS

The site is located within a residential neighborhood consisting of attached single family homes. There is no current separation between the southern boundary of Lot 1 and the parking lot of the adjacent dwellings. However, there is a 20' wide existing access easement that sits on the border of the properties. There is a bus station on North Lansdowne Avenue that shares an area with the northwestern corner of the property.

Across South Cedar Lane is the Bond Shopping Center. The shopping center is a northern boundary of the Lansdowne Avenue Development Node, found in the “Mapping Economic Progress in Upper Darby” report.
Response: No response necessary.

APPLICABLE ZONING

The proposal is located within the R-3 district and is subject to applicable regulations set forth by the Township zoning code.
Response: No response necessary.

NONCONFORMITIES

The site has multiple nonconformities including use, parking in the front setback, loading area visibility from street, accessory structures within the front setback, and a sign larger than what is allowed. The applicant received zoning relief for the previously mentioned issues.
Response: No response necessary.

COMPLIANCE

The proposal appears to comply with the R-3 district zoning with variances granted.
Response: No response necessary.

TREE PROTECTION

During construction of Lot 2, it is noted that the applicant must preserve the rows of trees that encompass the eastern and northern sides of Lot 2, and the western side of Lot 1. These trees act as an important vegetative screen and buffer for the residential homes across Saint Anthony Lane and Saint Joseph Drive. As required by Section 817.F.1-9 of the County SALDO, specifically listed precautions must be taken to protect the trees. If these trees cannot be preserved during demolition, it is required by County SALDO 817.C that they be replaced.

During construction, it is recommended that extra pedestrian protections be installed around the bus stop, located in the northwest corner of the property.
Response: The existing rows of trees along the eastern and northern sides of Lot 2 and the western side of Lot 1 are outside of the limit of disturbance of this project and are intended to remain. We have added notes to the Demolition Plan (Sheet C3.0) stating that the existing trees and vegetation outside of the limit of disturbance are to remain. We have also added Demolition Note #16 stating the same.

PATIENT DROP OFF ZONE

It is recommended that the site design include a designated patient drop off zone. This zone would be used by EMS providers, care givers and patient's family members. This zone should not interfere with pedestrian access.
Response: A covered, patient drop off area is provided near the main entrance. We have extended the flush curb in this area so a vehicle temporarily stopped there will not interfere with the pedestrian path from the ADA parking spaces to the entrance.
HISTORICAL SIGNIFICANCE

The proposal will adversely affect the historically significant Lukens property. The Lukens property is identified in the Upper Darby Historic Resource Surveys of 1994 and 2012 and in the Comprehensive Plan. It was National Register-Eligible until the 1980s when the restaurant additions and neighboring houses were constructed. However, the main house still retains its historic integrity and is a fine example of Italianate architecture, which is rare for this area. There is no ordinance protecting historic resources such as this in Upper Darby, and the cumulative loss of buildings such as this can have a detrimental impact on the character and vitality of a community.

It does not appear that there is a compelling need to demolish this structure at this time, as demolition is not necessary to develop the site as proposed.

The applicant is encouraged to incorporate the structure into future development. If demolition is inevitable, the Planning Department requests that the building be documented by Preservation Planning Staff and the Upper Darby Historical Society.

Response: We originally proposed for the Lukens building to remain because it is outside of the area being developed as part of this project. After meeting with the neighbors, the developer has agreed to remove the existing building as the neighbors requested.

TRANSPORTATION COMMENTS

The applicant should construct a sidewalk or sidewalks to connect the Lansdowne Avenue sidewalk with the building’s doors. This would provide a direct sidewalk connection for employees and visitors who might walk from the surrounding neighborhoods or the bus stop on Lansdowne Avenue.

Response: We have looked at the option of adding a new sidewalk connecting the existing sidewalk along Lansdowne Avenue to the proposed building but have determined that is not feasible due to the existing topography. There is an existing berm along Lansdowne Avenue with a slope of approximately 30%. We have provided an accessible route from Lansdowne Avenue to the proposed building by proposing new sidewalks and curb ramps from the building to the existing sidewalk along Saint Anthony Lane (See ADA Grading Plan Sheet C12.0).

The applicant and Township should consider installing a bus shelter at the bus stop on Lansdowne Avenue in front of the applicant’s property. A shelter would provide security and weather protection for riders.

Response: Lansdowne Avenue is a PennDOT road and no work is proposed within the PennDOT right-of-way by either the developer or Township as part of this project.

The applicant should install bicycle parking near the building’s doors for employees and visitors who live within bicycling distance. The parking should secure bicycles by their frames (such as inverted u’ bike docks) rather than solely by their wheels.

Response: We have added a bicycle rack to the Site Plan (Sheet C4.0) near the main entrance.
SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval. 
Response: We have submitted the 'Public Sewer System Available Capacity Determination' to Upper Darby Township and are in the process of obtaining a Planning Module Exemption Request from the PADEP.

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.
Response: No response necessary.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.
Response: We will submit the appropriate plans for recording following final approval.

If you have questions or comments or need any additional information, please feel free to contact me at (610) 265-8323 or at jbannon@navenewell.net.

Respectfully submitted,

James P. Bannon, Jr., PE

JPB/jh

Enclosures

cc (via email): Vince Curran, Rob Murdochca | Palestra Real Estate Partners, Inc.
James Gerard | Gerard Associates Architects
Carrie Nase-Poust | Fox Rothschild LLP

K:\18proj\18138_Davita_Dialysis-Lansdowne\RevResp\Township\Gentile_Ltr_19-09-04_new.docx
UPPER DARBY TOWNSHIP
ORDINANCE 3060

AN ORDINANCE OF UPPER DARBY TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, REPLACING ORDINANCE'S NO. 839,875, 1028, 2103, AND 2701 COLLECTIVELY KNOWN AS THE UPPER DARBY TOWNSHIP NOISE ORDINANCE AND REPEALING ANY ORDINANCES OR RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, the Upper Darby Township adopted the above named Ordinance collectively known as the Upper Darby Township Noise Ordinance;

WHEREAS, excessive noise is a serious hazard to the public health and welfare and quality of life: and

WHEREAS, residents and general public have a right to an environment free from noise that may impact their health, welfare or degrade the quality of life: and

WHEREAS, it is in the Public interest for health and safety reason to establish regulations on noise that may jeopardize the welfare of residents and the general public.

NOW THEREFORE, Upper Darby Township hereby ordains:

It is hereby declared as the intent of the Upper Darby Township Council that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

SECTION 1 Terminology, Standards and Definitions
All terminology used in this ordinance and not defined herein shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.

As used in this ordinance, the following terms shall have the meanings indicated:

AMBIENT NOISE LEVEL
The sound pressure level of the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources and/or the A-weighted sound pressure level exceeded 90% of the time/L90 based on a one-hour period.

A-WEIGHTED SOUND PRESSURE LEVEL
The sound pressure level as measured in decibels on a sound level meter using the A-weighting network. The level so read shall be designated dB(A) or dBA.

CONTINUOUS NOISE
A steady, fluctuating or impact noise which exists, essentially without interruptions, for a period of one hour or more.
CYCLICALLY VARYING NOISE
A steady, fluctuating or impulsive noise which may or may not contain a pure tone, which varies in sound pressure level such that the same level is obtained repetitively at reasonably uniform intervals of time.

DECIBEL
A logarithmic (dimensionless) unit of measure often used in describing the amplitude of sound. Decibel is denoted as "dB." 

DEPARTMENT
Any municipal agency.

DEVICE
Any mechanism which is intended to produce or which actually amplifies or produces noise when operated or handled.

EMERGENCY VEHICLE
A motor vehicle used in response to a public calamity or to protect persons or property from imminent danger.

EMERGENCY WORK
Work made necessary to restore property to a safe condition following a public calamity, work to restore public utilities or work required to protect persons or property from an imminent exposure to danger.

FLUCTUATING NOISE
The sound pressure level of a "fluctuating noise" varies more than six dB(A) during the period of observation when measured with the slow meter characteristic of a sound level meter and does not equal the previously existing ambient noise level more than once during the period of observation.

MOTOR VEHICLE
Any vehicle which is propelled or drawn by mechanical equipment, such as but not limited to passenger cars, trucks, truck-trailers, semitrailers, campers, motorcycles, minibikes, go-carts, snowmobiles, amphibious craft on land, dune buggies or racing vehicles.

MUFFLER
Any apparatus consisting of baffles, chambers of acoustical absorbing materials, whose primary purpose is to transmit liquids or gases while causing a reduction in sound emission at one end.

NOISE
Any sound which is unwanted or which causes or tends to cause an adverse psychological effect on human beings.

NOISE BAFFLE
A physical barrier for deflecting, checking or otherwise regulating the flow of noise.
[Added 9-14-1993 by Ord. No. 1285]
NOISE DISTURBANCE
Any sound which annoys, disturbs or perturbs reasonable persons with normal sensitivities; or any sound which injures or endangers the comfort, repose, health, hearing, peace or safety of other persons. This definition does not apply to the content of words or speech in them self as a disturbance.

PERSON
Any individual, association, partnership or corporation and includes any officer, employee, department, agency or instrumentality of the United States, a state or any political subdivision of that state.

PLAINLY AUDIBLE NOISE
Any noise for which the information content of that noise is unambiguously communicated to the listener, such as but not limited to understandable spoken speech or comprehensive rhythms.

POLICE DEPARTMENT
Upper Darby Township Police Department

POWERED MODEL VEHICLES
Any powered vehicles, either airborne or land borne, which are not designed to carry persons or property, such as but not limited to model airplanes, boats, cars or rockets and which can be propelled by mechanical means.

PROPERTY BOUNDARY
Any imaginary line at the ground surface which line separates the real property owned by one person from that owned by another person and its vertical extension.

PUBLIC RIGHT-OF-WAY
Any street, avenue, boulevard, highway, alley or similar place which is owned or controlled by a public government entity.

PURE TONE
Any noise which can be distinctly heard as a single pitch or a set of single pitches. For the purposes of measurement, a "pure tone" shall exist if the one-third octave band sound pressure level is the band which the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by five dB for frequencies of 500 hertz and above, by eight dB for frequencies between 160 and 400 hertz and by 15 dB for frequencies less than or equal to 125 hertz.

REPETITIVE IMPULSIVE NOISE
Any noise which is composed of impulsive noises that are repeated at sufficiently slow rates such that a sound level meter set at fast meter characteristic will show changes in sound pressure level greater than two dB(A).

SOUND
A temporal and spatial oscillation in pressure or other physical quantity in a medium with internal forces that causes compression and rarefaction of that medium and that propagates at finite speed to distant points.
SOUND LEVEL METER
An instrument, which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter and weighting networks, used to measure sound pressure levels.

SOUND PRESSURE
The instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space.

STATIONARY EMERGENCY SIGNALING DEVICES
Any device, excluding those attached to motor vehicles, used to alert persons engaged in emergency operations. These include, but are not limited to fire fighters, first aid squad members and law enforcement officers, whether paid or volunteer.

STATIONARY NOISE SOURCE
Any device, fixed or movable, which is located or used on geographically defined, real property other than a public right-of-way.

STEADY NOISE
A sound pressure level which remains essentially constant during the period of observation, i.e., the fluctuations are too small to meet the criterion for fluctuating noise.

TIME
Prevailing time. Eastern Standard or Daylight saving Time

TOWNSHIP/ TOWNSHIP ADMINISTRATION
Upper Darby Township, Upper Darby Township Mayor or Department Head

ZONING CODE—Upper Darby Township Ordinance 2906 with amendments

SECTION 2 ENFORCEMENT

It shall be the duty and responsibility and or in between the employees of the Upper Darby Police Department, the Township Health Officer and the Department of License and Inspection or an employee directly assigned by the Mayor to enforce the provisions of this ordinance.

SECTION 3 METHOD OF ENFORCEMENT

A violation of this ordinance shall be cause for summons and complaint to be issued forthwith; provided, however, that if the noise source is not a motor vehicle moving on a public right-of-way, in lieu of a summons and complaint, enforcement personnel may issue a notice, in writing, which may be served personally or by certified mail to the last known address of the person or persons in charge of or in control of the device, building or premises. The notice shall state the nature of the violation and a specific time period for the correction
and abatement of the violation. Failure to comply with the notice issued shall constitute a violation of this ordinance.

SECTION 4 TOWNSHIP AUTHORITY
In order to implement the purposes of this ordinance, Township’s Police Department Health Officer and/or Director of License & Inspection shall have the following powers:
   a.) Studies. To conduct or cause to be conducted studies, research and monitoring related to noise.

   b) Education. To develop informational material regarding this ordinance for distribution to the public.

SECTION 5 GENERAL PROHIBITIONS
It shall be unlawful for any person to make, continue to cause to be made or continue or cause any excessive or unusually loud noise which creates a noise disturbance within the limits of the Upper Darby Township.

SECTION 6 SPECIFIC PROHIBITIONS
The following acts, among others, are declared to be loud, disturbing or excessive noise and/or noise disturbance in violation of this ordinance, but said enumeration shall not be deemed to be exclusive. Any violation shall be determined based on the sound levels set forth in section 7.

   a) Horns and signaling devices. The sounding of any horn or signaling device on any motor vehicle except as a danger warning signal or as provided in the Vehicle Code of the Commonwealth of Pennsylvania.

   b) Radios, television sets, speakers, amplifiers and similar devices.

(1) Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph, drum or other device for the production or reproduction of sound in such manner as to cause a noise disturbance; or
(2) Operating any such device between the hours of 10:00 p.m. and 7:00 a.m. the following day in such a manner as to be plainly audible across real property boundaries or through partitions common to two parties within a building and plainly audible at 50 feet from such device when operated within a motor vehicle parked on a public right-of-way or on a public space.
c) Exterior loudspeakers. Using or operating any audible electronic device or loudspeaker in a fixed or movable position exterior to any building or mounted upon any vehicle or structure is hereby prohibited from all commercial or industrial establishments.

(1) Interior loud speakers which emit noise levels to any area outside of the building of the commercial or industrial establishment and which exceed the limits set forth in section 7 table 1 herein shall be prohibited.

(2) Failure to close movable building parts, including, but not limited to, open windows, open garage doors, open hanger doors and other like building parts or any openings which enable noise to escape the structure, in the operation of interior loud speakers, if such continuous opening contributes in any manner to the violation of this section, shall, after notification by the Code Enforcement Officer or other enforcement personnel, be a separate violation subject to the penalties imposed by other Township Ordinances.

d) Animals. Owning, keeping, possessing or harboring any animal or animals which, by frequent or habitual howling, barking, meowing, squawking or other noisemaking shall cause a noise disturbance. The provisions of this section shall also apply to all private or public facilities, including any animal pounds which hold or treat animals.

(e) Loading operations. Loading, unloading, opening or otherwise handling boxes, crates, containers, garbage cans or other similar objects between the hours of 10:00 p.m. and 6:00 a.m. the following day in such a manner as to cause a noise disturbance.

(f) Construction noise. Operating or causing to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances thereto in any land use category between the hours of 9:00 p.m. and 6:00 a.m. the following day.

(g) Vehicle repairs or testing. Repairing, rebuilding, modifying or testing any motor vehicle, off-road vehicle or motorboat in or near a residential use district in such a manner as to cause a noise disturbance or violate the provisions of section 7 table 1
(h) Powered model vehicles. Operating or permitting the operation of powered model vehicles between the hours of 6:00 p.m. and 7:00 a.m. the following morning. Maximum sound pressure levels during the permitted period of operation shall conform to those set forth in section 8 table II and shall be measured at the property boundary of the source. Powered model vehicles shall not be operated on public property.

(j) Refuse compacting vehicles. The operating or permitting the operation of any motor vehicle which can compact refuse and which creates, during the compacting cycle, a disturbing noise between the hours of 9:30 p.m. and 7:30 a.m. the following day in any zoning district identified in the Township Zoning Code, as district Traditional Neighborhood Commercial (C-1), Traditional General Commercial (C-2), Traditional General Commercial (C-3) and Commercial Industrial (C-4) and Recreation (REC), if an establishment therein abuts within 100 feet of a property zoned Residential (R-C, RC-1, R-1, R-2 R-3 and R-4) upon which there is a residence building.

(k) Bells and alarms. The sounding or permitting the sounding of any exterior burglar alarm on any building or motor vehicle unless such burglar alarm shall terminate its operating within 15 minutes of its being activated.

(l) Stationary emergency signaling devices. Testing of only the electromechanical functioning of a stationary emergency signaling device shall occur at the same time each day that a test is performed, but not before 8:00 a.m. or after 6:00 p.m. Any such testing shall only use the minimum cycle test time.

(m) Motorized parking lot sweepers. The operating or permitting of the operation of any motor vehicle or motor-driven equipment which is designed to collect refuse by rotating broom, vacuum, blower or other method requiring mechanical operation and which creates during the collection cycle or operation a disturbing noise between the hours of 10:00 p.m. and 6:00 a.m. the following day in a C-1, C-2, C-3, C-4 and Rec district as defined in the zoning code.

(n) Idling motor vehicle engines.
(1) Operating or permitting the operation of a commercial motor vehicle engaged in the process of loading or unloading (or standing or parked in anticipation thereof or following the same) and allowing the engine of the motor vehicle to idle, or otherwise run unnecessarily when vehicle is standing motionless (even though the noise generated may measure less than provided by section 8 table II. An exception is made for a motor vehicle which uses its engine as the main source of power for adjunct refrigeration equipment designed for the preservation of food products being delivered.

SECTION 7  Maximum permissible continuous sound pressure levels.

(a) It shall be unlawful for any person to operate or permit to be operated any stationary source of noise in such a manner as to create a sound pressure level which exceeds the limits set forth for the receiving land use (Land Use Category) in Table I below when measured at the property boundary. When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive use shall apply at the boundaries between different land use categories.

(b) For any source of sound which emits a pure tone or impulsive sound, the maximum sound level limits set forth in Table I shall be reduced by five dB(A).

<table>
<thead>
<tr>
<th>Receiving Land Use Category*</th>
<th>Time</th>
<th>Sound Pressure Level Limit [dB(A)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC, RC-1, R-1, R-2, R-3</td>
<td>8:00 a.m. - 10:00 p.m.</td>
<td>55</td>
</tr>
<tr>
<td>R-4, REC</td>
<td>10:00 p.m. - 8:00 a.m.</td>
<td>50</td>
</tr>
<tr>
<td>C-1</td>
<td>At all times</td>
<td>60</td>
</tr>
<tr>
<td>C-2</td>
<td>At all times</td>
<td>60</td>
</tr>
<tr>
<td>C-3</td>
<td>At all times</td>
<td>60</td>
</tr>
<tr>
<td>C-4</td>
<td>At all times</td>
<td>65</td>
</tr>
</tbody>
</table>

SECTION 8. Maximum permissible motor vehicle noise levels on public rights-of-way.
No person shall operate a motor vehicle on a public right-of-way at any time in such manner that the sound pressure level emitted by said vehicle exceeds the levels set forth in Table II when measured at the location. This section shall apply to all motor vehicles, whether publicly or privately owned, that are duly licensed.

Table II

<table>
<thead>
<tr>
<th>Vehicle Class</th>
<th>Sound Pressure Level [dB(A)]</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Speed Limit</td>
</tr>
<tr>
<td>Federally registered interstate motor carrier</td>
<td>35 mph or less</td>
</tr>
<tr>
<td>All other motor vehicles with manufacturer's gross vehicle rating of 10,000 pounds or more, and any combination of vehicles towed by such motor vehicle</td>
<td>86</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>92</td>
</tr>
<tr>
<td>Any other motor vehicle and any combination of vehicles towed by such motor vehicle</td>
<td>88</td>
</tr>
</tbody>
</table>

Section 9  Measurement of distance for motor vehicle noise levels.

a) the standard measurement height shall be four feet (1.2 meters) and the standard horizontal measurement distance from the center line of the traffic lane being monitored shall be 50 feet (15 meters). Whenever it is not feasible to use 50 feet, the distance may be shortened to 25 feet (7.5 meters), in which case the values of Table II of Section 8 shall be increased by six dBA.

Section 10 Motorized vehicles off public rights-of-way.

No person shall operate or cause to be operated any motorized vehicle off a public right-of-way in such a manner that the sound pressure level therefrom exceeds those stated in Table I of section 7 (b) when measured at the property line. Recreational motorized vehicles shall not be operated in public parks.
Section 11 Exceptions.

(a) Noise caused in the performance of emergency work for the immediate safety, health or welfare of the community or individuals of the community or to restore property to a safe condition following a public calamity shall not be subject to the provisions of this ordinance. Nothing in the section shall be construed to permit law enforcement, ambulance, fire or other emergency personnel to make excessive noise in the performance of their duties when such noise is clearly unnecessary. The use of stationary emergency signaling devices shall be for emergency use only.

(b) The Township Administration may grant specific and temporary exceptions to the provisions of this ordinance upon receipt of a written application requesting such exception. The application shall state the nature of the violation and the reason for the request. No exceptions shall be granted for a period exceeding one year from the date of the request. Any person affected by any noise source for which an application for exception has been filed may also submit information to the Township Administration in favor of or in opposition to the proposed exception.

Section 12 Violations and penalties.
Failure of any person to comply with the sections of this ordinance shall constitute an offense punishable by a citation.

Section 13 Injunctive relief.
The operation or maintenance of any noise source in violation of any provision of this ordinance shall be deemed and is declared to be a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction or in any other manner available for the abatement of public nuisances.

Section 14 Other remedies; construal of provisions.

(a) Any remedy available pursuant to this ordinance shall be considered separate and not exclusive of any other remedy available hereunder.

(b) Nothing in this ordinance shall be construed to impair any cause of action or legal remedy therefor of any person for injury or damage arising from any violation of this ordinance.
SECTION 15. EFFECTIVE IMMEDIATELY. This ordinance shall become effective immediately after enactment according to law and shall remain in effect hereafter until revised, amended or revoked by action of the Upper Darby Township.

SECTION 16. REPEALER. Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

ENACTED AND ORDAINED this 18th day of September 2019.

DONALD BONNETT
President of Council

JACOB A. BIERLING Jr.
Secretary of Council

Ordinance No. 3060 is hereby approved this 18th day of September, 2019.

THOMAS N. MICOZZIE
Mayor

Attest:
THOMAS J. JUDGE, JR.
Chief Administrative Officer