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February 3, 2021

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**Minutes
Committee Meeting
February 3, 2021**

The video of this meeting can be viewed in its entirety on youtube.com/upperdarby.org

Pledge of Allegiance to the flag of the United States of America

Moment of Silence

Opening of Meeting

Roll Call

Hafiz Tunis Jr. (HT), Bob Gwin (RG), Michelle Billups (MB), Matt Silva (MS), Danyelle Blackwell (DB), Brian K. Burke (BB), Sheikh Siddique (SS), Lisa Faraglia (LF), Donald P. Bonnet (DPB), Thomas P. Wagner (TW), Laura A. Wentz (LW)

Guests

P. David Bramble, Co-Founder of MCB Real Estate
Kenneth R. Shuster, Esq., Attorney for MCB Real Estate, LLC.
Mark D'Amico, Esq., Colleague of Kenneth R. Shuster
Roberto Despina, Design Engineer of Boehler Engineering
Dan Shabel, Principal for MCB Real Estate, LLC.
Drew Gorman, Principal for MCB Real Estate, LLC.
Jay Mendendorp, SEPTA
Dan Corrigan, SEPTA
Michael Galante, Township Engineer

Rules for Meeting Decorum

“Upper Darby Township Council and Residents will maintain professional respect for each other. Council encourages free speech, however, civility is required which would prohibit threats, profanity, scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting”

Prior to the presentation, Mr. Bramble shared his enthusiasm about the progress of this project. He attributes this to the collaborative efforts of his team, the Administration, the Township Engineer, Boehler Engineering and the Delaware County Planning Department.

Presentation for the Drexeline Land Development given by Mark Damico, Esq.

LW asked one of the representatives for Drexeline Land Development to identify the changes made to the plan on the map on the screen. Mr. Gorman pointed out a corner area in the right as well as some of the trail areas. Mr. Gorman pointed out that they made some minor changes surrounding the ShopRite in connection with the elevations and final planning. LW asked if the updated plans for the ShopRite were available. Mr. Gorman stated that they are in the process and development stage. Therefore, the plans are not completed.

BB asked about the timeframe for the completion of this project. He also referenced item number 10 on Mike Galante's report about addressing the issues with the bridge. Dan Shabel responded that there are outside

agencies' approvals such as FEMA and DEP. These approvals include acquiring permits to preserve historical and geological factors pertaining to the proximity of the Darby Creek and Collenbrook. They are working diligently to compress the time to a *matter of months*. However, they are ahead of the curve with the Township's recommendations.

RG asked about the installation of solar charging stations for off-grid power. Mr. Gorman stated that they are unable to commit at this time. RG asked about the breakdown of the 190 apartment units. Mr. Shabel stated that a segmentation study provided a *theoretical* number of types of apartments. Therefore, they are working on the schematics to apply this theoretical number into the actual physical space. Mr. Gorman stated that this is *in-line* with the zoning relief.

LW asked if Mr. Gorman would share this information. He did not have it readily available. Therefore, he agreed he would return to this meeting with those figures.

TW asked for a reasonable estimate of the number of people employed for the construction and the number of employment opportunities within the new shopping center. Mr. Shabel stated he did not have that information on hand. He further stated he would share this information during the February 17, 2021 Council Meeting. TW stated that he was not looking for exact figures. He was looking for confirmation that this new shopping center would have a *significant* impact on the economy. Mr. Shabel stated he would provide this information from the economic consultant so people can assess for themselves. He further stated that it is significant compared to the current development.

Mr. Gorman returned with the breakdown of the number of the types of the apartments. There are 42% of one-bedroom and one-bathroom apartments, 20% with one bedroom and a den and about 38% of two bedrooms with two bathrooms.

LW asked if there were any studio apartments. Mr. Gorman was not able to answer this question at this time.

MS referred to the traffic study that indicated the redevelopment of Anthony's Restaurant. He wanted to know whether it was being repurposed or remaining as Anthony's Restaurant. Mr. Shabel responded that Anthony's Restaurant would not remain in this location. The restaurant is relocating to another location. Mr. Shabel and Mr. Gorman confirmed there would be 80 to 100 less vehicles per day with this new plan compared to the original plan dated back from 2018.

Solicitor Kilkenny asked the Council to be mindful that the Resolution they are reviewing and discussing in this meeting is contingent upon the approvals of other agencies outside of Upper Darby Township. Therefore, if any agency with regulatory authority for this project does not sign off on this, then it is invalid.

SS thanked MCBH Real Estate. He also asked how they were addressing the interruption of the daily operations of running a business. Mr. Gorman stated that there have been daily conversations and countless hours trying to minimize the *downtime* for businesses.

DPB asked for confirmation from Mr. Gorman that they included the *free access* between Woodland Avenue and State Road, entering from Woodland Avenue into the apartment complex. Mr. Gorman confirmed. At this time, DPB suggested including the free access route and the vehicle charging stations in the Resolution.

Public Forum

Olivia Taylor of 204 Kent Road claims that Upper Darby Township has gotten more dangerous with shootouts in the cemetery. She also claims there is a smell of decay coming from the cemetery because bodies are not being embalmed.

LW stated this would be addressed. SS stated he would like to be involved with addressing this issue.

Brian S. Taylor of 7258 Lampport Road invited Council to attend one of the community outreach nights down at the 69th Street Terminal. Organizations such as Taylor Made Vets, Recovery Without Barriers and Crozer Hospital EMS workers have formed a bond with SEPTA working with the homeless community.

HT stated that the Committee has discussed this issue and they are communicating with the County to proceed with a plan.

CAO Rongione stated that the Administration is eager to participate and added that there had been a meeting early in 2020 with SEPTA Police, the County and representatives from the hospital about this issue. The initiative is ongoing as a collaborative effort with non-profit organizations, county programs and Township Council to provide shelter when temperatures drop.

The public comment from Frank Kefferson of 11 College Avenue was not addressed this time. In the last meeting, it was brought to the attention of Deputy CAO Dobbins that the address the resident provided does *not* exist in Upper Darby Township. Mayor Keffer went out seeking this address number and discovered that the number "11" College Avenue does not exist within the Township. Therefore, in the future, addresses will be scrutinized prior to including individuals in the public comments.

Joe Clark & Sadie Thomas of 75 Houston Road asked for assistance in District 7-1 with enforcing parking violations because the illegally parked vehicles obstruct the right of way for cars and emergency vehicles.

CAO Rongione addressed that identifying an area by its district and precinct is for political purposes. It is not used when allocating government resources. The CAO stated that parking enforcement, especially safety violations are an important priority for Mayor Keffer and the Administration. Therefore, they hired more ticket writers and increased safety patrol to actively address the parking violations. The CAO also said that he would follow up with the Police Department.

HT requested that the Administration look into this issue due to residents having concerns of safety.

LW thanked MCBH Real Estate for their presentation and dedication to this project. LW also stated that they are welcome to stay during the introduction of the Resolution pertaining to Drexeline in case there are any questions from Council. Mr. Damico responded that they were happy to stay on.

DB brought up her concerns regarding residents saving parking spots with chairs in front of their homes. DB wanted to know how to respond to her constituents. CAO Rongione responded that this is not legal to save a spot nor is it something the Township enforces. The CAO acknowledges the stress of removing snow and suggested that DB encourage the residents to be neighborly to one another, and to work together.

The Honorable Mayor Barbarann Keffer

Good evening everybody,

A couple of updates:

I would like to thank everyone who worked on the snow removal and trash and recycling crews for doing a great job over the past few days. Your efforts during the snowstorm are deeply appreciated.

I am pleased to announce that our partnership with the Share Food Program to distribute food boxes to our community will continue every Wednesday and Saturday, 11:30am, at the Upper Darby Township Municipal Building until further notice. We thank the Share Food Program and our staff and volunteers who have been part of our efforts to help Upper Darby residents in need.

Upper Darby residents should have received a trash and recycling newsletter this past week, detailing our recycling program and outlining the Township trash and recycling holidays. We have received a lot of feedback from the community about the change from the traditional printed 12-month trash and recycling calendar to the newsletter format. We chose the new format in order to keep printing costs down and reduce the amount of paper waste. For anyone who may be interested, a printable monthly calendar is available online at www.upperdarby.org/trash.

Black History Month Proclamation

February 2021 is Black History Month, and I have issued a proclamation in recognition of this important event.
*See attached

**Mayor Keffer read the Proclamation.*

I am also happy to share with you that we have created a walking tour that features seven spots of interest along the Underground Railroad in Upper Darby. The map for this self-guided tour is available on our website and social media. We are proud of our rich history and our local connection to the Underground Railroad, and I would like to thank the Historic Commission for their hard work and continued dedication to developing a more extensive trail to help the community learn more about this subject.

Thank you and have a great evening.

President of Council, Laura A. Wentz

LW stated that the Events Committee would report about Black History Month. She further stated that there was an Executive Session before this meeting to discuss personnel and litigation and also stated that both Finance and the Municipal Services Committees met to divide Resolution 04-21 amongst all committee members for discussion.

LW also thanked township employees for their hard work with the snow removal.

COMMITTEE REPORTS

Planning, Zoning and Building Code Committee

Co-Chairs: Robert S. Gwin Jr. & Michelle Billups

Members: Donald P. Bonnett, Hafiz Tunis Jr.

Resolution No. 07-21, a Resolution of Upper Darby Township granting final subdivision and land development plan approval to MCBH Drexeline Plaza LP for redevelopment of the Drexeline Shopping Center

Solicitor Kilkenny stated that he forwarded the recommendation letter from the Delaware County Planning Department to Council (See attached). He also stated that he has acknowledged DPB's request to include the vehicle charging stations and the *free access* route from Woodland Avenue to State Road.

Solicitor Kilkenny gave a brief of Resolution No. 07-21.

***This will be placed on the February 17, 2021 Council Meeting Agenda**

Resolution No. 08-21, a Resolution of Upper Darby Township granting final land development Plan approval to Southeastern Pennsylvania Transportation Authority (SEPTA) for a Secane Station Parking lot at 325 North Avenue

Solicitor Richardson gave a brief on Resolution No. 08-21.

LW asked for clarification for the discrepancy between the waivers referring to a *preliminary* approval and the Resolution header referring to a *final* land development plan.

Mr. Galante responded that the applicant is requesting a waiver from preliminary approval. Therefore, they want to do the preliminary and final as part of a single submission.

Speakers: Dan Corrigan and Jay Mendendorp

SEPTA Secane Train Station Redevelopment Project- Phase III (Additional Parking)

*See attached.

DB asked why they use the *MRC Basin* in comparison to any other mechanism. Mr. Mendendorp responded that they found that the existing basin tested below the standards recommended by the State. DB then asked whether there would be *covered* structures for those waiting outside for transportation. She also asked if they were installing charging stations for cell phones and vehicles. Mr. Mendendorp stated that there are several *covered* structures. Mr. Corrigan responded that there have been studies to include the charging stations, but nothing definitive.

MS asked if North Lane is where the apartment building is now. Mr. Mendendorp stated that SEPTA purchased the first parcel, to the north of the apartment complex that shares a property line with them. MS also asked if steps would be taken to prevent the parking lot from being a *pass-through* to avoid traffic on Providence Road. Mr. Mendendorp responded that they received recommendations from the Township that included installing speed humps in the main drive aisle and restricting movements in and out of the driveways. MS asked for a copy of the plans and reports. LW stated that she would make sure these plans are distributed to Council.

DPB asked if the storm water detention is *strictly* located under the lot that accesses Bishop Avenue. Mr. Mendendorp confirmed this location and that it provides storm water management for *all* the improvements.

LW asked if the greenspace was included on the plans. Mr. Mendendorp pointed to the landscape plan. In accordance with Mr. Galante's recommendations, they planted *as densely as possible in every area possible*.

MS asked if there would be a walkway connecting the two parking lots. Mr. Mendendorp said there would be a sidewalk for patrons, preventing them from *walking* through the *drive* aisle.

RG requested the electronic version (updated) to be given to Council. Mr. Galante stated it is on Google Drive and he will share it with Council.

***This will be placed on the February 17, 2021 Council Meeting Agenda**

Public Hearing for Ordinance No. 3090, an Ordinance of Upper Darby Township, Delaware County and the Commonwealth of Pennsylvania, establishing vacant property registration; repealing all Ordinances or parts thereof inconsistent herewith; and providing a severability clause

Solicitor Richardson gave a brief on Ordinance No. 3090.

LW convened a public hearing. There were no speakers. Therefore, the public hearing was closed.

Motion to adopt: MS/HT A roll call vote was taken. Eleven in favor. Ordinance No. 3090 is adopted.

Introduction of Ordinance No. 3092, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania amending the Upper Darby Zoning Ordinance to revise definitions and provisions governing family, group living quarters and sober living homes; repealing all inconsistent Ordinances or parts thereof; providing a severability clause; and providing an effective date

Solicitor Kilkenny gave a brief on Ordinance No. 3092

RG asked if there is a requirement to notify the Township as well as the County if evicted. Solicitor Kilkenny stated that it could be added if Council desired.

BB asked about the sprinkler system and who would inspect it every year. He also asked about the installation of a backflow preventer. Solicitor Kilkenny stated that Christopher McSween, Director of L&I should be the one to answer. CAO Rongione said he would follow up with Mr. McSween. BB then asked DPB for his opinion based upon his professional experience. BB asked DPB about the requirements for having a separate water line for the sprinkler system and one for the drinking water.

DPB stated that the requirement for the installation for separate water services depends on the utility company. He further stated that in his experience with commercial properties the water utility company would require separate services; a water service line to feed into the fire suppression sprinkler independent from the domestic water system. The assumption is that this type of facility would be regulated by the codes under a *commercial* facility rather than the codes for a *residential* facility.

DPB asked the Solicitor under the definition of a sober living home, if any of those conditions fall under the Americans with Disabilities Act. Solicitor Kilkenny responded that he believes that it does.

MS asked if these types of *structures* would be subjected to annual inspections. Solicitor Kilkenny responded that once an application is received, it is forwarded to the Zoning Hearing Board for review for special exception requirements. Solicitor Kilkenny further explained that if the applicant is granted zoning relief and the proper permits, the application would be incorporated with the rest of the inspection processes similar to those conducted on residential properties.

Solicitor Kilkenny summarized the steps to be taken for this proposed Ordinance. He will make revisions as needed. Council will receive any unanswered questions from Mr. McSween. There will be a public hearing and it will be advertised two times. He concluded that there are processes to be followed because it is an *amendment* to the Zoning Ordinance.

Motion to introduce/advertise: DB/SS: Moved and seconded. A roll call vote was taken. Eight in favor, three opposed (LF, DPB, TW) Motion to introduce Ordinance 3092 passes.

Finance and Appropriations Committee

Co-Chairs: Robert S. Gwin Jr. & Matt Silva

Members: Danyelle Blackwell & Brian Burke

MS stated that the Chairs of Finance & Municipal Services met and divided sections of Resolution 04-21 amongst all the committees. This was done for further review and interpretation.

DB asked MS about the deadline and the responsibilities for each Committee. LW responded that she had sent Council a consolidated list for each committee's assignments and deadlines. LW further stated that the information compiled by each Committee would be forwarded to the Mayor, the CAO, the Solicitors and herself for more feedback.

Leisure Services Committee

Co-Chairs: Hafiz Tunis Jr. & Matt Silva

Members: Lisa Faraglia, Danyelle Blackwell

DB asked that MS brief on their visit to Chapman Park. MS stated that he identified the areas in need for improvement to the Mayor's Park & Recreation Committee. LW asked that MS forward this information to the Mayor, the CAO and to her.

Public Safety Committee

Co-Chairs: Danyelle Blackwell & Brian K. Burke

Members: Hafiz Tunis Jr., Matt Silva

Public Health and Environmental Affairs Committee

Co-Chairs: Hafiz Tunis Jr. & Matt Silva

Members: Michelle Billups, Sheikh M. Siddique

DB announced that the issue with the homeless community has been switched over from the Events Planning Committee to Public Health and Environmental Affairs Committee. MS briefed on the progress for addressing the homelessness issue. He stated that they are working with the County with *streamlining* the process with the Code Blue Initiative. He also stated that the Committee has a meeting with SEPTA on February 8, 2021.

LW asked for clarification about attending the upcoming meeting with SEPTA. MS stated that there is a quorum. LW stated that considering there is a quorum, there would be no need for her to attend the meeting. However, she would like to be briefed after the meeting.

TW suggested using the *Hub of Hope*, a SEPTA Project, as a resource. This project has been operating for several years and has done *great things* for the homeless community.

TW suggested improving the communication to the public with information about receiving the COVID-19 vaccine. CAO stated that the Administration has been working with the County for assistance with establishing a location to administer the COVID-19 vaccination. The CAO also agrees that improvement is needed with publicizing information for accessing vaccine appointments and site locations. LW stated that Council would assist the Administration with any form of education or press conference to share information pertaining to the vaccine.

Municipal Services, Licensing and Public Works Committee

Co-Chairs: Sheikh M. Siddique & Hafiz Tunis Jr.,

Members: Thomas P. Wagner Brian K. Burke

HT sent out an email to the Committee to review Resolution 04-21.

SS thanked Public Works employees for their hard work with snow removal.

Event Planning Committee

Co-Chairs: Michelle Billups & Danyelle Blackwell

Members: Hafiz Tunis Jr., Matt Silva

MB stated that they began highlighting African-American women in honor of Black History Month.

In response to MB, HT offered Council the opportunity to submit a biography of a person they would like to highlight.

Law and Government & Rules and Procedures Committee

Co-Chairs: Michelle Billups & Matt Silva

Members: Sheikh M. Siddique, Danyelle Blackwell,

Nothing for the February 17, 2021 Council Meeting.

Solicitor

Solicitor Kilkenny reported that his office has worked extensively pertaining to the Group Home Ordinance, Drexline Shopping Center and Secane Station. He further stated that his office continually works with Township staff with updates on the Ordinances.

Old Business

SS asked about the proposed hotel across the street from the township building and the progress with the vacant Sears building. Mayor Keffer responded that plans for the construction of a hotel were submitted back in 2017. However, there have not been any other applications or permits submitted in the past 4 years. The Mayor also stated that she met with the owner of the old Sears building a few weeks ago and they have not found a tenant to lease from them. However, they were certain that they would “*never sell the building*”.

New Business

DB stated that constituents could contact the *help line* with complaints/concerns about trash and snow removal. LW responded that residents might contact the Mayor’s Request Line at www.upperdarby.org.

MB read a letter she discovered on *Next Door* from PECO. LW asked that MB send this to her so she may post this on the Council Web Page.

BB inquired about noise violations and if it applies during a snowstorm with snow removal equipment or vehicles. Solicitor Kilkenny replied that there are no exceptions to this rule. It is a matter of discretion and enforcement.

SS announced that the Islamic Center located at 69th Street is performing COVID-19 tests this Saturday and Sunday. He will forward this information to LW and she will post this on the Council Web Page.

Adjournment

Motion to adjourn: RG/DB: Moved and seconded. All in favor. Meeting adjourned at 10:22 pm.

Respectfully submitted,

Alexis Cicchitti

Alexis Cicchitti

Chief Municipal Clerk

AC/cm

The video of this meeting can be viewed in its entirety on [youtube.com/upperdarby.org](https://www.youtube.com/upperdarby.org)

**UPPER DARBY TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3090

AN ORDINANCE OF UPPER DARBY TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING VACANT PROPERTY REGISTRATION; REPEALING ALL ORDINANCES OR PARTS THEREOF INCONSISTENT HEREWITH; AND PROVIDING A SEVERABILITY CLAUSE

WHEREAS, Upper Darby Township Council ("Council") recognizes an increase in the number of vacancies and abandoned properties located throughout the Township; and

WHEREAS, Council has concluded that it is necessary to enact a vacant property registration to ensure that owners of, and other interested parties related to, vacant properties are known to the Township and can be contacted, if necessary;

WHEREAS, the Council desires to ensure that owners of, and other interested parties related to, vacant properties are aware of the obligations of ownership under relevant codes and regulations; and that these individuals and meet minimum standards of maintenance of vacant properties; and

WHEREAS, the Vacant Property Registration is in the best interests of the health, safety, and general welfare of the residents of Upper Darby Township to ensure the proper maintenance of properties and assist with blight in the Township; and

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Upper Darby Township Council, and it is hereby ENACTED and ORDAINED by authority of same as follows:

SECTION 1. Definitions

The following words, terms and phrases, when used in this Part, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

APPLICABLE CODES — To include, but not be limited to, the Township's Codified Ordinances ("Township Code") .

ENFORCEMENT OFFICER — Any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector or building inspector, or other person authorized by the Township to enforce the applicable code(s).

FORECLOSED REAL PROPERTY — Any real property located in the Township, that is in default on a mortgage, has had a lis pendens filed against it by the

mortgagee holding a mortgage on the property, is subject to an ongoing foreclosure action by the mortgagee, is subject to an application for a tax deed or pending tax assessors lien sale, or has been transferred to the mortgagee under a deed in lieu of foreclosure. The designation of a property as "foreclosed" shall remain in place until such time as the property is sold or transferred to a new owner, the foreclosure action has been dismissed and any default on the mortgage has been cured.

MORTGAGEE — The lender in a mortgage.

VACANT PROPERTY OWNER — An owner of any building or structure that is not legally occupied.

SECTION 2. Establishment of registry.

Pursuant to the provisions of this Part, the Township shall establish a registry cataloging each abandoned property within the Township, containing the information required within.

SECTION 3. Registration of foreclosed real property.

A. Mortgage Foreclosed Properties

1. Any mortgagee who holds a mortgage on real property located within Upper Darby Township shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within thirty (30) days of the inspection, register the property with the Department of License and Inspection on forms provided by the Township, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
2. If the property is occupied but remains in default, it shall be inspected by the mortgagee or his designee monthly until: 1) the mortgagor or other party remedies the default; or 2) it is found to be vacant or shows evidence of vacancy at which time it is deemed vacant, and the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Township.
3. Registration pursuant to this section shall contain the name of the mortgagee and the server, the direct mailing address of the mortgagee and the server, a direct contact name and telephone number for both parties, and e-mail address for both parties, the folio or tax number, and the name and twenty -four-hour contact phone number of the property management company responsible for the security and maintenance of the property, if applicable.

B. Tax Foreclosed Properties

1. Any owner of a property that is the subject of a tax foreclosure shall, within thirty (30) days of notice of the tax foreclosure action, register the property with the Department of License and Inspection on forms provided by the Township, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
2. If the property is occupied but remains the subject of tax foreclosure, it shall be inspected by the owner or his/her designee every thirty (30) days until: 1) the owner or other party remedies the default; or 2) it is vacant, the owner shall, within ten (10) days of the vacancy, update the property registration to a vacancy status on forms or website address provided by the Township.
3. Registration pursuant to this section shall contain the name of the owner, and its agent, if applicable, the mailing address of the owner and the server, the contact name and telephone number for any and all responsible parties related to the property, and e-mail address for all parties, the folio or tax number, and the name and twenty-four-hour contact phone number of the property management company responsible for the security and maintenance of the property, if applicable.

SECTION 4. Fees

- A. A nonrefundable annual registration fee shall be assessed as per the Upper Darby Township Fee Schedule and shall accompany the registration form. This fee shall be paid no later than January 31st of the year following the initial registration until the property is no longer considered Foreclosed as defined in this Part.
- B. All registration fees must be paid directly from the mortgagee, servicer, trustee or owner. Third-party registration fees are not allowed without the consent of the Township.
- C. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.
- D. Properties subject to this Part shall remain under the annual registration requirements of this section and the inspection requirements of this Part.
- E. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of said change.

F. Failure of the mortgagee and/or owner to properly register or to modify the registration form from time to time to reflect a change of circumstances as required by this Part is a violation of this Part and shall be subject to enforcement.

SECTION 5. Enforcement and Civil Penalties.

Any person, business or entity who shall violate any provision of this Ordinance shall be liable, upon conviction therefor, to fines and penalties of not less than \$500 nor more than \$1000 plus costs of prosecution, and any such fines and penalties as may be collected as provided by law.

SECTION 6. Maintenance requirements.

All abandoned real properties are subject to the requirements contained within the Township's Property Maintenance Ordinance.

SECTION 7. Inspections for violations.

Adherence to this Part does not relieve any person, legal entity or agent from any other obligations set forth in any applicable code(s), which may apply to the property.

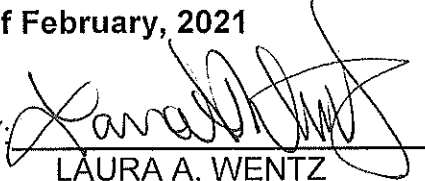
SECTION 8. Effective immediately.

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 Upper Darby Township.

SECTION 9. Repealer.

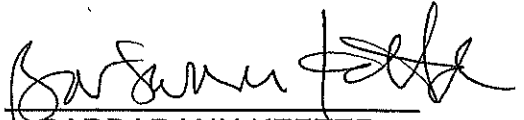
Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

ENACTED AND ORDAINED this 3rd day of February, 2021

BY: 
LAURA A. WENTZ
President of Council

ATTEST: 
MICHELLE BILLUPS
Secretary of Council

Ordinance No. 3090 is hereby approved this 3rd day of February, 2021

BY: 
BARBARANN KEFFER
Mayor

ATTEST: 
VINCENT A. RONGIONE, ESQ.
Chief Administrative Officer



Upper Darby

A Home Rule Community
Established 1736

Black History Month Proclamation

WHEREAS, during National Black History Month, we celebrate the vast contributions of Black Americans to our community's history and identity; and

WHEREAS, we strive to uphold the founding principles of the United States, that all people are created equal and have the right to be treated equally. We know that it is time to address the deep racial inequities and the systemic racism that continue to plague our nation; and

WHEREAS, the national theme for Black History Month 2021, "The Black Family: Representation, Identity, and Diversity," explores the African diaspora and the spread of Black families across the United States; and

WHEREAS, approximately 35% of the families in Upper Darby identify as Black or African American; and

WHEREAS, Upper Darby is deeply committed to equity and inclusion. This stance includes the cultural and racial affirmation of our staff and community members who identify as Black or African American, including Parking Enforcement Director Sekela Coles and Licensing & Inspections Director Christopher McSween, who are the first two Black American department leaders in the Township; and Upper Darby Fire Chief Derrick Sawyer, who is also the Fire Department's first Black American member; and

WHEREAS, special recognition is given to our local well-known Black Americans, including State Representative Margo L. Davidson, who was the first Black American elected to represent the 164th District, Dr. Monica Taylor, who is the first Black American member of Delaware County Council, Jerry Sanders, who was the first Black American County Sheriff, and Nathaniel Goodson, who was the first Black American member of the Upper Darby Township Council;

WHEREAS, Upper Darby strives to close the equity and outcome gaps for Black American residents through policies and practices that reflect the experiences of Black American residents, ensure greater access and opportunity and honor history, heritage, and contributions; and

WHEREAS, our community is stronger because of the diversity of our population; and

Now, Therefore, I, Barbarann Keffer, Mayor of Upper Darby Township, along with Township Council, do hereby proclaim the Month of February 2021 as

Black History Month

in Upper Darby Township and encourage all Upper Darby residents to honor Black American history and culture.



Handwritten signature of Barbarann Keffer in black ink.

Barbarann Keffer, Mayor
Upper Darby Township
Delaware County, Pennsylvania