City of Chester
Deliberative Meeting Agenda

One 4th Street
Chester, PA 19013

Monday, June 9, 2025 | **2:00 PM** | **Council Chambers**

ORDINANCE (To be voted on):

BILL NO. 2 - First Reading

Repealing Article 1715 of the Codified Ordinances of the City of Chester, entitled Pre-sales Inspection of Residential Properties and Units.

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

R – 69

Authorize approval for the release of the remaining Development Improvements Agreement Security, in the amount of $111,423.60, in accordance with the recommendation of the City Engineer, who has conducted an inspection of the property and has determined the project has been completed and the remaining funds are to be released.

Submitted By: Paul Fritz, Planning and Zoning Director
Attachments: Resolution

R – 70

Authorize approval of the proposed transfer of Pennsylvania Retail Restaurant Liquor License No. R-7363/LID No. 112593 from 351 COK, Inc., at the 351 South Springfield Road, Clifton Heights, Delaware County, PA 19018-2328 to The Wolf Lounge LLC, for a restaurant facility to be located at 1 West 3rd Street, Chester, PA 19013.

Submitted By: Tom Moore, Chief of Staff
Attachments: Resolution

R – 71

Authorize approval of the proposed denial of the Highland Deli Market, Inc., for an Inter-municipal transfer of an Eating Place Retail Dispenser License No. E-4712 from 6801-01 Marshall Road, Upper Darby, PA, to 2740 West 12th Street, Chester, PA is hereby denied as same would adversely the welfare, peace, health, and, orals of the municipality and its residents.

Submitted By: Tom Moore, Chief of Staff
Attachments: Resolution

R – 72

Authorize approval of the Redevelopment Agreement between Redevelopment Authority of the City of Chester and Velar Properties for several properties located in the 300 block of East 10th Street.

Submitted By: Tom Moore, Chief of Staff
Attachments: Resolution

R – 73

Authorize approval of the submission of a grant application with the U.S. Department of Transportation for the Safe Streets and Roads for All (SS4A), in an amount not to exceed $200,000 for a demonstration program along Highland Avenue between Swarts and 12th Streets.

Submitted By: Tom Moore, Chief of Staff
Attachments: Resolution

ADJOURN

Deliberative meetings are held on the second and fourth Monday of each month beginning at 2:00 PM in Council Chambers. For copies of the agenda or meeting announcements, please visit our website at www.Chestercity.com or contact the City Clerk at CNewsome@chestercity.com to receive an email notice of the meetings.

BILL NO._____2_____

1st READING_6/11/2025___

PASSED_____

NO.____, 2025

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODIFIED ORDINANCES OF THE CITY OF CHESTER TO REPEAL ARTICLE 1715, ENTITLED PRE-SALE INSPECTION OF RESIDENTIAL PROPERTIES AND UNITS, IN ITS ENTIRETY:

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. A review of the Codified Ordinances of the City of Chester has determined that Article 1715, entitled Pre-sale Inspection of Residential Properties and Units is no longer reasonable and necessary and should be repealed. Based on that review Article 1715, entitled Pre-sale Inspection of Residential Properties and Units of the Codified Ordinances of the City of Chester, is hereby repealed in its entirety.

SECTION 2. That all Ordinances or parts of Ordinances inconsistent with the Provisions of this Ordinance are hereby repealed. If any section, part or clause of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the reminder of this Ordinance shall remain valid and in full force and effect.

WE HEREBY CERTIFY that this Ordinance passed Council this_____day of _____, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK

R E S O L U T I O N

NO. 69 - 2025

WHEREAS, on May 24, 2023, Chester City Council approved the Final Land Development Plan for the development of the WSFS Bank Sportsplex – Phase I Fields; and

WHEREAS, a financial security bond was received in the amount of $1,114,236.01; and

WHEREAS, on November 8, 2023, Chester City Council approved the release of $1,002,812.41 in accordance with the recommendation of the City Engineer, who determined the applicant had completed 90% of the project; and

WHEREAS, the applicant has requested the final release of the financial security funds associated with the development.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby approve the release of the remaining Development Improvements Agreement Security, in the amount of One Hundred Eleven Thousand, Four Hundred Twenty-three Dollars and Sixty Cents ($111, 423.60), in accordance with the recommendation of the City Engineer, who has conducted an inspection of the property and has determined the project has been completed and the remaining funds are to be released.

WE HEREBY CERTIFY that this resolution passed Council this 11th day of June, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK

181 Washington St., Suite 430, Conshohocken, PA 19428
Main: 877 627 3772

Colliers Engineering & Design

Memorandum

To: Paul Fritz, Director of Planning & Zoning

From: Ronald B. Madison, P.E.

Copy: Stacy Horton, BPGS
Ken Schuster, City Solicitor
Kim Garner, Assistant Director of Planning & Zoning

Date: May 22, 2025

Subject: Philadelphia Union WSFS Bank Sportsplex Land Development
Phase 1 Improvements Final Security Release Request
City of Chester, Delaware County, PA

Project No.: COCE0001

Colliers Engineering & Design has received a request for reduction of security dated 04/28/2025 from Stacey Horton of BPGS Construction for the Improvements completed to date for Phase 1 on the Philadelphia Union WSFS Bank Sportsplex Land Development.

The Phase 1 Development Agreement dated July 2023 was executed by the City of Chester and Union Sportsplex, LLC, of 2501 Seaport Drive, Suite BH 100, Chester, PA 19013-2269. The current Bond Completion Estimate Table for the development improvements is dated 06/19/2023 and was prepared by BPGS Construction. The total bond for improvements was set at $1,114,236.01.

Two previous security reductions have been approved for Phase 1 of the Development to date. Security reduction 1 was requested for the work done to 8/25/23 and was approved for a reduction of $590,020.19, leaving $524,215.83. Security reduction 2 was requested for the work done to 10/4/23 and was approved to release the amount of $478,596.58, leaving $111,423.60 held by the City. A security reduction 3 was requested on 11/15/23 as a final release. The remaining $111,423.60 amount in security has been held for final punch list item completion.

Colliers Engineering & Design has conducted multiple visits to the Philadelphia Union Sportsplex Land Development Construction Site and has photos documenting the current site conditions. Final punch list items, including the latest item regarding ADA Ramp corrective action, have all been inspected by Colliers and deemed complete.

We recommend the City of Chester considers a full release of the remaining Development Improvements Agreement Security for Phase 1 of the WSFS Bank Sportsplex Land Development Project, in the amount of $111,423.60.

R E S O L U T I O N
NO. 70 - 2025

WHEREAS, the Council of the City of Chester, Delaware County, Pennsylvania is required under Act 141 of the Liquor Code, to hold a public hearing following a request for an Inter-municipal Transfer of a Liquor License; and

WHEREAS, a request for an Inter-municipal Transfer of Liquor License was received from The Wolf Lounge, LLC ("Applicant") for the property 1 West 3rd Street, Chester, PA 19013 ("Premises"); and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one public hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant's intent to transfer a liquor license into the receiving municipality; and

WHEREAS, a Public Hearing on said request was advertised in the Delaware County Daily Times on May 9, 2025; and

WHEREAS, a Public Hearing was held on the request for an Inter-municipal Transfer on May 14, 2025 at 12:00 p.m., at which time testimony was presented by the Applicant and documents were entered into the record; and

WHEREAS, the Act requires the applicant obtain from the receiving municipality a decision by way of a resolution about the Applicant's request prior to an Applicant's submission of an application to the Pennsylvania Liquor Control Board.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That The Wolf Lounge, LLC has requested the approval of the Council of the City of Chester for the proposed transfer of Pennsylvania Retail Restaurant Liquor License No. R-7363/LID No. 112593 from 351 COK, Inc., at the 351 South Springfield Road, Clifton Heights, Delaware County, PA 19018-2328 to The Wolf Lounge LLC, for a restaurant facility to be located at 1 West 3rd Street, Chester, PA 19013, with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, that the Council of the City of Chester approved by adoption of this Resolution the proposed Inter-municipal Transfer of Pennsylvania Retail Restaurant Liquor License No. R-7363/LID No. 112593 to The Wolf Lounge, LLC; and

BE IT FURTHER RESOLVED, that transfers, designations and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of June, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK

R E S O L U T I O N

NO. 71 – 2025

WHEREAS, the Council of the City of Chester, Delaware County, Pennsylvania is required under Act 141 of the Liquor Code, to hold a public hearing following a request for an Inter-municipal Transfer of a Liquor License; and

WHEREAS, a request for an Inter-municipal Transfer of Liquor License was received from Highland Deli Market, Inc. ("Applicant") for the property 2740 West 12th Street, Chester, PA 19013 ("Premises"); and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one public hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant's intent to transfer a liquor license into the receiving municipality; and

WHEREAS, a Public Hearing on said request was advertised in the Delaware County Daily Times on May 9, 2025; and

WHEREAS, a Public Hearing was held on the request for an Inter-municipal Transfer on May 14, 2025 at 12:40 p.m., at which time testimony was presented by the Applicant, comments were received from those in attendance and documents were entered into the record; and

WHEREAS, the Act requires the applicant obtain from the receiving municipality a decision by way of a resolution about the Applicant's request prior to an Applicant's submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the following information was presented:

1. The applicant, Highland Deli Market, Inc., is seeking to transfer an Eating Place Retail Dispenser License No. E-4712 from 6801-01 Marshall Road, Upper Darby, PA, to 2740 West 12th Street, Chester, PA.
2. The applicant is a registered corporation with the Commonwealth of Pennsylvania.
3. The applicant is been in the property for approximately three (3) years in August and is in the process of purchasing the property.
4. The applicant testified the premises is approximately 3,700 sq. ft.
5. The premises is open for business 7 days a week, Monday through Saturday 7:00 a.m. to 7:30 p.m.; Sunday 7:00 a.m. through 6:00 p.m.
6. The applicant employees 11 employees and uses security cameras.
7. The applicant testified that its current business consists of a convenience store, hot food preparation consisting of American and Spanish cuisine, lottery sales, tobacco products such as cigarettes and blunt cigars.

8. The applicant testified currently the premises has 5 tables and 20 chairs and does not currently have sufficient seating for 30 patrons, as required by the Liquor Code, for an Eating Retail Dispenser Liquor License.
9. The applicant acknowledged the premises would need modification in order to provide the required seating and to allow the installation of coolers to house the sale of licensed products, such as beer and malt beverages.
10. The applicant testified there is street parking available in the front of and across from the premises.
11. The applicant testified there is trash collection three (3) times a week, Monday, Wednesday and Friday. There is also a dumpster on the premises and available for the use of the public and the front of the premises and surrounding area is cleaned daily.
12. The applicant testified their trash receptacles are continually stolen, applicant is willing to implement any suggestions the Council/City provided.
13. The applicant testified the beer and malt beverages will be housed separately from items which are usually purchased by children and there will be no need for children to go on that side, in addition there will be employees working the floor to monitor activity, clean and assist patrons.
14. Residents of the City of Chester offered statements and input during the May 14, 2025 hearing.
15. Concern was expressed that the sell of beer and malt beverages could potentially be detrimental to the adjoining land owners due to increased littering, underage drinking, increased loitering and the possible attraction of transient clientele should it sell beer and malt beverages, which would have a deleterious effect on the community.
16. Testimony was provided that the Premises is located in the R-3 Medium Density Residential Zoning District and has an existing non-conforming commercial use. The current use appears to fit the zoning ordinance's definition of a "Convenience Store", which is a type of retail store that includes less than 10,000 square feet of building floor area and mainly serves ready-to-eat food and beverages for primarily off-site consumption. As well as other common household items.
17. Testimony was provided that the Premises is situated just over 300 feet from the a school, which raises concerns regarding the exposure of minors to beer and malt beverages and the potential for increased foot traffic and loitering near the school premises poses a risk to the safety and well-being of students.
18. Testimony was provided that the Premises is located within a residential neighborhood, where the introduction of beer and malt beverage sales could adversely affect the quality of life for residents. The increased noise, potential for disorderly behavior, and neighborhood traffic may lead to disruptions and a decline in neighborhood peace and quiet.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That the request by Highland Deli Market, Inc., for an Inter-municipal transfer of an Eating Place Retail Dispenser License No. E-4712 from 6801-01 Marshall Road, Upper Darby, PA, to 2740 West 12th Street, Chester, PA is hereby denied as same would adversely the welfare, peace, health, and, orals of the municipality and its residents.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of June, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK

R E S O L U T I O N

NO. 72 - 2025

WHEREAS, Gene Pinder, sole proprietor trading as Velar Properties herein after referred to as "Velar Properties," wishes to purchase and redevelop certain real property owned by the Redevelopment Authority of the City of Chester as set forth in the list attached hereto as Exhibit A, in the City of Chester, Delaware County, Pennsylvania. The Buyer intends to use the property for the development of clustered multi-family housing containing twenty (20) individual residential units in the 300 block of E. 10th Street; and

WHEREAS, the Board of the Redevelopment Authority of the City of Chester approved the Redevelopment Authority entering into a Redevelopment Agreement conditioned upon approval of the Agreement by the City Council of the City of Chester; and

WHEREAS, the subject properties listed in Exhibit A are located in a redevelopment area in the City of Chester and as such, the sale, lease or transfer of such property is subject to approval by Chester City Council under the Urban Redevelopment Law, at 35 P.S. Section 1709(k).

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it approves the Redevelopment Agreement with Velar Properties for the properties itemized on the attached list marked as Exhibit "A".

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of June, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK

EXHIBIT A – LIST OF PROPERTIES

1. 317 East 10th Street
2. 321 East 10th Street
3. 323 East 10th Street
4. 325 East 10th Street
5. 327 East 10th Street
6. 329 East 10th Street

R E S O L U T I O N

NO. 73 – 2025

WHEREAS, in April 2025, Delaware County completed the Delco Safety Action Plan, Vision Zero Delco, a comprehensive strategy to eliminate all traffic-related deaths and severe injuries while promoting safe mobility for all; and

WHEREAS, the Vision Zero Delco Plan includes in-depth analysis of existing conditions and recommendations pertaining to the City of Chester; and

WHEREAS, the federal Infrastructure Investments and Jobs Act, also known as the Bipartisan Infrastructure Law, established the Safe Streets and Roads for All (SS4A) competitive grant program with $5 billion in appropriated funds over 5 years for a period covering 2022-2026; and

WHEREAS, the SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway fatalities and serious injuries; and

WHEREAS, the SS4A program provides funding for Planning and Demonstration Grants for Action Plans, including supplemental safety planning and/or safety demonstration activities; and

WHEREAS, the Delco Safety Action Plan identified a portion of Highland Avenue in the City of Chester as a Corridor of Concern.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

1) That is authorizes the appropriate City officials to submit a grant application to the U.S. Department of Transportation for the Safe Streets and Roads for All Grant Program, in an amount not to exceed Two Hundred Thousand Dollars ($200,000.00) for a demonstration program along Highland Avenue between Swarts and 12th Streets.

2) Any required matching funds will be provided in the form of in-kind services.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of June, A.D. 2025.

_____
MAYOR

Attest:_____
ACTING CITY CLERK