City of Chester
Council Meeting Agenda

One 4th Street
Chester, PA 19013

Wednesday, October 28, 2026 **10:00 AM** **Council Chambers**

INVOCATION:

PLEDGE TO THE FLAG

ROLL CALL

MINUTES OF PREVIOUS MEETING: October 14, 2026

PUBLIC COMMENT (AGENDA ITEMS ONLY)

COURTESY AND PRIVILEGE OF THE FLOOR RULES

Please observe the Rules of Council when addressing the body. The City website also includes all the meetings and material for the agenda, videos of previous meetings, and a link to current meetings that are in progress.

Public Comment Rules:

If you would like to speak, we are asking that you fill out the Sign-in Sheet located on the podium.

Please address the Council President (The Mayor). You are given privilege of the floor to provide public comment. This is a time to present comments, it is not a question-and-answer session. If you are speaking on behalf of yourself, you have three minutes and if you are speaking on behalf of a group that has several members present, you will be given five minutes - the idea being the entire group does not come up and make the same type of statement. Please be sure to state your name and address for the record and fill out the sign-in sheet.

Courtesy of the Floor is meant to provide public comment on items that are not on the agenda; Council will take all comments under advisement and have the appropriate officials get back to you if necessary. If you have materials for Council, please distribute it to the City Clerk.

Public comment during consideration of ordinances, resolutions and motions is limited by topic – your comments must be relevant. Public comments are taken before the council votes on items.

Council will not entertain personal insults or attacks, name calling or other behavior that is inconsistent with the purpose of conducting official business. Please address the Council President (The Mayor). Refrain from using offensive language, cursing, and making noises while other people are speaking. Act with decorum. Remove your hat and turn cell phones off.

Please be aware that comments and/or behavior in violation of these rules will result in a forfeiture of all remaining time and you will be asked to return to your seat.

COMMUNICATIONS: *Council meetings are held on the second and fourth Wednesday of each month beginning at 10:00 AM in Council Chambers, except for quarterly night Council meetings on the second Wednesday beginning at 7:00 PM. For copies of the agenda or meeting announcements, please visit our website at www.Chestercity.com or contact the City Clerk at CNewsome@cityofchesterpa.gov to receive an email notice of the meetings.*

OLD/NEW BUSINESS:

ORDINANCE (To be Voted On):

B – 10 Final Reading

Amending the code of the City of Chester, Title Three, titled "Zoning Ordinance," Chapter 550, titled "Zoning," to amend § 550-7, titled "Zoning Districts," § 550-15, titled "Allowed Uses in Primarily Nonresidential Districts," § 550-20, titled "Dimensional Requirements," § 550-44, titled "Additional Requirements for Specific Principal Uses," § 550-71, titled "Required Number of Off-street Parking Spaces," § 550-72, titled "General Regulations for Off-street Parking," and § 550-74, titled "Off-street Loading," to reduce selected zoning barriers to housing reuse, infill development, mixed-use residential development, and adaptive reuse; repealing prior inconsistent ordinances, resolutions, and parts thereof; providing a severability clause; and providing an effective date.

Submitted By: W. Paul Fritz, Planning and Zoning Director
Attachments: Ordinance

B - 11 Final Reading

Amending Section 470-30 entitled "Definitions" of Article 470 entitled "Recycling" of the Codified Ordinances of the City of Chester, 1978, as supplemented and amended, to add a definition for "Community Activities"; and repealing all ordinances or parts of ordinances inconsistent therewith.

Submitted By: Kenneth R. Schuster, City Solicitor
Attachments: Ordinance

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

R – 130

Authorize the approval for the promotion of Amy DeNight from the position of Captain to the position of Battalion Chief for the City of Chester Bureau of Fire, effective November 2, 2026, with a thirty (30) day probationary period, at the salary as provided in the Annual Appropriation Ordinance.

Submitted By: John-Paul Shirley, Fire Commissioner
Attachments: Resolution

R – 131

Authorize the approval for the promotion of Lisandra Capo from the position of Firefighter to the position of Captain for the City of Chester Bureau of Fire, effective November 2, 2026, with a thirty (30) day probationary period, at the salary as provided in the Annual Appropriation Ordinance.

Submitted By: John-Paul Shirley, Fire Commissioner
Attachments: Resolution

R – 132

Authorize the approval for the acceptance of a grant in the amount of $2,500.00 from the Delaware County Interactive Gaming Revenue Authority Grant, for fire prevention/open house hosted by the Chester Bureau of Fire.

Submitted By: John-Paul Shirley, Fire Commissioner
Attachments: Resolution

R – 133
Authorize the approval for the preparation and posting of an advertisement for the sale of the following fire vehicles, on Municibid: (1) 1997 Ford E-350 – VIN # 436506; and (2) 2004 Ford Crown Victoria – VIN # 106935.

Submitted By: John-Paul Shirley, Fire Commissioner
Attachments: Resolution

R – 134
Authorize the approval for a two (2) month extension of the Agreement with the Chester Community Improvement Project ("CCIP"), extending the term from October 31, 2026, through December 31, 2026, to provide continued contractor oversight and facilitate the completion and closeout of the remaining homeowner rehabilitation projects under contract, using only the unexpended funds remaining from the original $1,100,000 approved Project budget.

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

R – 135
Authorize the approval for the extension of the contract with New Road Construction Management, Inc., for an additional amount not to exceed $25,000.00 for Construction Management Professional Services for November 2026, to be billed at the hourly rates set forth in its June 5, 2025 proposal, thereby increasing the total contract amount to a not-to-exceed amount of $372,000.00.

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

R – 136
Authorize the approval for the advancement of the following two (2) firms to the contract negotiation and development phase for the provision of lead abatement construction in support of the Lead Safe and Healthy Homes Program administered by the Chester Bureau of Health, under an initial one-year term contract with an option to renew for a second and third year, subject to satisfactory performance and written approval by the City: (1) Ebanks Construction, LLC, 507 Florence Fields Lane, New Castle, DE 19720; and (2) Ecoservices, LLC, 303 B National Road Exton, PA 19341.

Submitted By: Kristin B. Motley, PharmD, MBA, Health Commissioner
Attachments: Resolution

R – 137
Authorize the approval of Change Order #6 (G-006) for James G. Davis Construction Corporation in the amount not to exceed $18,136.24, to cover the remaining labor hours required of Laborers' Local 413 to complete the project for the period of October 1, 2026, through November 20, 2026, increasing the contract value to $5,281,461.44.

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

R – 138

Authorize the approval to grant the Preliminary/Final Approval to the Delaware County Regional Water Quality Control Authority ("DELCORA") for the preliminary/final major land development plan for the replacement of WRTP's B-2 Building at 3201 West Front Street, Chester, Pennsylvania.

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

REPORTS:

PRESENTATIONS:

- Neighborhood Assistant Program (NAP) Update | Amanda Johnson – CEDA Program Specialist
- Fire Prevention Month | Commissioner John-Paul Shirley – Chester Bureau of Fire
- Chester Lead Safe and Healthy Homes Program | Program Manager Dionna Davis – Chester Bureau of Health
- Chester Spiritual Leaders Legacy and Heritage Awards | Dr. Lisa Dennis – Chester Local Branch NAACP Religious Affairs Committee

PUBLIC COMMENT:

ADJOURN

BILL NO. 10

1st READING 10/14/2026

PASSED 10/28/2026

NO. 10 , 2026

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE CITY OF CHESTER, TITLE THREE, TITLED "ZONING ORDINANCE," CHAPTER 550, TITLED "ZONING," TO AMEND § 550-7, TITLED "ZONING DISTRICTS," § 550-15, TITLED "ALLOWED USES IN PRIMARILY NONRESIDENTIAL DISTRICTS," § 550-20, TITLED "DIMENSIONAL REQUIREMENTS," § 550-44, TITLED "ADDITIONAL REQUIREMENTS FOR SPECIFIC PRINCIPAL USES," § 550-71, TITLED "REQUIRED NUMBER OF OFF-STREET PARKING SPACES," § 550-72, TITLED "GENERAL REGULATIONS FOR OFF-STREET PARKING," AND § 550-74, TITLED "OFF-STREET LOADING," TO REDUCE SELECTED ZONING BARRIERS TO HOUSING REUSE, INFILL DEVELOPMENT, MIXED-USE RESIDENTIAL DEVELOPMENT, AND ADAPTIVE REUSE; REPEALING PRIOR INCONSISTENT ORDINANCES, RESOLUTIONS, AND PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq., authorize the City Council of the City of Chester ("City Council") to make, amend, and adopt zoning ordinances and regulations to promote the public health, safety, morals, and general welfare of the City of Chester ("City") and its residents; and

WHEREAS, City Council approved a comprehensive zoning ordinance on September 9, 2015, which has since been codified in the Code of the City of Chester as Title Three, titled "Zoning Ordinance," Chapter 550, titled "Zoning"; and

WHEREAS, the City has identified selected provisions of Chapter 550 that may unnecessarily limit reasonable housing reuse, infill development, mixed-use residential development, adaptive reuse of existing buildings, and redevelopment of small urban lots; and

WHEREAS, much of the City's existing development pattern consists of older buildings, narrow lots, mixed-use corridors, and built-out urban blocks that do not always align with modern density, parking, loading, and frontage formulas; and

WHEREAS, City Council intends to reduce selected zoning barriers to housing while retaining appropriate standards for permitted uses, building scale, site design, access, circulation, parking design, loading, public safety, and applicable subdivision and land development review; and

WHEREAS, the amendments are intended as a targeted housing barrier reduction package and not as a comprehensive rewrite of Chapter 550; and

WHEREAS, the amendments also correct selected zoning district name, dimensional table, and internal cross-reference errors in Chapter 550; and

WHEREAS, the amendments to § 550-15 revise residential use table provisions and related footnotes to remove the blanket street-level commercial requirement for multi-family dwellings in the C-1/R Neighborhood Commercial/Residential District and C-2/R General Commercial/Residential District, while preserving targeted ground-floor nonresidential frontage standards in the CBD Central Business District core; and

WHEREAS, the amendments to § 550-15 also remove an overbroad fixed 800-foot interstate separation requirement for certain residential subdivision and land development proposals, while preserving review under otherwise applicable zoning, access, buffering, environmental, building code, fire code, public safety, subdivision, and land development standards; and

WHEREAS, the amendments to § 550-20 clarify selected dimensional table provisions and cross-references, including the removal of the R-3 residential density cross-reference from the C-1/R and C-2/R Districts and clarification that no minimum average lot area per dwelling unit applies in those districts unless expressly stated; and

WHEREAS, the amendments to § 550-20 do not reduce or otherwise amend the maximum building height standards for the C-1/R Neighborhood Commercial/Residential District or the C-2/R General Commercial/Residential District; and

WHEREAS, the amendments to § 550-44 establish additional standards for multi-family dwellings in the CBD District, including a Core Commercial Frontage Area along portions of Avenue of the States, Welsh Street, and 6th Street, in order to preserve active, pedestrian-oriented ground-floor nonresidential frontage in the downtown core while allowing greater residential flexibility elsewhere in the CBD District; and

WHEREAS, the amendments to § 550-71 revise the general residential parking requirement to one off-street parking space per dwelling unit where off-street parking is required by Chapter 550, while maintaining the existing provision that vehicle parking is not required in the CBD District; and

WHEREAS, the amendments to § 550-72 establish standards allowing lawful on-street parking spaces located along a lot's frontage to be credited toward required off-street parking where parking is otherwise required, while clarifying that such credited on-street spaces remain public and are not reserved for the exclusive use of the property unless separately authorized by the City under applicable law; and

WHEREAS, the amendments to § 550-74 replace the existing broad off-street loading requirement with a more targeted loading review standard for new or expanded commercial, industrial, and institutional buildings over 15,000 square feet of gross floor area, and authorize the Zoning Officer to require a loading and delivery plan or dedicated loading berth where warranted by the nature of the use, delivery frequency, vehicle size, access, maneuvering, or public safety considerations; and

WHEREAS, the proposed amendments have been reviewed by the City of Chester Planning Commission, which recommended that the amendments be forwarded to City Council for consideration; and

WHEREAS, the proposed amendments have been reviewed by the Delaware County Planning Commission in accordance with the Pennsylvania Municipalities Planning Code, and the Commission recommended adoption with consideration given to staff comments; and

WHEREAS, City Council will advertise and hold a public hearing on the proposed amendments in accordance with the Pennsylvania Municipalities Planning Code and other applicable law; and

WHEREAS, City Council desires to consider whether, after due consideration of the proposed ordinance at a duly advertised public hearing, the health, safety, and general welfare of the residents of the City of Chester will be served by this amendment to Chapter 550 of the Code of the City of Chester.

NOW THEREFORE, **THE FOLLOWING IS HEREBY ORDAINED AND ENACTED** by the City of Chester City Council:

I. AMENDMENTS TO TITLE THREE, CHAPTER 550, ZONING.

Title Three, titled "Zoning Ordinance," Chapter 550, titled "Zoning," of the Code of the City of Chester is hereby amended as follows:

A. § 550-7B, Zoning Districts.

Section 550-7B is amended by revising the name of the R-2 District from "R-2 Single Family Residential District" to "R-2 Medium Low Density Residential District."

B. § 550-15, Allowed Uses in Primarily Nonresidential Districts.

Section 550-15 is amended as follows:

1. In the residential uses table, the row for "Single Family Detached Dwelling" is amended to remove the table note reference in the C-2/R General Commercial/Residential District column relating to the 800-foot interstate separation requirement, so that the C-2/R entry reads "P."
2. In the residential uses table, the row for "Single Family Semi-Detached Dwelling (side-by-side)" is amended to remove the table note reference in the C-2/R General Commercial/Residential District column relating to the 800-foot interstate separation requirement, so that the C-2/R entry reads "P."
3. In the residential uses table, the row for "Townhouse (Single Family Attached Dwelling)" is amended to remove the table note reference in the C-2/R General Commercial/Residential District column relating to the 800-foot interstate separation requirement, so that the C-2/R entry reads "P."
4. In the residential uses table, the row for "Multi-Family (Apartment) Dwellings" is amended as follows:
    a. The C-1/R Neighborhood Commercial/Residential District entry shall read "P."
    b. The C-2/R General Commercial/Residential District entry shall read "P."
    c. The CBD Central Business District entry shall remain permitted by right and shall be subject to the table note referencing the additional standards for multi-family dwellings in the CBD District.
5. The table note applicable to multi-family dwellings in the CBD District is amended to read as follows:

    Where applied to multi-family dwellings in the CBD District, see § 550-44, Additional Standards for Multi-Family Dwellings in the CBD District. For all other

uses marked with this note, such housing shall be limited to being in the same building as a principal commercial use that is on the street level.

6. The table note stating that a new subdivision or land development involving certain housing types shall not be allowed within 800 feet from the edge of the right-of-way of an interstate highway is deleted.

C. § 550-20, Dimensional Requirements.

Section 550-20 is amended as follows:

1. In the table titled "Dimensional Requirements for Primarily Residential Districts," the name of the R-2 District is revised to read:

   R-2 Medium Low Density Residential District

2. In the table titled "Dimensional Requirements for Primarily Residential Districts," the name of the R-3 District is revised to read:

   R-3 Medium Density Residential District

3. In the table titled "Dimensional Requirements for Primarily Residential Districts," the name of the R-4 District is revised to read:

   R-4 High Density Residential District

4. In the R-3 Medium Density Residential District row of the table titled "Dimensional Requirements for Primarily Residential Districts," the minimum lot area standard for allowed dwellings is amended to delete the misplaced reference to Note F. The minimum lot area standard shall continue to reference Note C and Note A.
5. In the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the column heading for "Maximum Building Height" is amended to delete the reference to Note A and to reference § 550-21.
6. In the C-1/R Neighborhood Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the minimum lot area standard is amended to read as follows:

   1,500. No minimum average lot area per dwelling unit shall apply.

7. In the C-1/R Neighborhood Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the rear yard setback note reference is amended from Note A to Note I.
8. In the C-1/R Neighborhood Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the side yard setback note reference is amended from Note A to Note I.
9. In the C-2/R General Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the minimum lot area standard is amended to read as follows:
    a) **Allowed uses, other than manufactured home park: 2,000. No minimum average lot area per dwelling unit shall apply.**
    b) **Manufactured home park: Minimum average of 8,000 per dwelling unit [Note C].**
10. In the C-2/R General Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the rear yard setback note reference for allowed uses other than manufactured home parks is amended from Note A to Note I.
11. In the C-2/R General Commercial/Residential District row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the side yard setback note reference for allowed uses other than manufactured home parks is amended from Note A to Note I.
12. In the LIC Light Industrial Commercial, MIC Medium Industrial Commercial, and HIC Heavy Industrial Commercial Districts row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the rear yard setback note reference is amended from Note A to Note I.
13. In the LIC Light Industrial Commercial, MIC Medium Industrial Commercial, and HIC Heavy Industrial Commercial Districts row of the table titled "Dimensional Requirements for Primarily Nonresidential Districts," the side yard setback note reference is amended from Note A to Note I.

D. § 550-44, Additional Requirements for Specific Principal Uses.

Section 550-44 is amended by adding a new subsection for multi-family dwellings in the CBD District, to be numbered as appropriate by the codifier, to read as follows:

Additional Standards for Multi-Family Dwellings in the CBD District.

A. **Intent.**

To support an active, pedestrian-oriented Central Business District while allowing residential flexibility where ground-floor commercial demand is limited.

B. **Core Commercial Frontage Area.**

This subsection applies only to street-facing building façades directly fronting the following street segments:

1. Avenue of the States between 6th Street and 7th Street;
2. Welsh Street between 6th Street and 7th Street; and
3. 6th Street between Welsh Street and Avenue of the States, limited to the side of 6th Street abutting the block bounded by 6th Street, Welsh Street, and Avenue of the States.

For corner properties, this subsection applies only to façades directly fronting the street segments listed above within the Core Commercial Frontage Area.

C. **Ground-Floor Nonresidential Use Requirement.**

Within the Core Commercial Frontage Area, the ground-floor space along any building façade directly fronting a street segment listed in Subsection B shall be occupied by one or more permitted nonresidential uses for a minimum depth of 25 feet, measured from the street-facing building façade, or for the full depth of the building if the building depth is less than 25 feet.

Residential dwelling units, residential amenity areas, parking areas, loading areas, storage areas, trash rooms, mechanical rooms, utility rooms, and similar inactive building service areas shall not be located along the required ground-floor nonresidential frontage.

Necessary residential entrances, lobbies, stairs, elevators, utilities, and code-required access or egress may be located along the frontage, provided they are limited to the minimum frontage reasonably necessary.

D. **All Other Areas of the CBD District.**

Outside of the Core Commercial Frontage Area, multi-family dwellings may be constructed without ground-floor nonresidential uses. Ground-floor residential units shall include street-facing entrances and windows where feasible.

E. **Modification for Existing Buildings or Physical Constraints.**

The Zoning Officer may approve a modification where strict compliance is impractical due to existing building configuration, lot shape, required access or egress, utility location, or other physical site constraints, provided active nonresidential frontage is maintained to the maximum extent feasible.

E. § 550-71, Required Number of Off-Street Parking Spaces.

Section 550-71 is amended as follows:

In the Table of Off-Street Parking Requirements, under "Residential Uses," the parking requirement for "Dwelling Unit, other than types listed separately in this table" is amended to read as follows:

1 per dwelling unit where off-street parking is required by this chapter.

Where off-street parking is otherwise required, lawful on-street parking spaces may be credited toward the required number of spaces in accordance with § 550-72E(2).

F. § 550-72, General Regulations for Off-Street Parking.

Section 550-72E is amended by adding a new subsection for on-street parking credit, to be numbered as § 550-72E(2), to read as follows:

On-Street Parking Credit. Where off-street parking is required under § 550-71, lawful on-street parking spaces located directly along the frontage of the lot may be credited toward the required number of off-street parking spaces, subject to the following standards:

a. Only on-street spaces located along the same side of the street as the lot frontage may be counted.
b. Where on-street parking spaces are individually marked, the number of marked spaces located along the lot frontage may be counted.
c. Where on-street parking spaces are not individually marked, the number of spaces shall be calculated by dividing the length of lawful parking frontage by 22 feet and rounding down to the nearest whole number.
d. The Zoning Officer shall exclude from the calculation any portion of frontage where parking is prohibited or unavailable due to a driveway, curb cut, fire hydrant, intersection clearance, crosswalk, bus stop, loading zone, fire lane, posted no-parking area, sight-distance restriction, or other lawful restriction.
e. On-street parking spaces counted under this subsection shall not be reserved for the exclusive use of the property, unless separately authorized by the City under applicable law.
f. The City shall not be responsible for maintaining the continued availability of any on-street parking space credited under this subsection. The future removal, restriction, or regulation of an on-street parking space by the City, PennDOT, or other governmental entity shall not, by itself, constitute a zoning violation or invalidate a previously issued zoning approval.
g. If an owner or applicant later removes or reduces credited on-street parking frontage through the creation or widening of a driveway, curb cut, loading area, or similar site improvement, the credited spaces shall no longer count toward the required parking, and the property shall comply

with the parking requirements of this chapter unless otherwise approved by the City.

h. For lots with frontage on more than one street, eligible on-street parking spaces may be counted along each frontage, provided that the spaces meet the standards of this subsection.

G. § 550-74, Off-Street Loading.

Section 550-74 is repealed and replaced in its entirety with the following:

§ 550-74. Off-Street Loading.

A. **Applicability.**

For a new commercial, industrial, or institutional building containing more than 15,000 square feet of gross floor area, or an expansion of a commercial, industrial, or institutional building that results in or increases floor area above 15,000 square feet, the applicant shall demonstrate that loading and unloading can be accommodated in a manner that will not routinely obstruct a public street, sidewalk, alley, driveway, parking area, internal circulation aisle, or adjoining property.

B. **Loading Evaluation.**

Where loading arrangements are subject to review under this section, the applicant shall provide information sufficient for the Zoning Officer to evaluate the anticipated type and size of delivery vehicles, frequency and hours of deliveries, proposed loading location, and adequacy of access and maneuvering. The Zoning Officer may require a loading and delivery plan where necessary.

The Planning Commission or City Council may provide recommendations to the Zoning Officer concerning loading arrangements as part of any plan review by such body. For purposes of this section, the terms “loading” and “unloading” shall be interchangeable. The Zoning Officer may require a vehicle turning exhibit where loading will involve tractor-trailers, semi-trucks, or similar large commercial vehicles.

C. **Dedicated Loading Berths.**

The Zoning Officer may require a dedicated off-street loading berth where the nature and intensity of the use, frequency of deliveries, or type and size of delivery vehicles make such a berth reasonably necessary. A dedicated off-street loading berth shall not be required for a residential use or where loading can be safely accommodated within an approved parking space, driveway, alley-accessed area, or other lawful location on the lot.

Where a dedicated off-street loading berth is required or voluntarily provided, the berth and associated maneuvering area shall:

1. Be located on the same lot as the use served;
2. Be of sufficient size to accommodate the vehicles reasonably expected to regularly serve the use;
3. Not encroach into a required buffer area or landscaped area;
4. Not be used to satisfy an off-street parking requirement; and
5. To the maximum extent practicable, allow vehicles to enter and leave the lot without backing onto a public street.

Occasional loading from an alley may be permitted where no reasonable alternative is feasible and another means of access remains available.

D. **Screening.**

To the maximum extent practicable, loading docks intended to serve tractor-trailers or similar large commercial vehicles shall be screened from adjoining dwellings, residential zoning districts, and public streets by buildings, walls, fencing, landscaping, or a combination thereof. Screening shall not be required for areas used only for short-duration loading or unloading that do not include a loading dock.

II. REPEALER

Any and all terms, conditions, and provisions of any ordinance or resolution of the City of Chester in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such conflict only.

III. SEVERABILITY

It is hereby declared to be the legislative intent of City Council that if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption by City Council or as otherwise provided by applicable law.

WE HEREBY CERTIFY that this Ordinance passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

BILL NO. 11

1st READING 10/14/2026

PASSED 10/28/2026

NO. 11 , 2026

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING SECTION 470-30 ENTITLED "DEFINITIONS" OF ARTICLE 470 ENTITLED "RECYCLING" OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED, TO ADD A DEFINITION FOR "COMMMUNITY ACTIVITIES"; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. That it does hereby amend Section 470-30 entitled "DEFINITIONS" of Article 470 entitled "Recycling" of the Codified Ordinance of the City of Chester, 1978, as supplemented and amended, to add the following definition:

470-30 DEFINITIONS.

(h) Community activities — Events sponsored in whole or in part by the City, or conducted within the City and sponsored privately, which include, but are not limited to, fairs, bazaars, socials, picnics, and organized sporting events that will be attended by 200 or more individuals per day.

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 remainder of this Ordinance shall remain valid and in full force and effect.

SECTION 3. That all Ordinances or parts of Ordinance inconsistent with the provisions of this Ordinance, be and they are hereby repealed.

WE HEREBY CERTIFY that this Ordinance passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 130 - 2026

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby promote Amy DeNight from the position of Captain to the position of Battalion Chief for the City of Chester Bureau of Fire, effective November 2, 2026, with a thirty (30) day probationary period, at the salary as provided in the Annual Appropriation Ordinance.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 131 - 2026

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby promote Lisandra Capo from the position of Firefighter to the position of Captain for the City of Chester Bureau of Fire, effective November 2, 2026, with a thirty (30) day probationary period, at the salary as provided in the Annual Appropriation Ordinance.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 132 - 2026

WHEREAS, the Chester Bureau of Fire is in receipt of a grant from Delaware County Interactive Gaming Revenue Authority (DCIGRA); and

WHEREAS, the DCIGRA receives Local Share funds pursuant to 4 Pa C.S.A. Section 13B53, to utilize the funds to provide grants for economic development, municipal police and emergency services and other purposes for public interest; and

WHEREAS, DCIGRA awarded the Bureau of Fire $2,500.00.

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

That it does hereby approve acceptance of a grant in the amount of $2,500.00 from the Delaware County Interactive Gaming Revenue Authority Grant, for fire prevention/open house hosted by the Chester Bureau of Fire.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A. D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 133 - 2026

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby authorize the preparation and posting of an advertisement for the sale of the following fire vehicles on Municibid:

1. 1997 Ford E-350 – VIN # 436506; and
2. 2004 Ford Crown Victoria – VIN # 106935

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N
NO. 134 - 2026

WHEREAS, the City of Chester applied for and received funding from the United States Government pursuant to the American Rescue Plan Act of 2021, Public Law 117-2; and

WHEREAS, the City of Chester, in partnership with the Chester Community Improvement Project ("CCIP"), implemented the Homeowner Rehabilitation Program ("Project"); and

WHEREAS, the purpose of the Project is to provide grant funding to eligible homeowners for necessary home improvements and rehabilitation, including, but not limited to, window replacement, roofing, heating, plumbing, electrical systems, painting, concrete work, and the correction of other critical health and safety hazards; and

WHEREAS, on September 27, 2023, the City of Chester approved $1,100,000 in funding for the Project, including operational and program administration costs, with the authorized program term extending through October 31, 2026; and

WHEREAS, CCIP has requested a two (2) month extension of the existing Agreement through December 31, 2026, to provide continued contractor oversight, coordinate the completion of the remaining homeowner rehabilitation projects under contract, and process related invoices and closeout documentation, utilizing the remaining funds from the original $1,100,000 Project budget, without an increase in the approved budget.

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

That it does hereby authorize a two (2) month extension of the Agreement with the Chester Community Improvement Project ("CCIP"), extending the term from October 31, 2026, through December 31, 2026, to provide continued contractor oversight and facilitate the completion and closeout of the remaining homeowner rehabilitation projects under contract, using only the unexpended funds remaining from the original $1,100,000 approved Project budget.

BE IT FURTHER RESOLVED, that the term extension shall not increase the original approved Project budget of $1,100,000 and shall be contingent upon the final review and approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 135 - 2026

WHEREAS, the City of Chester awarded New Road Construction Management, Inc. the Construction Management Professional Services Contract for the New Public Works Facility, ARPA Project #27, on June 25, 2025, not to exceed $272,000; and

WHEREAS, on August 26, 2026, Chester City Council approved, Change Order #1 for an additional three months (August, September, October 2026) of Construction Management Professional Services, in the amount of $75,000, increasing the contract amount to $347,000; and

WHEREAS, Change Order No. 2 provides for an additional month of Construction Management Professional Services during November 2026 to facilitate project closeout, at the hourly rates established in the original approved proposal dated June 5, 2025, for an amount not to exceed $25,000, subject to submission of detailed time records documenting the hours worked; and

WHEREAS, approval of Change Order No. 2 will increase the total contract amount to a not-to-exceed amount of $372,000.

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

That it does hereby extend the contract with New Road Construction Management, Inc., for an additional amount not to exceed $25,000.00 for Construction Management Professional Services for November 2026, to be billed at the hourly rates set forth in its June 5, 2025 proposal, thereby increasing the total contract amount to a not-to-exceed amount of $372,000.00.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N
NO. 136 - 2026

WHEREAS, the City of Chester was awarded a $350,000.00 grant on March 2, 2025 from the EPA funded Region 3 Thriving Communities Grantmaking Program for the Safe Haven Project: Protecting Families Changing Lives Project; and

WHEREAS, the City of Chester was awarded a $997,250.00 grant on July 25, 2025 from the William Penn Foundation to improve indoor air quality for families impacted by pollution and health inequities; and

WHEREAS, the City of Chester was awarded a $4,398,296.30 grant on December 12, 2025 from the Department of Housing and Urban Development Lead Grant Program for the Lead-Safe and Healthy Homes Program to improve the health outcomes of children in Chester by assessing homes for lead risks and remediating lead hazards; and

WHEREAS, on August 12, 2026, City Council authorized the advertisement of a Request For Information (RFI) through PennBid, soliciting responses from Pennsylvania-certified Lead Contractors, staffed with Pennsylvania-certified Lead Supervisors and Lead Workers to support the Lead-Safe and Healthy Homes Program administered by the Chester Bureau of Health; and

WHEREAS, the City of Chester received nine (9) responses by the 5:00 PM submission deadline on August 31, 2026, and the responses were thoroughly reviewed and evaluated in accordance with the requirements of the RFI, resulting in the selection of two (2) firms to advance to the contract negotiation and development phase.

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

That is does hereby authorize the advancement of the following two (2) firms to the contract negotiation and development phase for the provision of lead abatement construction in support of the Lead Safe and Healthy Homes Program administered by the Chester Bureau of Health, under an initial one-year term contract with an option to renew for a second and third year, subject to satisfactory performance and written approval by the City:

1. Ebanks Construction, LLC 507 Florence Fields Lane, New Castle, DE 19720; and
2. Ecoservices, LLC 303 B National Road Exton, PA 19341

FURTHER, resulting contracts are contingent upon final review and approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 137 - 2026

WHEREAS, the Council of the City of Chester authorized entering into a contract with James G. Davis Construction Corporation on July 23, 2025, as the general contractor for the construction of a new Public Works Facility, ARPA Project #27, at a total contract value of $4,825,353.00; and

WHEREAS, on October 22, 2025, Chester City Council approved change order G-001 in the amount of $83,014.00 for additional unanticipated work, increasing the contract value to $4,908,367.00; and

WHEREAS, on November 12, 2025, Chester City Council approved change order G-002 in the amount of $9,886.00 for a larger construction trailer, increasing the contract value to $4,918,253.00; and

WHEREAS, on March 25, 2026, Chester City Council approved change order G-003 in the amount of $76,055.20 to add a "Local 413 Laborer", increasing the contract value to $4,994,308.20; and

WHEREAS, on June 24, 2026, Chester City Council approved change order G-004 in the amount of $228,838.00 for: (1) the loading, removal, and disposal of contaminated soils; (2) the loading, removal, and disposal of unsuitable soil and replenishment with approved new soil; and (3) the remediation of various unforeseen site conditions discovered in the southwest area of the project site near the Salt Shed location, increasing the contract value to $5,223,146.20; and

WHEREAS, on August 12, 2026, Chester City Council approved change order G-005 in the amount of $40,179.00, for revised CWA requirements which necessitated modifications: 1) inside the water meter pit; 2) installation of a new 4-inch domestic water line extending from the water pit to a point approximately five (5) feet beyond the building; 3) procurement of additional materials for the water line connection; 4) installation of additional valves; 5) excavation; 6) a blow-off assembly; 7) as well as additional work to accommodate CWA's enhanced chlorination and testing requirements (including a credit for the standard testing originally included), and the use of specialized equipment to install the heavier components; and

WHEREAS, James G. Davis Construction Corporation submitted Change Order Request COR-0034 in the amount of $18,136.24, to cover the remaining labor hours required of Laborers' Local 413 to complete the project for the period of October 1, 2026, through November 20, 2026.

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

That it does hereby approve Change Order #6 (G-006) for James G. Davis Construction Corporation in the amount not to exceed $18,136.24, to cover the remaining labor hours required of Laborers' Local 413 to complete the project for the period of October 1, 2026, through November 20, 2026, increasing the contract value to $5,281,461.44.

WE HEREBY CERTIFY that this Resolution passed Council this 28th day of October A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N
NO. 138 - 2026

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL APPROVAL TO THE DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY ("DELCORA") FOR THE PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN FOR THE REPLACEMENT OF WRTP'S B-2 BUILDING AT 3201 WEST FRONT STREET, CHESTER, PENNSYLVANIA.

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the municipality; and

WHEREAS, the City of Chester is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of City residents; and

WHEREAS, the Delaware County Regional Water Quality Control Authority, also known as DELCORA ("Applicant"), has submitted a Preliminary/Final Major Land Development Plan for the replacement of WRTP's B-2 Building at 3201 West Front Street, Chester, Pennsylvania, prepared by MG Engineering Associates, LLC, dated June 2026, consisting of fifteen (15) sheets (hereafter referred to as the "Plan"); and

WHEREAS, the subject property is located in the HIC – Heavy Industrial/Commercial Zoning District and contains the existing DELCORA wastewater treatment plant; and

WHEREAS, the Plan proposes demolition of the existing B-2 Building and improvements to the existing B-5 Building, including new office, laboratory, locker room, maintenance/storage and related operational space, together with parking, circulation, accessibility, landscaping, lighting, utility, and stormwater management improvements; and

WHEREAS, the proposed project represents modernization and further development of the existing wastewater treatment plant facility and does not propose a new principal use of the property; and

WHEREAS, the City of Chester Planning & Zoning Department reviewed the Plan and related submissions and issued a review letter dated September 3, 2026; and

WHEREAS, the City Engineer, Colliers Engineering & Design, Inc., reviewed the Plan and related submissions and issued a review letter dated September 3, 2026; and

WHEREAS, the City of Chester Fire Marshal's Office reviewed the Plan and issued a review memorandum dated September 2, 2026; and

WHEREAS, the City of Chester Shade Tree Commission reviewed the proposed landscaping and issued a review memorandum dated September 8, 2026; and

WHEREAS, at its public meeting on September 9, 2026, the City of Chester Planning Commission recommended approval of the Applicant's request to allow the application to be reviewed as a combined Preliminary/Final Major Land Development Plan in lieu of separate Preliminary and Final submissions; and

WHEREAS, at its public meeting on September 9, 2026, the City of Chester Planning Commission also recommended conditional approval of the Plan subject to satisfactory resolution of Planning & Zoning Department comments, City Engineer comments, Fire Marshal's Office comments, Shade Tree Commission comments, Delaware County Planning Commission advisory comments, and all other applicable City or agency requirements; and

WHEREAS, the Delaware County Planning Commission reviewed the proposed land development at its August 20, 2026 meeting and issued a review dated August 21, 2026 recommending approval subject to its review comments; and

WHEREAS, Applicant now desires Council to consider granting approval of the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by Chester City Council that the Preliminary/Final Major Land Development Plan for the DELCORA Replacement of WRTP's B-2 Building at 3201 West Front Street, Chester, Pennsylvania, prepared by MG Engineering Associates, LLC, dated June 2026, is hereby **GRANTED PRELIMINARY/FINAL APPROVAL**, subject to Applicant's compliance with the conditions and waiver set forth in Attachment "A" of this Resolution, attached hereto, incorporated herein, and made a part of this Resolution as if set forth herein in full.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution with approvals and conditions as contained herein does not and shall not authorize construction of improvements or buildings exceeding or materially differing from those shown on the Plan. Any material modification to the Plan shall be subject to any additional municipal review or approval required by law.

Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

APPROVED and **RESOLVED** this _____ day of _____, 2026

Seal: **City of Chester Council**

By:_____
Stefan Roots, Mayor

Attest_____
Candice Newsome, City Clerk

THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT: Delaware County Regional Water Quality Control Authority (DELCORA)

By: _____ Date: _____

Name: _____

Title: _____

ATTACHMENT "A"

A. Conditions of Plan Approval.

1. Prior to the signing and recording of the Plan, Applicant shall revise the Plan as necessary to satisfactorily resolve and comply with all applicable comments contained in the City Engineer, Colliers Engineering & Design, Inc., review letter dated September 3, 2026, to the satisfaction of the City Engineer.

2. Prior to the signing and recording of the Plan, Applicant shall satisfactorily resolve and comply with all applicable comments contained in the City of Chester Planning & Zoning Department review letter dated September 3, 2026.

3. Applicant shall address the comments contained in the City of Chester Fire Marshal's Office memorandum dated September 2, 2026, including fire-protection systems, fire hydrant location, and fire-safety requirements associated with the proposed building and operational areas, to the satisfaction of the Fire Marshal's Office and City Engineer.

4. Applicant shall satisfactorily address the landscaping and shade-tree requirements identified by the Planning & Zoning Department and the Shade Tree Commission's September 8, 2026 review memorandum. A complete landscape plan shall be provided demonstrating compliance with applicable City requirements, or any required relief shall be obtained prior to final Plan execution and recording.

5. The final Plan shall reconcile the parking calculation identified in the City reviews and clearly establish the applicable parking requirement and number of spaces provided. The City Engineer noted that the submitted Plan identifies eighty-seven (87) required spaces while eighty-five (85) spaces are proposed.

6. The final Plan shall clarify whether the third-floor level shown on the architectural plans is included as part of the current land development approval or is proposed as a future phase. Any future expansion not included in the approved Plan shall be subject to any additional City approvals required at that time. The Planning & Zoning review specifically identifies this issue.

7. The final Plan shall update zoning references to the current Chapter 550 / eCode360 section numbering and shall otherwise demonstrate compliance with applicable zoning requirements.

8. Applicant shall confirm ownership of, or obtain all necessary easements or other property rights for, any proposed improvements encroaching upon the adjoining property identified as 0 Highland Avenue prior to final Plan execution and recording, in a form satisfactory to the City Engineer and City Solicitor. The City Engineer identified proposed parking-area widening and berm grading extending onto that property.

9. Applicant shall obtain any required NPDES permit and other erosion and sedimentation control approvals applicable to the proposed earth disturbance and shall provide evidence of such approvals to the City prior to commencement of regulated earth disturbance. The submitted limit of disturbance is approximately 86,507 square feet, or 1.98 acres.

10. Applicant shall satisfactorily resolve all stormwater management comments contained in the City Engineer's September 3, 2026 review, including infiltration feasibility and testing, groundwater and limiting-zone conditions, utility conflicts, drainage connections, and spill-prevention considerations.

11. Prior to the issuance of any permits, Applicant shall enter into a Stormwater Management and Facilities Agreement and Easement with the City, providing for ownership, inspection, maintenance, repair, and access to the stormwater management facilities, in a form satisfactory to the City Solicitor.

12. Upon conditional approval, Applicant shall provide an improvement cost estimate to the satisfaction of the City Engineer and, if required by the City, shall enter into a Financial Securities Agreement and provide financial security in a form acceptable to the City.

13. Prior to the issuance of any permits, Applicant shall enter into a Development Agreement with the City prepared by the City Solicitor.

14. Applicant shall obtain all required utility, environmental, and agency approvals applicable to the Project, including any required Pennsylvania Department of Environmental Protection sewage facilities planning approval.

15. The Delaware County Planning Commission review dated August 21, 2026 shall be addressed through satisfaction of the applicable conditions of this Resolution, including comments concerning shade trees, floodplain verification, sewage facilities planning, stormwater management, and Plan recording. The County recommended approval of the land development.

16. The Project shall be developed in strict accordance with the final record Plan, the notes contained thereon, the terms and conditions of this Resolution, and all applicable permits and approvals.

17. The costs of accomplishing, satisfying, and meeting all terms, conditions, and requirements of the Plan and this Resolution shall be borne entirely by Applicant and shall be at no cost to the City.

18. Applicant shall provide the City Planning & Zoning Department and City Engineer with at least seventy-two (72) hours' notice prior to initiation of demolition, grading, or ground disturbance associated with the Project so that the City may confirm that applicable permits and required erosion and sedimentation control and site-protection measures are in place.

19. The final Plan shall incorporate all revisions required to satisfy the conditions of this Resolution and shall be subject to review by the City Engineer and City Planning & Zoning

Department prior to execution and recording. Any material modification beyond that necessary to satisfy these conditions shall be subject to any additional municipal review or approval required by law.

20. The Plan shall not be signed or released for recording until all conditions required prior to recording have been satisfied to the satisfaction of the City and all required signatures, certifications, legal descriptions, easements, agreements, fees, and other documents have been provided.

21. The final Plan shall be recorded within the time period required by the Pennsylvania Municipalities Planning Code and the City of Chester Subdivision and Land Development Ordinance following satisfaction of the applicable conditions of approval and execution of the Plan. Failure to record the Plan within the applicable time period shall have the effect provided by the City Subdivision and Land Development Ordinance.

22. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the property or development of the Project.

23. Applicant and any future owner shall comply with all other applicable City ordinances and County, State, and Federal rules, regulations, and statutes and shall be responsible for obtaining all other permits and approvals required by authorities having jurisdiction over the Project.

24. Applicant's acceptance of the conditions set forth herein shall be evidenced as provided in the Resolution.

B. Waiver.

The Applicant has requested a waiver from the City's Subdivision and Land Development Ordinance to permit the application to proceed as a combined Preliminary/Final Major Land Development Plan. The following waiver is hereby considered as part of this approval:

1. A waiver from § 490-29A(1) of the City of Chester Subdivision and Land Development Ordinance to permit the application to be reviewed and approved as a combined Preliminary/Final Major Land Development Plan in lieu of separate Preliminary and Final Plan submissions.

   Granted _____ Denied _____