City of Chester
Council Meeting Agenda

One 4th Street
Chester, PA 19013

Wednesday, October 14, 2026 **10:00 AM** **Council Chambers**

INVOCATION:

PLEDGE TO THE FLAG

ROLL CALL

MINUTES OF PREVIOUS MEETING: September 21, 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

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

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 – 124

Authorize the approval for the proper City officials to install a handicapped parking zone in the 1000 Block of Parker Street; in the 700 Block of Jeffrey Street; in the Unit Block of Worrell Street; in the 100 Block of West 22nd Street; in the 2200 Block of Crosby Street; and in the 1000 Block of McDowell Avenue, in the City of Chester.

Submitted By: Andrew Hayman, Public Works Director
Attachments: Resolution

R – 125

Authorize the approval to grant preliminary/final approval to Tristate Islamic Burials for its Preliminary/Final Lot Consolidation and Land Development Plan to consolidate five existing parcels into one lot, renovate the existing building for use as an Islamic washing/preparation facility, construct an off-street parking area, and install related site improvements at 716–718 West 2nd Street and 715–719 Mary Street, Chester, Pennsylvania.

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

R – 126

Authorize the approval for the submission of a Coastal Zone Management Grant through the Pennsylvania Department of Environmental Protection, in an amount not to exceed $50,000.

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

R – 127
Authorize the approval to ratify the Termination and Mutual Release Agreement with Browdel Maintenance, ending the original Agreement for the Chester Clean Ways ARPA Project effective 11:59 PM, October 31, 2026.

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

R- 128
Authorize the approval to ratify a Letter of Agreement with the County of Delaware workforce Development Board to provide $13,200.00 in funding, beginning October 1, 2026, and ending June 30, 2027, for EMT training for six (6) fire cadets attending the Harrisburg Area Community College's Career Fire Academy.

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

R- 129
Authorize the approval of the advancement of the following four (4) firms to the contract negotiation and development phase for the provision of lead inspection and risk assessment professional services 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. Arc Environmental, 1311 Haubert Street Baltimore MD 21230;
2. Bay Hill Environmental, 2060 Fairfax Ave Cherry Hill, N.J. 08003;
3. Synertech Environmental, LLC, 228 Moore Street, Philadelphia, PA 19148; and
4. BrightFields, Inc., 801 Industrial St Wilmington, DE 19801

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

REPORTS:

PRESENTATIONS:
Ny'Ques Farlow Davis Presentation | Deputy Mayor Portia West
Fire Prevention Month | Commissioner John-Paul Shirley – Chester Bureau of Fire
Neighborhood Assistant Program | Amanda Johnson – CEDA Program Specialist

PUBLIC COMMENT:

ADJOURN

BILL NO. 10

1st READING 10/14/2026

PASSED

NO. , 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 _____ day of _____, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

DELAWARE COUNTY PLANNING COMMISSION
2 W. Baltimore Avenue – Suite 202
Media, PA 19063
(610) 891-5200
Email: planning_department@co.delaware.pa.us

GINA BURRITT
DIRECTOR
Planning Department

September 18, 2026

Mr. Paul Fritz
City of Chester
1 Fourth Street
Chester, PA 19013

RE: Name of Petition: Assorted Amendments
DCPD File No.: ZA-06-8294-26
Petitioner: City of Chester
Recv'd in DCPD: July 24, 2026

Dear Mr. Fritz:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on September 17, 2026, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Gina Burritt

Gina Burritt
Director

DELAWARE COUNTY PLANNING DEPARTMENT
2 W. Baltimore Avenue – Suite 202
Media, PA 19063-3740
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

Date: September 18, 2026
File No.: ZA-06-8294-26

PETITION:	Assorted Amendments
DATE OF PETITION:	July 24, 2026
PETITIONER:	City of Chester
MUNICIPALITY:	City of Chester
TYPE OF REVIEW:	Zoning Text
PROPOSAL:	Assorted amendments to the text of the City zoning ordinance
RECOMMENDATIONS:	Adoption, with consideration given to staff comments
PREPARED BY:	Michael A. Leventry

REMARKS:

ZONING TEXT AMENDMENT

The proposal requests to change the zoning code to address various factors.

PROPOSED AMENDMENT

The proposed petition modifies the City's zoning code by adjusting the nomenclature for residential zoning districts. Clarification is provided for mixed-use buildings in various districts versus within the CBD and additional standards/requirements are added within the CBD district for multifamily dwellings. Lot average requirements for C-1/R and C-2/R are removed. A building height section cross reference is added to the ordinance's zoning table.

REMARKS (continued):

The off-street parking and loading section is modified to require 1 off-street space per residential unit (previously 2) as well as enabling lawful on-street spaces abutting a development to be credited toward parking requirements (per stipulations). Loading requirements are amended providing thresholds under which loading zones are required as well as requirements for loading/delivery details (type of truck, frequency, loading location, etc.).

STAFF RECOMMENDATIONS

It is suggested when a project/use requires semi-truck deliveries that a truck turning template be required to ensure that the site is adequately navigable.

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

It is commendable that the city is considering adaptive reuse projects and preserving commercial corridors in their zoning amendments. The adaptive reuse of the existing building stock should be highly encouraged, and infill development should reflect the mixed-use character of the downtown.

TEXT AMENDMENT FINDINGS

Staff concur with the proposed amendments as they are practical and provide reasonable flexibility supporting future development. Adoption is recommended.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

BILL NO. 11

1st READING 10/14/2026

PASSED

NO. , 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 _____ day of _____, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 124 - 2026

WHEREAS, the following individuals have requested a handicap parking zone:

1. Geraldine Dickerson, 1027 Parker Street;
2. Emily Mickens, 732 Jeffrey Street;
3. Steven Earl, 38 Worrell Street;
4. Aseem Davis (c/o Rashada Calhoun), 113 W. 22nd Street;
5. Joseph K. Bradley, 2218 A Crosby Street;
6. Charles Fitzgerald, 1009 McDowell Ave., and

WHEREAS, after a thorough investigation by the Department of Public Works, it has been determined the aforementioned individuals have met all of the required criteria and have a need for said handicap parking zone.

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

That it does hereby authorize the proper City officials to install a handicap parking zone in the 1000 Block of Parker Street; in the 700 Block of Jeffrey Street; in the Unit Block of Worrell Street; in the 100 Block of West 22nd Street; in the 2200 Block of Crosby Street; and in the 1000 Block of McDowell Avenue, in the City of Chester.

WE HEREBY CERTIFY that this Resolution passed Council this 14th day of October, A.D. 2026.

_____
DEPUTY MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N
NO. 125 - 2026

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL APPROVAL TO TRISTATE ISLAMIC BURIALS FOR ITS PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN TO CONSOLIDATE FIVE EXISTING PARCELS INTO ONE LOT, RENOVATE THE EXISTING BUILDING FOR USE AS AN ISLAMIC WASHING/PREPARATION FACILITY, CONSTRUCT AN OFF-STREET PARKING AREA, AND INSTALL RELATED SITE IMPROVEMENTS AT 716–718 WEST 2ND STREET AND 715–719 MARY 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, TriState Islamic Burials ("Applicant") has submitted a Preliminary/Final Lot Consolidation and Land Development Plan for properties located at 716–718 West 2nd Street and 715–719 Mary Street, Chester, Pennsylvania, prepared by H. Gilroy Damon Associates, Inc., dated December 10, 2025 and last revised June 23, 2026, consisting of ten (10) sheets (hereafter referred to as the "Plan"); and

WHEREAS, the Plan proposes to consolidate five (5) existing parcels into one lot, renovate the existing building for use as an Islamic washing/preparation facility, construct an off-street parking area, and install related site improvements; and

WHEREAS, the subject properties are located in the LIC – Light Industrial/Commercial Zoning District and, upon consolidation, will comprise approximately 7,958 square feet; and

WHEREAS, by Decision and Order dated April 3, 2026, the City of Chester Zoning Hearing Board granted dimensional relief from Section 1329.01(b) of the City Zoning Ordinance to permit a consolidated lot area of 7,958 square feet where 12,000 square feet is required and a lot width of 45.32 feet where 80 feet is required; and

WHEREAS, the City of Chester Planning & Zoning Department reviewed the Plan and related submissions and issued a review letter dated July 29, 2026; and

WHEREAS, the City Engineer, Colliers Engineering & Design, Inc., reviewed the Plan and related submissions and issued a review letter dated July 29, 2026; and

WHEREAS, the City of Chester Fire Marshal's Office reviewed the Plan and issued a review memorandum dated July 29, 2026; and

WHEREAS, the City of Chester Shade Tree Commission reviewed the landscaping proposed for the project and issued a review memorandum dated August 10, 2026; and

WHEREAS, at its public meeting on August 12, 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 Lot Consolidation and Land Development Plan in lieu of separate Preliminary and Final submissions; and

WHEREAS, at its public meeting on August 12, 2026, the City of Chester Planning Commission also recommended conditional approval of the Plan subject to satisfactory resolution of City Engineer comments, Planning & Zoning Department comments, Fire Marshal's Office comments, Shade Tree Commission comments, consistency with the Zoning Hearing Board Decision and Order dated April 3, 2026, consideration of Delaware County Planning Commission advisory comments, and all other applicable City or agency requirements; and

WHEREAS, the Delaware County Planning Commission reviewed the Plan at its August 20, 2026 meeting and issued a review dated August 21, 2026, recommending approval of the proposed subdivision and approval of the proposed land development contingent upon addressing applicable code requirements; 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 Lot Consolidation and Land Development Plan for TriState Islamic Burials at 716–718 West 2nd Street and 715–719 Mary Street, Chester, Pennsylvania, prepared by H. Gilroy Damon Associates, Inc., dated December 10, 2025 and last revised June 23, 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 the 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:_____
Portia West, Deputy 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 LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT: TriState Islamic Burials

By: _____ Date: _____

Name: _____

Title: _____

PROPERTY OWNER ACKNOWLEDGMENT:

The undersigned property owners acknowledge the conditional approval set forth in this Resolution.

Horizon Holding, LLC

By: _____ Date: _____

Name: _____

Title: _____

CDM, INC.

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 July 29, 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 July 29, 2026.

3. Prior to the signing and recording of the Plan, Applicant shall satisfactorily address the comments contained in the City of Chester Fire Marshal's Office memorandum dated July 29, 2026, including fire apparatus access and truck-turning requirements, to the satisfaction of the Fire Marshal's Office and City Engineer.

4. Prior to the signing and recording of the Plan, Applicant shall address the comments contained in the Chester Shade Tree Commission memorandum dated August 10, 2026 regarding proposed landscaping, plant species, planting locations, and use of native species, to the satisfaction of the City.

5. The Delaware County Planning Commission review dated August 21, 2026 shall be addressed through satisfaction of the applicable conditions of this Resolution, including applicable City code, sewage facilities planning, and stormwater management requirements.

6. The final record Plan and the use and development of the property shall remain consistent with the City of Chester Zoning Hearing Board Decision and Order dated April 3, 2026 and the representations and testimony upon which the zoning relief was granted. The final Plan shall identify the dimensional relief granted by the Zoning Hearing Board.

7. The final Plan shall include an operations/use note confirming that the facility will be limited to body washing/preparation and related accessory activities, with no more than three (3) bodies processed in one day and no burial activity on the property, consistent with the representations made during the Zoning Hearing Board proceeding.

8. Prior to the signing and recording of the Plan, Applicant shall provide documentation satisfactory to the City Engineer and City Solicitor establishing ownership, equitable ownership, or written authorization from each record owner for all parcels included in the proposed lot consolidation and land development. Any owner authorization submitted on behalf of an entity shall include documentation satisfactory to the City Solicitor confirming the authority of the individual signing on behalf of that entity.

9. Prior to recording, the address for the consolidated property shall be coordinated with and confirmed by the City Planning & Zoning Department, and the approved address shall be reflected on the final record Plan.

10. Prior to the issuance of any permits, Applicant and the applicable Landowner(s) shall enter into a Stormwater Management and Facilities Agreement and Easement, if required by the City Engineer or City Solicitor, providing for ownership, inspection, maintenance, repair, and access to the stormwater management facilities in a form satisfactory to the City Solicitor.

11. Prior to the issuance of any permits, Applicant shall provide a cost estimate for the proposed improvements to the satisfaction of the City Engineer and, if determined to be necessary by the City, shall enter into a Financial Securities Agreement prepared by the City Solicitor and provide financial security in a form acceptable to the City.

12. Prior to the issuance of any permits and if determined to be necessary by the City given the Project's scope, Applicant and the applicable Landowner(s) shall enter into a Development Agreement with the City prepared by the City Solicitor.

13. Applicant shall obtain all required utility and agency approvals applicable to the Project, including applicable Will Serve Letters or approvals from the Chester Water Authority, PECO, DELCORA, and any required sewage facilities planning approval from the Pennsylvania Department of Environmental Protection.

14. 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.

15. 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.

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

17. 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 to confirm satisfaction of the applicable conditions prior to execution and recording. Any material modification to the Plan beyond that necessary to satisfy the conditions of this Resolution shall be subject to any additional municipal review or approval required by law.

18. 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.

19. 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.

20. 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. The City shall have the right to enforce any violation of the conditions of this Resolution pursuant to the City's Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code.

21. 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.

22. 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 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 Lot Consolidation and Land Development Plan in lieu of separate Preliminary and Final Plan submissions.

   Granted _____ Denied _____

R E S O L U T I O N

NO. 126 – 2026

WHEREAS, the City of Chester is involved in the design of the Chester Creek Trail Connector project that will link the Chester Creek Trail with the East Coast Greenway to provide a safe transportation option for pedestrians and bicycle riders; and

WHEREAS, the City of Chester owns a piece of land approximately three acres in size along the Delaware River which is undeveloped and landlocked which is located adjacent to this trail; and

WHEREAS, there is additional undeveloped privately-owned industrial land near the Delaware River; and

WHEREAS, the City is interested in undertaking a feasibility study to determine the possibility of developing this land into a waterfront park that will include environmental features and unobstructed views of the Delaware River; and

WHEREAS, the City of Chester is seeking funding to complete a feasibility study and community outreach; and

WHEREAS, the Coastal Zone Management grant requires one-to-one matching funds and the Riverfront Alliance of Delaware County, National Wildlife Federation, in-kind staff time and other sources of non-City funding are available for this match.

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

That it does hereby authorize the submission of a Coastal Zone Management grant in an amount not to exceed $50,000.00 for the Project.

WE HEREBY CERTIFY that this Resolution passed Council this 14th day of October, A.D. 2026.

_____
DEPUTY MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 127 - 2026

WHEREAS, the City of Chester made a Request for Proposal (RFP # 2024-005) for the Chester Clean Ways ARPA Project, with responses due on October 27, 2024; and

WHEREAS, Chester City Council approved at a regularly scheduled Council meeting on January 8, 2025, to enter into an agreement with Browdel Maintenance in the amount of $76,834.00, for the Chester Clean Ways ARPA Project; and

WHEREAS, to remain in compliance with the requirements of the ARPA funds, both parties have mutually agreed to an early termination of the Agreement.

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

That it does hereby ratify the Termination and Mutual Release Agreement with Browdel Maintenance, ending the original Agreement for the Chester Clean Ways ARPA Project effective 11:59 PM, October 31, 2026.

WE HEREBY CERTIFY that this Resolution passed Council this 14th day of October, A.D. 2026.

_____
DEPUTY MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 128 - 2026

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby ratify a Letter of Agreement with the County of Delaware Workforce Development Board to provide $13,200.00 reimbursement funding, for EMT training of six (6) fire cadets attending the Harrisburg Area Community College's Career Fire Academy beginning October 1, 2026, and ending June 30, 2027.

FURTHER, said agreement is contingent upon final approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 14th day of October, A.D. 2026.

_____
DEPUTY MAYOR

Attest: _____
CITY CLERK

Contract # EMS City of Chester **Industry Partnership** **State Funded**

CONTRACT AUTHORIZATION

Provider of Services: City of Chester Fire Department
320 E. 14th Street
Chester, PA 19013

Agreement Period: Octorober 1, 2026 thru June 30, 2027

Agreement Amount $ 13,200.00

Services: EMS Training

If this Contract is executed after the date of commencement, the Contract shall be retroactive to commencement date.

CONTRACT SIGNATURES: IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their officials who are duly authorized.

Signature/Title

Date: 9/30/2026

John-Paul Shirley, Fire Chief
Print Name and Title

Delaware County Purchasing Department

Date: _____

Kate McGeever, Executive Director
Delaware County
Workforce Development Board
Date: _____

Contract # EMS City of Chester

LETTER OF AGREEMENT
FOR PROFESSIONAL SERVICES

Letter of Agreement for Professional Services ("Agreement") between
City of Chester Fire Department ("Consultant Provider") 320 E. 14th Street, Chester Pa 19013
, and the County of Delaware ("County") for its Workforce Development Board (WDB).

I. Background

County wishes to obtain certain professional services as described in Exhibit "A" to this Agreement (the "Services"). Consultant/Provider desires to provide to the County, and the County has agreed to retain Consultant/Provider to provide the Services to the County.

II. Duties

A. Consultant/Provider shall perform the Services in accordance with the terms and conditions set forth in this Agreement and in Exhibit "A, "Exhibit "B" and the "Statement of Work" which is attached hereto and made a part hereof.

B. It is expressly acknowledged by the parties that the County and Consultant/Provider are independent Contracting parties. Nothing in this Agreement shall be construed to create a principal/agent, employer/employee, master/servant, partnership, or joint venture relationship. Consultant/Provider shall be responsible for paying any taxes applicable to payments made under this Agreement.

III. Term and Termination

A. The term of this Agreement will begin on **October 1, 2026**
And end on **June 30, 2027.**

B. This Agreement may be terminated before the end of the term as Follows:

(1) Either party may terminate this Agreement without cause by Giving thirty (30) days written notice to the other.

(2) County may terminate this Agreement immediately be giving written notice of termination to Consultant/Provider and without prejudice to any other rights or remedies County may have, if Consultant/Provider breaches any of its material obligations under this Agreement and does not cure the breach within five (5) business days after Consultant/ Provider's receipt of County's notice of the breach which notice shall specify in reasonable detail the nature of the breach.

(3) This Agreement and all rights of Consultant/Provider hereunder shall terminate upon Consultant/Provider's death, and neither Consultant/Provider nor his/ her estate shall have any rights here under, except with respect to compensation earn by and payable to Consultant/Provider hereunder prior to Consultant/Provider's death.

EXHIBIT "A"
COMPENSATION AND SERVICES

The following compensation to be paid to **City of Chester Fire Department,** ("Consultant/Provider") and list of services to be provided by Consultant/Provider is hereby incorporated into the agreement between Delaware County ("County") for its Workforce Development Board and Consultant/Provider (the "Agreement"). All terms used in this Exhibit "A" shall have the same meaning as are assigned to them in the Agreement or in Exhibit "B" to the Agreement.

A-1. Compensation

(1) The County shall pay Consultant/Provider the fees for the Services provided As set forth in A-2 in accordance with the Agreement up to the Maximum Payment, as defined below.

(2) The total payments under this Agreement to be made by the County for all Services to be provided by Consultant/Provider and expenses incurred by Consultant/Provider pursuant to this Agreement (the "Maximum Payment") **shall not exceed: Thirteen Thousand, Two Hundred Dollars ($13,200.00)** during the Term.

A-2. Services

As requested by the Director of the Workforce Development Board (WDB) or her/his designee from time to time, Consultant/Provider shall provide the following services (the "Services") to WDB based upon WIOA regulations

SEE WORK STATEMENT (Attached)

EXHIBIT "B"

GENERAL PROVISIONS

The following general provisions are hereby incorporated into the agreement (The Agreement) between Delaware County ("County") for its Workforce Development Board and Consultant/Provider. All terms used in this Exhibit "B" shall have the same meaning as are assigned to them in the Agreement.

B-1. Compliance with Legal Requirements

Consultant/Provider shall comply with all laws, rules and regulations applicable to the Services. Compliance with the Civil Rights Act of 1964 is required. The Consultant/Provider will not discriminate against any employee, client, or other person, because of race, color, sex, religious creed, national origin, or handicap.

B-2. Assignment

Neither the Agreement nor any of Consultant/Provider's rights hereunder shall be assigned or subcontracted by Consultant/Provider without the prior written consent of the County Solicitor or The Workforce Development Board.

B-3. No Third Party Beneficiaries

The parties to the Agreement do not intend, nor shall any clause be interpreted to create in any third party, any obligations to, or right of benefits by, such third party under the Agreement from either County or Consultant/Provider.

B-4 Entire Agreement; Waiver

The Agreement constitutes the entire mutual understanding of the parties hereto and supersede any and all written oral agreements, representations, or under-Standing. The waiver or failure of either party to exercise in any respect any right provided hereunder shall not be deemed a waiver of such right in the future or a waiver of any other rights established under the Agreement.

Delaware County Council hereby acknowledges that it has delivered to the Director of The Workforce Development Board (WDB) or the designated Administrator of WDB authority over the life of this Contract/Agreement to: the following: Sections B5 thru B15.

B-5. Severability

Any provision of the Agreement which is in violation of any State or Federal Law or regulation shall be deemed amended to conform with such law or regulation, except that if such change would materially and substantially alter the obligations of the parties under the Agreement.

B-6. Confidentiality and Use Restrictions

(A) All government and business information disclosed by County to Consultant/Provider in connection with the Agreement shall be treated as confidential information unless it later becomes publicly available through no fault of Consultant/ Provider, or it was rightfully later developed or obtained by Consultant/Provider from independent sources free from any duty of confidentiality.

(B) County's confidential information shall be held in strict confidence by Consultant/Provider and shall not be used or disclosed by Consultant/Provider for any purpose except as reasonably necessary to implement or perform the Agreement, or except as required by law or governmental agency, provided that County is given a reasonable opportunity to obtain a protective order at its cost and expense.

(C) Both Consultant/Provider and The Workforce Development Board will at all times respect client's confidentiality and right to privacy and shall comply with all relevant laws, U.S. Department of Labor, The Work Force Investment Act, and The Pennsylvania Department Of Labor and Industry Rules and Regulations.

B-7. Consultant/Provider Repayments

Consultant/Provider agrees to reimburse County for overpayments resulting From any reason, including but not limited to errors, contract limitations, actual or audited cost adjustments or non-compliance with applicable policies and procedures.

B-8. Amendment

The Agreement may be amended only by mutual agreement expressed in writing and signed by County and Consultant/Provider, for the following two purposes:

1. Increase/decrease the maximum dollar amount in this Contract/Agreement up to 10% of the original amount and/or to increase/decrease the per diem rate for fee-for-service agreements up to 10% where there is no contract/agreement dollar amount. This authorization is contingent on the availability of Federal, State and County funds;

2. Negotiate and, with Consultant/Provider's agreement, make minor program adjustments and revise budget categories and line items under the terms of this Contract/Agreement as long as such changes do not exceed the maximum Amount of funds which the County is obligated to pay under the terms of this Contract/Agreement.

B-9. Successors in Interest

The Agreement and all of the provisions in the Agreement shall be binding upon And inure to the benefit of the heirs, successors, administrators and permitted assigns of Consultant/Provider.

B-10 Applicable Law, Jurisdiction

The Agreement shall be governed in all respects by the laws of the Commonwealth of Pennsylvania without giving effect to its rules relating to Conflicts of laws. Consultant/Provider irrevocably consents to the exclusive Jurisdiction in the Court of Common Pleas of Delaware County, Pennsylvania, In any and all actions and proceedings whether arising hereunder or under any Other agreement or undertaking and irrevocable agrees to service of process by Certified mail, return receipt requested, or nationally recognized overnight Courier to the address set forth herein.

B-11. Time of the essence
Time is of the essence to the Agreement.

B-12. Waiver of Jury Trial

Each of the parties hereto irrevocably waives any and all rights it may have to a Trial by Jury in any action, proceeding or claim of any nature relating to the agreements or under any other documents or agreements executed in connect here with. Each party acknowledges that the foregoing waiver is knowing and voluntary.

B-13. Section headings

Section headings are for reference only and shall not affect the interpretation of The Agreement.

B-14. Notices

(A) All notices, requests, demands, consents and other communications Required or permitted under the Agreement shall be in writing, and shall Be deemed to have been given (a) upon delivery, if delivered personally, (b) four (4) business days after being mailed, if mailed by first class certified mail, postage prepaid, return receipt requested, or (c) on the date delivery is received, if sent by a nationally recognized express courier

Service, postage or delivery charges prepaid, to the party to whom notice is being given to the addresses listed below. Any party may change its address by giving notice of a new address to the other party in accordance With this Section.

(B) Notices sent to County shall be sent to the following address:
Delaware County Workforce Development Board
2 West Baltimore Ave, Suite 340
Media, PA 19063
Attention: Dawn Berardinelli

(C) Notices sent to Consultant/Provider shall be sent to the address set forth at the beginning of the Agreement.

(D) Either party may change its address for notices by giving notice of the New address to the other party in accordance with this Section.

B-15. Books and Records

(A) If applicable, under 42 C.F.R. 420.300 et seq., until the expiration of four years after the furnishing of services pursuant to the Agreement, Consultant/Provider, upon receipt of a written request, shall make available to the Secretary of the Department of Labor and Industry, The Department of Labor the Comptroller General, or any of their duly authorized representatives, the agreement, and books, documents, and records of Consultant/Provider that are necessary to certify the nature and extent of the costs of rendering such applicable services.

(B) If Consultant/Provider carries out any of the services under the Agreement through a subcontract (which as provided herein is only permitted with the prior written approval of the County) with a value or cost of $10,000.00 or more over twelve-month period, such subcontract shall contain a clause to the effect that until the expiration of four (4) years after furnishing of such services pursuant to such subcontract, organization or other person upon receipt of written request, shall make available to the Secretary, Comptroller General, or any of their representatives, the books and records of such organization or other persons that are necessary to verify the nature and extent of costs incurred the agreement. This paragraph shall survive the termination or expiration of the Agreement.

City of Chester Fire Department
23-6001900
320 E. 14th Street, Chester, PA 19013
John-Paul Shirley
Fire Chief
jpshirley@cityofchesterpa.gov
610-842-3395

ORGANIZATION DESCRIPTION:

The City of Chester Fire Department, based in the City of Chester, Pennsylvania, is one of the primary emergency response agencies that serves both the residents and guests of the City of Chester. While the primary role of the Chester Fire Department is fire suppression, today's fire departments are better classified as "all hazards" departments. In addition to fire suppression, the Chester Fire Department is also certified by the PA Department of Health as a Quick Response Service or "QRS." While the primary agency that handles EMS services in the City is Volunteer Medical Services Corps (VMSC), the fire department is dispatched whenever there is a high acuity emergency, such as a cardiac arrest, or when VMSC is attending to another emergency and a mutual aid unit is responding from another municipality. As a "QRS" department, the Chester Fire Department can provide the required emergency interventions that may be needed to save a life.

In addition to fire and EMS emergencies, the Chester Fire Department also responds to a multitude of other emergencies, including vehicles accidents where the "Jaws of Life" are needed, water rescue incidents, hazardous materials incidents, and technical rescue incidents. These incidents all have the potential to have people who are injured and require emergency medical care. As such, the Chester Fire Department trains all its firefighters as Emergency Medical Technicians (EMTs) so that they can provide the maximum amount of care.

In 2025, the department responded to over 2,800 calls for service, of which 661, almost 25%, were emergency medical responses. The City of Chester Fire Department is a 100% career staffed agency that is comprised of approximately 60 firefighters that are assigned to 4 platoons. Those 4 platoons provide 24/7/365 service coverage to the 35,000 residents and tens of thousands of visitors.

DESCRIPTION OF TRAINING PROGRAM:

Emergency Medical Technician

As stated, the Chester Fire Department trains all new firefighters as EMT's so that they can provide basic emergency care for critical and emergent patients. Traditionally, this training is accomplished while they are attending the Fire Academy. Our current fire cadets are attending the Harrisburg Area Community College's Career Fire Academy but due to circumstances outside of the City's control, these fire cadets were unable to attend the EMT portion of the academy.

To accomplish this training, the Chester Fire Department has contracted with the Good Fellowship Ambulance & EMS Training Institute (GFAC) to conduct the training. While there are ten fire cadets, four of them already have their EMT certification, so training is only needed for the other six. GFAC will be hosting a stand-alone EMT program for our 6 fire cadets that will begin on November 16th, 2026, and be completed the week of December 21st, 2026. The classes will take place Monday to Friday in person at the GFAC Training Institute. The program requires the fire cadets to successfully complete 180 hours of classwork, laboratory, and clinical/field hours. Students are required to maintain a 70% average throughout the program. Upon successful completion, they are eligible to sit for the National Registry of Emergency Medical Technicians (NREMT) EMT certification exam. When the student passes this exam, they are awarded both NREMT and Pennsylvania EMT certification.

EXPECTED EMPLOYMENT AFTER TRAINING:

As stated, the City of Chester Fire Department is a completely career fire department. Upon successful completion of the EMT program, the six new firefighters will be sworn in as full-time employees and, after 25 years of service, they will be eligible to retire with a pension. Since 2020, we have hired and trained approximately 30 new firefighters. These 10 new firefighters will replace vacancies in the department due to retirements, injuries, resignations and terminations.

SELECTION PROCESS:

The City of Chester is a Third-Class City and, according to Third-Class City Code, the hiring of all uniformed personnel must be done through the Civil Service process. These six new firefighters passed a physical agility test, written test, criminal and psychological background checks and sat with City officials for an interview. Upon completion of the process, they were selected from the eligibility list.

PROPOSED BUDGET:

Funding provides tuition for 6 EMTs

Tuition per EMT: $2,200

Total funding request: $13,200

The total tuition cost includes all items needed for successful course completion as well as the cost of the students' first attempt at the NREMT certification exam.

R E S O L U T I O N

NO. 129 - 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 firms providing staffed Pennsylvania-certified lead inspection risk assessment professional services to support the Lead-Safe and Healthy Homes Program administered by the Chester Bureau of Health; and

WHEREAS, the City of Chester received eight (8) 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 the four (4) firms to advance to the contract negotiation and development phase.

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

That it does hereby authorize the advancement of the following four (4) firms to the contract negotiation and development phase for the provision of lead inspection and risk assessment professional services 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. Arc Environmental, 1311 Haubert Street Baltimore MD 21230;
2. Bay Hill Environmental, 2060 Fairfax Ave Cherry Hill, N.J. 08003;
3. Synertech Environmental, LLC, 228 Moore Street, Philadelphia, PA 19148; and
4. BrightFields, Inc., 801 Industrial St Wilmington, DE 19801.

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

WE HEREBY CERTIFY that this Resolution passed Council this 14th day of October A.D. 2026.

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DEPUTY MAYOR

Attest:_____
CITY CLERK