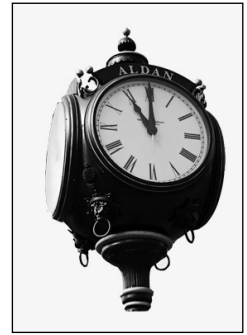


ALDAN DEMOCRATIC ORGANIZATION

# THE ALDAN CHRONICLE

VOLUME 6, ISSUE 4 FALL 2019



## OUR PLEDGE TO THE RESIDENTS OF ALDAN

As we all look ahead to the national election coming up in 2020, it is important for us not to lose sight of the very important vote that we have this year — on November 5, 2019.

In this upcoming election, we in Aldan Borough will have the opportunity to choose the local officials who determine our local property taxes, the municipal services we receive, and the approach taken by our code enforcement.

Today, the entire Aldan Borough Council as well as the Mayor are members of the Republican Party. With the majority of voters in this borough registered as Democrats and Independents, this lack of representation is unacceptable.

We, the Democratic candidates for Aldan Borough Council, believe that to achieve the best results ALL citizens need to be consulted and informed about the business of the Borough.

In this regard, we pledge the following:

- To have a standard meeting day and time for all borough committee and council meetings;
- To post agendas for all meetings on the borough website and social media at least 48 hours in advance;
- To post proposed ordinances and resolutions on the borough website and social media at least 48 hours in advance of a vote;
- To post all zoning and permit applications on the borough website;
- To post the treasurer's report on the borough website and social media at least 48 hours in advance of a council meeting;
- To post video recordings and the unofficial minutes of council meetings on the borough website and social media within 48 hours after those meetings;

- To appoint members to all advisory committees and commissions and to have those committees and commissions meet regularly.



L-R: Dan Procopio, Joyce Lambert, Harold Borders, & Caroline McKernan for Aldan Borough Council

A community is strongest when ALL members contribute, and the Aldan Democratic candidates for Borough Council in 2019 pledge to seek out the talents of our residents to make this borough an inclusive community and a great place to live.

**On Tuesday, November 5, 2019, you will have a voice. Please join us in voting for a transparent and truly representative Borough Council.**

## TAX BILL REMINDER

The William Penn School District distributed the 2019 school tax notice the second week of September 2019. The bills were mailed to the address on file in the Delaware County Tax Assessment office.

The distribution included payment instructions which state the following:

- Cash, credit card, online and electronic payments are not accepted.
- Check or Money order must be mailed.
- No payments will be accepted by the Tax Collector.
- Tax bill must be returned with payment.

As a property owner, you receive three (3) tax bills during the course of a calendar year:

- Borough of Aldan Real Estate Tax which includes Trash and Sewer Fees (Distributed February)
- Delaware County, PA Real Estate Tax (Distributed February)
- William Penn School District School Real Estate Tax (Distributed July)

It is the responsibility of the property owner to obtain a tax bill for your property. Failure to receive a tax bill does not entitle the owner to discount or remission of penalty on taxes or payment of taxes.

*If you do not receive your tax bill in the months in which they were distributed, please contact your Tax Collector, Jerry Barber at [jbarber2424@comcast.net](mailto:jbarber2424@comcast.net) or 484-469-4645.*

## WHAT'S IN A NAME?

The local "No Name" store is no more. Located across from the Clifton-Aldan regional rail and trolley stops, the newly re-named "Stop 'n Go" has arrived. New managers, Sam and Rohit Patel, are proud to now be our Aldan neighbors.



After making some needed improvements like repairing the parking lot, sidewalks and sign, they are now improving their services. With expanded offerings for groceries, ice cream, and those last-minute essentials you may need, they are upping the ante on what it means to be your local convenience store.

Come check out the new lottery ticket machine just installed - they've already sold several \$1,000 winning tickets. So stop in before you go...to work, home or wherever you may be headed.

Welcome to the neighborhood, Sam and Rohit!

## YOUR TEAM FOR A BETTER ALDAN BOROUGH COUNCIL

**Harold “Buddy” Borders Jr.** has lived in Aldan for over ten years, and this is his third time running for Borough Council. He is an active member of the Aldan community, including President of the Aldan Boosters and board member of the Town Watch. Buddy works as an Instrumentation Specialist at the University of Penn.

**Joyce Lambert** has been an Aldan resident for over five years. She hopes to bring more transparency to the Borough Council. Joyce volunteers with many organizations across Delaware County including the ADO, her church, the Delaware County Black Caucus, and other organizations that impact the local community.

**Caroline McKernan** moved to Aldan in late 2016 from Lansdowne. She works as a paralegal at a Bala Cynwyd law firm. This is Caroline’s second time running for Borough Council, and she would like to see more communication between Aldan’s elected officials and the residents.

**Dan Procopio** was born and raised in Aldan. Since his return from business travel, Dan has been involved in numerous civic organizations: Aldan Centennial Commission, Aldan Boosters, Aldan 4th of July Association and Aldan Town Watch. His inspiration for such service comes from his parents who were both active in the community.

### SCHOOL BOARD DIRECTOR

**Wadiya Ivery** has over twenty years of teaching experience that she would bring to the William Penn School District’s School Board. She has lived in Aldan for over seventeen years and has volunteered for the Youth Club, the 4th of July Association, and the Aldan Home and School Association.



*L to R: Caroline McKernan, Harold Borders, Wadiya Ivery, Dan Procopio, Beth Salkind, Joyce Lambert*

### MAGISTERIAL DISTRICT JUDGE

Born and raised in West Philadelphia, **Beth Salkind** has been a proud resident of Delaware County since 2003. She holds a Bachelor’s degree in Judaic Studies from New York University, and has worked full-time as a litigation paralegal for more than 15 years. She is a member and volunteer at Kol Tzedek Reconstructionist Synagogue.

Beth’s experience assisting people who have suffered injuries has shown her that people want a legal system that will listen to their stories and give them a fair hearing. She believes in courts that apply the law fairly and holistically and take into consideration the impact court proceedings have on the lives of all the people involved.



### DISTRICT ATTORNEY

**Jack Stollsteimer** is a former Assistant Delaware County District Attorney, a former Assistant US Attorney and a former Deputy State Treasurer. Jack was appointed by Governor Rendell as a PA Safe Schools Advocate for the Philadelphia School District. Jack currently serves on the Board of Directors of the Delaware County Bar Association and as a founding member of Delco Coalition for Prison Reform (CPR).

## COUNTY COUNCIL CANDIDATES

**Monica Taylor** is a Director and Co-Chair of the Finance and Operations Committee for the Upper Darby School Board and is a Professor at the University of the Sciences. She is the Director of the University's Exercise Physiology Program and is a former instructor for the US Military Academy at West Point. She is running for Delaware County Council because she knows that communities are strongest when we value economic prosperity while caring for the most vulnerable members of our community.

**Elaine Paul Schaefer** is the former Board President of Radnor Township and helped turn the town's government into a model of accountability. As head of the Radnor Conservancy and Commissioner she helped save 71 acres of farmland. She is an attorney Executive Director of a respected non-profit organization. Elaine is running to reform a stagnant, unfair system to an accountable, transparent and fair branch of local government.

**Christine Reuther** is a tax and business lawyer, specializing in complex transactions and municipal issues. She has served as the Nether Providence Township Commissioner and is a past President of the Township Planning Commission. She has decades of non-profit board experience overseeing behavioral health services, accredited childcare providers, and sewer infrastructure.



*L to R: Elaine Paul Schaefer, Monica Taylor, Christine Reuther & Jack Stollsteimer*

## COURT OF COMMON PLEAS CANDIDATES

**Rick Lowe** has had a distinguished 36 year legal career with ten plus years as an arbitrator/mediator. He has been perennially selected "Super Lawyer®" and has a Martindale rating of "AV Preeminent® Peer Rated for Highest Level of Professional Excellence." Rick is also the former Mayor of Swarthmore and 2015 "Citizen of the Year" by the Swarthmore Lions Club. He is a dedicated volunteer at Graterford Prison (now SCI Phoenix) and a past president of Philadelphia's largest pro bono legal services organization.

**Nusrat Rashid** is the founder of The Rashid Firm, which focuses on social justice and equal access to the courts. She has over two decades of courtroom experience representing individuals, children and families in crisis, injured people, the elderly, and union workers in civil litigation matters. Nusrat has also served as an arbitrator in the Philadelphia Civil Arbitration Program and is active in community service and the Bar Association Outreach Program.



*L to R: Stephanie Klein, Rick Lowe, Kelly Eckel & Nusrat Rashid*

**Kelly Eckel** has nearly a decade of experience presiding over hearings, issuing rulings, and deciding cases as an arbitrator with the American Arbitration Association. She graduated with honors from Harvard and received her law degree from Temple Law School, also with honors. She is a partner at an 800-attorney law firm and has over 20 years of specialized experience in complex contracts and commercial fraud litigation. As a judge on the Delaware County Court of Common Pleas, Kelly will bring experience, impartiality, and independence to serve the people of Delaware County.

**Stephanie Klein** has 18 years of judicial experience as Media's Magisterial District Judge - the first woman and the first Democrat elected to that position. She has advocated for and represented

veterans, the disabled, and unemployed as a Legal Aid lawyer and is the co-founder of the Women in Law Committee of the Delaware County Bar Association. Stephanie serves as a mediator and arbitrator in the Philadelphia area, helping parties resolve their cases. Having served for 18 years as a judge, Stephanie knows that each case, no matter how small, is of the utmost importance to each litigant. Her guiding principle is that cases are about people, not just the law.

## NEW DEVELOPMENT IN ALDAN

The old Phillips Enterprise property at 2 Springfield Road has been purchased by Blue Devil Realty LLC partners, Greg Lingo and Sean Knapp. They are seeking to build a self-storage facility that would consist of a three-story, 99,000 square-foot building in the front of the property and a smaller one-story building in the back of the property. The property is zoned I-Industrial, and a storage facility is an approved use of that zoning.

On August 15, 2019, a public zoning hearing was held to consider variance relief requests from the current building code by the developers. At the hearing, a preliminary site plan and artist rendering were presented along with the variance requests to illustrate the reasons they were seeking relief from the current building codes.

The seven variances being sought were (1) to permit impervious surface coverage of 70% (max 60% allowed); (2) to permit a 5.5-foot setback on Pennsylvania Ave. (30 feet required); (3) to permit a planting strip along Springfield Rd with a width of six feet (10 feet required); (4) to provide a 5.5-foot buffer along Pennsylvania Ave (20 foot buffer required); (5) to permit a building height of 40 feet (max 35 feet); (6) to provide an entrance and exit driveway width of 26 feet (30 feet required); and (7) any

additional relief required for the building.

At the hearing, members of the community were given the chance to speak and there were several questions for Mr. Lingo and Mr. Knapp. The biggest concerns regarded traffic impact, stormwater runoff, safety and security, and general size of the buildings. In response, Mr. Lingo and Mr. Knapp said a traffic study was completed and determined that there would be minimal impact. They stated that any additional traffic would only be about 20% of what a traditional retail business would create if that type of business were built. They also explained that the proposed in/out driveways would deter traffic from going through the neighborhood behind the property.

Stormwater management would be implemented to keep 100% of the water on the property with underground stone bed basins. They noted that this would be an improvement to the property because there is currently no storm water management system. Regarding security, the facility would be gated, there would be no walkthrough access and security cameras would be installed to cover the entire property.

With regard to the dimensional variance requests for the size and layout of the buildings, they explained that the



current structures already do not conform to current code. Due to the unique long, narrow shape of the property, they stated that these exceptions would be needed in order to build a facility large enough to be viable.

Mr. Lingo and Mr. Knapp were receptive to the residents' feedback and expressed an interest in being open and collaborative with the community.

Should the project be allowed to move forward with the variance requests, the next steps would entail additional site plan approvals and approval by the Aldan Borough Council, a process that would take months. If the final plan is approved, construction would take approximately 10 to 14 months to complete.

Unfortunately, the original public notice that was advertised only included 3 of the 7 requested building code variances, so the hearing had to be continued at a later date to allow for a new public notice to be posted. The new date was set for September 12, 2019. No decision was available to report at the time of printing.

## OUR MODERN DELCO LIBRARIES

Susan Borders, Director of Darby Free Library

As Aldan residents, we have access to 27 public libraries, their materials and activities—all with just one library card.

If it has been a while since you visited a public library, you'll discover many changes. Libraries have evolved into a vibrant, active space for learning, discovering, and engaging with the community.

By visiting [www.delcolibraries.org](http://www.delcolibraries.org), you will discover an ever-changing list of free programs and events at each of the 27 Delaware County Libraries. Plus, there are all kinds of new materials to borrow like Hot Spots, Roku streaming media players, games, museum passes, and NASA backpacks.

Little time to visit a library? You can order your materials online and pick them up at the circulation desk. The Delaware County Library System also has a host of online resources and databases free for you to use. Here is a short list:

- **OverDrive** - Provides a large collection of best sellers and popular eBooks and audiobooks which can be downloaded to your computer or portable device.
- **RBDigital** - Hundreds of complete issues of magazines to download and keep on your computer or portable device.
- **BookFlix** - An online literacy

resource that pairs classic video storybooks from Weston Woods with related nonfiction.

- **Tumblebooks** - Animation, sound, music and narration are added to existing picture books.
- **eBooks on EBSCOHost** - Fiction and nonfiction titles, which can be searched or read cover to cover.
- **HelpNow** - Online Homework Help
- **JobNow** - Online Career Assistance
- **Auto Repair Source**

*Find links to these and so many more at [www.delcolibraries.org](http://www.delcolibraries.org).*