

Council Meeting Minutes
Upper Darby Township
100 Garrett Road
Upper Darby, PA 19082
July 15, 2026 7:00 pm

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

President Minick opened the meeting and led the Pledge of Allegiance, followed by a moment of silence.

Solicitor Gallagher announced that an Executive Session was held before the meeting for information-gathering purposes only to discuss a property matter. No deliberation occurred, and no decision was reached.

Roll Call:

Present: Michelle Billups (MB), Marion Minick (MM), Noah Fields (NF), Jonathan McMahon (JM), Melissa DiNofia-Bozzone (MDB), Syama Disa (SD), Danyelle Blackwell (Dblackwell) via Zoom, Myron McNeely (Mmcneely), David Bantoe (DB), Kyle McIntyre (KM), and Brian O'Neill (BO). Also present: The Honorable Mayor Ed Brown, Chief Administrative Officer Crandall O. Jones, Solicitors Gallagher and Youngblood, Chief Municipal Clerk Kate Doggett, and UDT police officers.

Motion by NF, seconded by MDB

Motion to move Agenda item "Citizen Recognition by Fire Department" before Public Forum.

All in favor

Motion passes

Citizen Recognition by Fire Department

Fire Chief Martin presented a Community Recognition Award to members of the Jackson family, township residents, for their life-saving actions during a fire at their residence on 6/3/2026.

Mayor Brown read a Proclamation in recognition of their heroism.

Pictures were taken.

Motion by NF, seconded by Mmcneely

Motion to allow those who did not have an opportunity to speak during the initial thirty (30) minutes of the Public Forum to comment at the end of the meeting.

All in favor

Motion passes

Public Forum

Connie Komm shared her views on a political movement and expressed opposition to it.

John Vizzarri questioned the public necessity for the proposed acquisition of Fire Station 74 through eminent domain and urged Council to continue working with the fire station toward a resolution.

Thomas Micozzie commented that the fire station is working cooperatively with the Township and does not know why eminent domain was proposed. He thanked Councilman McMahon for meeting with him.

Mark Litrenta opposed development of the Mozino Tract, citing environmental concerns, potential hazards, and the value of preserving the property.

Jim Johnson cited public safety concerns associated with the rezoning and development of the Mozino Tract.

Lee Jordan cited financial concerns associated with the rezoning and development of the Mozino Tract and urged Council to vote no to the development.

Michael Friedman opposed the development of the Mozino Tract and encouraged exploring conservation grants, state funding, open space funding, and preservation partnerships to support the township's potential acquisition of the property.

Olivia Taylor inquired whether any action is being taken to remove the commercial parking signs and about the allocated funding for improvements to the sewer system.

Peggy Kowalski, Chair of the Environmental Committee, highlighted the many projects and events the group participates in and thanked the Public Health and Environmental Affairs Committee for its support and collaboration.

Bob Yantorno expressed concerns about the impact to wildlife if the Mozino Tract is developed.

Council recessed for ten minutes.

Council reconvened.

Approval of Minutes

Motion by NF, seconded by Dblackwell

Motion to Approve July 1, 2026, Council Meeting Minutes

All in favor

Motion passes

The Honorable Mayor Ed Brown

Mayor Brown introduced Diane Scutti, Acting Director of Finance, who presented the quarterly financial report as of June 30, 2026. The report included revenues and expenditures for the General Fund and the Sewer Fund, strategic financial highlights, and first-quarter Earned Income Tax receipts.

KM asked whether monthly general revenue-to-expense projections are available.

Dblackwell asked whether comparisons to previous periods are available and whether sewer revenue is consistent with expectations for this time of year.

MDB asked whether residents had contacted the Township with questions or confusion regarding the Earned Income Tax.

Dblackwell asked whether employment and wage trends in the Township support the projected \$17.8 million in Earned Income Tax revenue.

Mayor Brown gave an update on the events and activities he attended or participated in since the previous Council meeting and commented on the challenges faced after the 250 America fireworks show.

He stated that at the next meeting Rita LaRue will provide additional information on the planning and zoning process and that residents will have more opportunities to engage and provide feedback.

President of Council, Marion B. Minick

No report.

Ordinance No. 2026-09: Environmental Advisory Committee

Ordinance No. 2026-09 would formalize the Environmental Advisory Committee with the purpose of advising on environmental issues within the Township.

MDB, Chair of the Public Health and Environmental Affairs Committee, introduced the Ordinance and expressed her support for this Ordinance. She announced the appointments to the EAC leadership positions.

Motion by Mmcneely, seconded by Dblackwell

Motion to Open a Public Hearing on Ordinance 2026-09

All in favor

Motion Passes

Public Hearing

Becky Duggan asked whether the Council would consider an EAC recommendation if it were to deny approval of the proposed rezoning of the Mozino Tract.

Bonnie Hallum thanked Mayor Brown and Rita LaRue and expressed support for this Ordinance.

John DeMasi expressed hope that the Committee would offer opposing viewpoints and consider them when making recommendations.

An unidentified EAC member stated that the Committee is working diligently and looks forward to presenting a recommendation regarding the Mozino Tract. She thanked the Council for their support of the Committee.

Judy Duggan expressed support for this Ordinance.

Justine Mays opposed the development of the Mozino Tract due to environmental concerns.

Motion by NF, seconded by MDB

Motion to Close the Public Hearing on Ordinance 2026-09

All in favor

Motion Passes

Motion by BO, seconded by Dblackwell

Motion to Approve Ordinance 2026-09

Roll Call Vote: 11 in favor (MB, MM, NF, JM, MDB, SD, Dblackwell, Mmcneely, DB, KM, BO), 0 opposed.

Motion passes

Chief Administrative Officer, Crandall O. Jones

Ordinance No. 2026-10: Removal of Parking Two Parking Meters at 0 West Chester Pike

Ordinance No. 2026-10 would remove two parking meters and parking stalls at 0 West Chester Pike, Tax Parcel ID 16-06-01224-00, to accommodate CDBG renovations.

CAO Jones introduced the Ordinance and said that PennDOT required the removal of the parking meters and stalls to allow for parking improvements and the expansion of the entrance to the parking lot on West Chester Pike.

Motion by NF, seconded by Mmcneely

Motion to Open a Public Hearing on Ordinance 2026-10

All in favor

Motion Passes

Public Hearing

Joanne Nammavong thanked CAO Jones for providing the parking meter locations and asked how many parking spaces would be available and whether the lot would be paid parking.

Justine Mays asked whether the Township owns the parking lot and who uses the lot for parking.

She clarified that the parking meters will be digital pay meters.

Becky Duggan asked who is currently using the lot for parking.

Judy Duggan said she opposed making the parking lot paid parking and requiring users to pay through an app.

Elaine Weaver asked whether the parking lot would be advertised as a paid lot and opposed requiring users to pay through an app.

Olivia Taylor opposed requiring users to pay through an app and questioned the statement that coin-operated meters are no longer available.

An unidentified speaker recommended allowing residents over age 65 to park for free.

Motion by NF, seconded by DB

Motion to Close the Public Hearing on Ordinance 2026-10

All in favor

Motion Passes

Motion by NF, seconded by Mmcneely

Motion to Approve Ordinance 2026-10

Roll Call Vote: 9 in favor (MB, MM, NF, JM, MDB, Dblackwell, Mmcneely, DB, KM), 2 opposed (SD, BO).

Motion passes

Resolution No. 22-26: Five-Year Consolidated Plan & Program Year 52 Annual Action Plan for CDBG, HOME, and ESG Programs funded by the United States Department of Housing and Urban Development (HUD)

Resolution No. 22-26 would allocate \$2,313,901.58 in United States Department of Housing and Urban Development (HUD) funding for CDBG, HOME, and ESG Programs.

Director Rita LaRue presented the Council with information on grant funding from the United States Department of Housing & Urban Development (HUD) to support eligible community development activities.

NF thanked Rita LaRue for her work on this.

Dblackwell asked what quarterly performance measures would be provided to Council to track progress toward the five-year plan's goals. She asked what the Township considers its largest financial risks for the remainder of 2026 and whether any departments are projected to need additional assistance.

MB inquired about the process for notifying nonprofit businesses that these grants are available.

KM asked whether the Needs Assessment document could be made available to the public. He asked for clarification on statistics regarding housing affordability.

Mayor Brown thanked Rita LaRue and Scott Alberts for their work administering the program.

Motion by MB, seconded by KM

Motion to Approve Resolution 22-26

All in favor

Motion Passes

Solicitor

No report.

Old Business

NF, Chair of the Finance and Appropriations Committee, provided an update on the fire service funding structure and stated that there will be additional review of this topic through the Council committee process.

JM thanked Thomas Micozzie for their meeting and is committed to negotiating in good faith.

KM said he looks forward to exploring all opportunities and welcomes public feedback on the Mozino Tract. He also discussed the proposed ordinance for the Primos-Secane-Westbrook Park Fire Station and the upcoming World Cup Watch Party.

New Business

MB, Chair of the Community Engagement Committee, provided an update on the Committee's upcoming initiatives, including a Book Bag Resource event.

MDB congratulated the members of the Environmental Advisory Committee, recognized former Chair Bonnie Hallum, provided an update on the Public Health and Environment Affairs Committee's initiatives, discussed the Mozino Tract, and encouraged civility and collaboration during Council meetings. She invited Bob Yantorno to attend and partner with her during a town hall meeting she will host in District 3.

BO discussed a committee meeting he recently participated in.

DB, Chair of the Public Safety Committee, provided an update on the Committee's work and thanked everyone who has provided input.

Dblackwell announced several upcoming community events, including an immunization campaign on July 22 at Observatory Park, a free neighborhood basketball game on August 1, and a free hygiene kit distribution on August 25 at the Watkins Senior Center. She also highlighted the monthly community clean-up events held on the fourth Saturday of each month, with a 10:00 AM meeting at the Observatory Field.

KM reviewed the committees he chairs and their meeting schedules.

Public Forum – Continued

Terri McGrath expressed concerns about the proposed Mozino Tract development and advocated for preserving the green space.

Brian Baughan, a member of Tree Tenders of Upper Darby, expressed opposition to the proposed zoning change for the Mozino Tract and discussed the benefits of trees.

Jeannie Moberly discussed bicycles.

Judy Duggan addressed a council member about his remarks, thanked Mayor Brown for the quarterly financial report, and commented about a litter problem on her street.

Joanne Nammavong commented that the fireworks event was not family-friendly, stated that Council does not listen to residents, inquired about playground projects, and discussed volunteer firehouse funding.

John DeMasi discussed the employment agreement between the township and CAO Jones and cited the First-Class Township Code. He commented on the Mozino Tract development.

Bonnie Hallum thanked the Township for recognizing her efforts and shared information about the formation of the "Save the Mozino Forest" group and its desire to collaborate on a conservation solution. She would like to see the formation of a Public Health and Environmental Department in Upper Darby Township.

Melinda Kuhar, a member of the Bywood Community Association, discussed the association's purpose and community initiatives.

Stacey Hawley praised the Upper Darby Arts and Education Foundation Sparc Center's Jazz event.

Michael Atwell, Chair of the Upper Darby Shade Tree Commission, expressed opposition to the proposed Mozino Tract development and discussed the benefits of trees.

Colonel Art Jenkins, Director of the Delaware County Department of Military & Veterans Affairs, announced upcoming events, including a book discussion, an informational session on benefits available to veterans and their family members, and a flag-raising ceremony.

Imani Hall, a community organizer, discussed community initiatives he has participated in and thanked everyone he has collaborated with.

Steve Komm discussed a political party and its policies.

Howard Sherman, Co-Chair of the Sierra Club Delaware County Green Team, expressed concerns about the proposed Mozino Tract development and advocated for preserving the green space.

Becky Duggan thanked a Councilmember for their leadership, addressed CAO Jones and a Councilmember regarding prior remarks, expressed opposition to the Mozino Tract development, and invited Mayor Brown to respond to a prior Public Forum comment.

Justine Mays expressed opposition to the Mozino Tract development and inquired about Council members' positions on the matter.

Christine DuBois-Buybaum expressed opposition to the development of the Mozino Tract and discussed the benefits of trees.

Motion by KM, seconded by Mmcneely

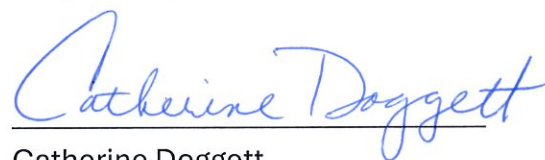
Motion to Adjourn

All in favor

Motion passes

The meeting adjourned at 10:19 PM.

Respectfully submitted,



Catherine Doggett
Chief Municipal Clerk