



The Caleb Pusey House

# The Uplander



MacQueen Hall

## The official newsletter of historic Upland Borough

(Settled 1683; Incorporated 1869)



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### Council Starts New Era



At Borough Council's Jan. 4 reorganization meeting, Council members elected Upland's first all-female Council leadership. Congratulated here by Mayor Michael Ciach, Council President Christine Peterson (left) moves up from the vice-presidency she had held for the last 8 years, while new Council VP Moira Crawford (right) succeeds Peterson, after serving the past 8 years as Finance Committee chair.



In all, five re-elected Council members (including Harold R. Peden, Edward Mitchell, Christine Peterson, Leland Hunter and William Dennon) were sworn in as a group on Jan. 4, with Mayor Ciach performing the duties. Among the crowd of re-electees were family or friends, who held the Bible, making for a true group effort.



### Upland PD Supporters Are True Blue



Many styles, shapes, and sizes of blue ribbons were created by Upland residents at an arts & crafts event on Jan. 9. While there was a wide variety of ribbons produced, all were made to say thanks to the dedicated men and women of the Upland Police Department.

*(See story on page 2)*



Upland Highway Department worker Dariusz Grodzki and his wife Cathy (above) created some of the best-looking ribbons, while other volunteer ribbon-makers broke out the heavy equipment to help get the job done.



## Peterson Elected Council Prez

Council's Jan. 4 reorganization meeting saw the changing of the guard, so to speak, when two Council members were elected by their peers to serve as the new leadership.

Councilwoman Christine Peterson, who garnered the most votes amongst the re-elected Council members in the Nov. 3 general election (when all five Republican candidates were unopposed), was nominated to be Council president by Councilman Bill Dennon. Ed Mitchell, who had served as Council president for the past eight years, was nominated by Councilman Harold R. Peden, but Peterson edged out Mitchell with a 4-3 Council vote.

Immediately after the vote, Mitchell offered his support and cooperation to the newly-installed president.

Councilwoman Moira Crawford was nominated by Councilwoman Sandy Miazza to serve as Council vice-president, and was then elected to the post by a unanimous vote.

Peterson noted that new committee assignments would be given to some Council members, after she had a chance to talk directly with each of her fellow Council members.

*"I want to thank all of you for your support,"* Peterson said, reading from a prepared statement. *"I feel that our town is at a crucial point in its history of recent growth. I greatly appreciate the faith and confidence you have in me to bring compassion and strength to this position. As the first female Council president in Upland Borough's history, I will strive to make us all proud,"* she added.

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## Holiday Decorating Winners Named

The winners of this holiday season's home decorating contest were announced at the Jan. 12 Council meeting, as follows:

- 1<sup>st</sup> place (\$100) - John & Margaret Marencin, Oak Ln.
- 2<sup>nd</sup> place (\$50) - Deborah Sutherland, Patton Ave.
- 3<sup>rd</sup> place (\$25) - Howard Novack, Church St.

**Congratulations to the winners**, and thank you to all the house decorators who helped brighten the holidays for their neighbors.

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## Upland Police & Firefighters Busy In 2015

With year-end totals reported at Council's Jan. 12 meeting, it is apparent that both the Upland Police Department and Upland Fire Company No. 1 were very, very, busy last year.

In 2015, the Upland PD fielded 4,223 calls; issued 1,149 citations and 927 parking tickets; and ordered the towing of 191 vehicles.

Meanwhile, the borough's lone fire company responded to a total of 403 incidents last year, including six fires, 169 non-fire incidents, 198 mutual aid assists, and 30 drills.

The fire calls break down to 205 daytime calls and 198 at night, while totaling 290.4 hours in service for the year, with an average of six volunteer firefighters responding to each call.

## Blue Ribbon Vols Get Crafty

An Arts & Crafts Day was held on Jan. 9 at MacQueen Hall, where borough residents of all ages were able to express their creativity, while contributing to Councilman Bill Dennon's Blue Ribbon Campaign.

Dennon hopes residents will display the handmade blue ribbons outside their homes to show their support of the Upland Police Department, in the same manner that yellow ribbons are used to welcome home returning veterans.

About 30 residents turned out to help create blue ribbons, with many coming armed with their own glue, scissors, and a variety of sewing tools. The two-hour event saw volunteers cutting 26 sq. yds. of blue material into strips, while groups of crafters applied their talents to produce an assortment of ribbons, from lapel-sized to front door-sized.

The best part of this community-building event was the personal touches that each ribbon-maker painstakingly added to their ribbons. Some of the handmade ribbons carried messages, such as "Support Our Police" or simply "UPD."

The crafters received a surprise bonus, when City of Chester Police Officer Joe Dougherty and his K-9 partner, Mickey, stopped by for a demonstration of police dog skills. The 6-year-old German Shepherd displayed his attack (thanks to fearless volunteer Sal DeViato) and tracking skills on the front lawn on Main Street Elementary School, then Officer Dougherty answered questions from the audience. Altogether, it was a special day for all in attendance.

*"I want to thank all the people who came out to the ribbon-making event,"* Police Chief Nelson Ocasio said. *"It's a great thing to see that many people come together to support police officers. It really meant a lot to us."*

*"It did go off well on Saturday, and I just want to thank everybody who helped out,"* Dennon echoed.

*"This is basically just showing our police officers that we have their back,"* Dennon said of the idea behind Blue Ribbon Campaign. *"If we can cooperate and work with the police; stay in contact with them and communicate with them; then we're showing them that they have a bigger force than they thought they had...As a community, we are one!"*

Any resident who would like to have a free pro-police lawn sign (see back page) or a handmade blue ribbon to display on their home can call the borough office at **610-874-7317** or contact Dennon directly at **[bdennon@contributionship.com](mailto:bdennon@contributionship.com)**.

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## Repairs Made; More Needed

In his first report as chairman of the Streets & Equipment Committee, Councilman Lee Hunter noted that two stormwater inlets were recently repaired by the borough's Highway Department.

Hunter also said that attempts would be made to repair the salt spreader on the plowing truck, but if repairs cannot be made, a new salt spreader would have to be purchased immediately.

### Public Service Appointments Made

A laundry list of annual appointments (mostly re-appointments) were made at Borough Council's Jan. 12 session, as follows:

Catania Engineering, Inc. will continue to provide civil engineering services to the borough for the 62<sup>nd</sup> (!) consecutive year in 2016, while Borough Solicitor Robert E. O'Connor, Esq. serves his 15<sup>th</sup> year as Upland's legal eagle.

This year will be Police Chief Nelson Ocasio's third year at the helm of the Upland PD.

The entire staff of the borough office has been retained, including Borough Manager Greg Grillone, Administrative Assistant & Recording Secretary Shannon Strigle, and Borough Clerk Cynthia Romeo.

Health Inspector & Code Enforcement Officer William Kirby will remain at his posts, as will Elected Tax Collector Linda Mitchell.

Other one-year re-appointments include Building Inspector & Zoning Code Officer Joseph Ferguson, Plumbing Inspector Thomas Kennedy (doing business as Tri-County Comfort Systems), Electrical Inspector James Skulski, Health Officer Dr. Robert Crowell, MD, Fire Marshall David Favinger, Zoning Solicitor John J. Wills, Esq., and Civil Service Solicitor & Special Legal Counsel Michael L. Maddren, Esq.

The membership of the borough's three advisory boards has been amended to include:

**Zoning Hearing Board:** Dorreda Shaw, Joanne Peden, Edward Klepacki, Harris Bloom, and Ronald Reynolds

**Planning Commission:** Dana Dudek, George Oronzio, and Joseph Stephano

**Civil Service Commission:** Richard McClintock, Denise Crawford, and Dorothy Patrick

### Snow Dos and Don'ts

**Please observe the following public safety measures during any snow emergency:**

**Do:** Remove snow from sidewalks within 48 hours of the end of a snowfall. By clearing snow immediately, you will use less de-icing material.

**Do:** Make sure that the de-icing product you are using is environmentally safe.

**Don't:** Shovel snow back into a plowed street, as this creates a public safety hazard.

**Don't:** Attempt to save or block off a cleared parking space with any type of furniture, grills, or traffic cones. The borough will remove any space-saving objects, as this illegal practice amounts to obstructing a public thoroughfare.

### Robert's Rules Adopted

Upland Borough Council has adopted Robert's Rules of Order as the guidelines for all public meeting procedures. The meeting protocols were developed by General Henry M. Robert, of the U.S. Army, and are commonly used by government at all levels.

### UBC Food Bank Needs You!

*The Community Food Bank at the Upland Baptist Church is in need of volunteer workers to help separate donations and to bag up groceries for the families that benefit from this vital community outreach program.*

*Food Bank helpers are needed every Tuesday and Wednesday, from 8 to 10am. Call the UBC office at 610-874-7474 for more information.*

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### MIA School Board Rep Frustrating Borough Council

Cephus Richardson is Upland Borough's lone representative on the nine-member Chester-Upland School Board, but you'd never know it by his attendance at Upland Borough Council meetings.

An update on CUSD matters has been on Council's monthly meeting agendas since last October, but Richardson has yet to provide such a report to his fellow Uplanders.

Mayor Michael Ciach, who serves as a liaison between the borough and the school district, told Council on Jan. 12 that he would soon be taking the next step of attending a school board meeting, where he can investigate why Upland is being left out of the CUSD information loop.

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### Monday Night VBS

6 to 7pm, every Monday night  
at Upland Baptist Church  
(Dinner, activity and Bible story)

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### Borough Council Meetings

6pm caucus; 7pm regular voting session  
Tuesday, Jan. 12, Feb. 9, and March 8  
on ground floor of MacQueen Hall

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### Valentine's Day

 Sunday, Feb. 14 

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### Presidents Day

Monday, Feb. 15  
Borough office closed

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### Annual Soup & Salad Dinner Fundraiser

4 to 6pm on Saturday, Feb. 27  
at MacQueen Hall

All-U-Can-Eat (at MacQueen Hall) homemade soups & chili  
with bread & salad bar – TAKE OUT available

Tickets available at boro office & at door

Adults - \$8; Seniors - \$6; Children under 12 - \$4

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**The Upland Senior Citizens Club is taking its annual winter hiatus, until Monday, March 7.**

**If you are a senior citizen (you don't have to be an Upland resident), feel free to come out and join the group for cards, games, and plenty of good conversation every Monday from 9am to 3pm at MacQueen Hall, March thru December.**



Chester Police Officer Joe Dougherty and his partner, Mickey, gave a K-9 skills demo on Jan. 9.



Councilman Bill Dennon and Police Chief Nelson Ocasio hold up one of the pro-police lawn signs that residents can have simply for the asking. The signs and handmade blue ribbons are free, but there is a limited supply of both.

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### Youth Aid Panel Needs Volunteers To Succeed

The Upland PD wants to re-establish a Youth Aid Panel in Upland Borough, but such a move will only be possible with community participation.

There are currently 25 Youth Aid Panels operating across Delaware County. These judicial panels are comprised of citizens who are willing to hear the criminal cases of first-time juvenile offenders (in lieu of a judge), usually handing out sentences of community service, while sparing the teen from having a criminal record.

Any residents who are interested in serving on a Youth Aid Panel in Upland should contact the Upland Police **(610-872-3040)** immediately to sign up for three Thursday evening training sessions, scheduled for **Feb. 11, 18, and 25**. All training sessions will be held in Media, from **6 to 9pm**.

\*\*\* **Deadline to register for training is Feb. 4.** \*\*\*

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### Website Provides Valuable Info

Visit [www.uplandboro.org](http://www.uplandboro.org) to find an expanded version of the borough's monthly newsletter, a current events calendar, historical narratives, public health notices, borough ordinances, council meeting minutes, live surveillance video feeds, and lots of photo galleries of recent community events.

**To share digital photos or information on the borough's website, send email to [mccrawford@uplandboro.org](mailto:mccrawford@uplandboro.org)**



Upland Mayor Michael Ciach (second from left) joins other members of the Delaware County Association of Boroughs, as new DCAB officers were sworn in as a group on Jan. 11.

Prior to Ciach becoming DCAB president, it had been 22 years since an Uplander had served as DCAB president. Also participating in the group swearing are: (left to right) Denise Leslie (Brookhaven Council VP and DCAB 1<sup>st</sup> VP), Gene Taylor (Marcus Hook mayor and outgoing DCAB president), Joe Kelly (Clifton Heights mayor and former DCAB president), Aubrey Mulholland (Marcus Hook borough manager and DCAB 2<sup>nd</sup> VP), and Marlaina Klopfer (Rutledge Councilwoman and DCAB secretary).

*"I appreciate your confidence, and I can't wait to get started"* Ciach told DCAB members, as he began his two-year term.

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Ed Allen, his wife Heather, and his daughter Zoe were invited to Borough Council's Jan. 12 meeting for special recognition from Upland Police Chief Nelson Ocasio.

### In-Vesting In Delco Police

Last summer, Ridley Park Police Officer Marc Hanley was shot while on duty, but his life was saved by his bulletproof vest, even though the vest was technically past its safety expiration date. When Hanley's friend, Ed Allen of Media, heard about the incident, he decided to do something about the situation.

*"After making my rounds to (Delaware County) police departments, I found that some vests were expired and some didn't have them,"* Allen explained. *"I knew it was time to make a stand, and help out as best I could."*

Over the past four months, Allen has donated \$5,000 to purchase four new vests for Delco cops – one for Ridley Park, one for Marcus Hook, one for Trainer, and most recently, one for the Upland PD. Allen intends to buy one vest each month for a full year, donating the vest where it is most needed, as part of Officer Hanley's Vest-A-Cop Campaign.

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## Important Notice For Auburn Villagers

In the event that an Auburn Village resident is locked out of their home after normal business hours, the quickest way to get back into your home is to **CALL 9-1-1** and wait for the police to arrive. The Upland Police Department now has master keys for every Auburn Village unit.

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### Flood Safety Awareness Could Save Your Life and/or Property

Every year in the US, flooding claims nearly 100 lives and causes an average of \$8 billion worth of property damage. To highlight these frightening facts, the Federal Emergency Management Agency (FEMA) and the National Oceanic and Atmospheric Administration (NOAA) are offering valuable flood safety tips online at [www.ready.gov/floods](http://www.ready.gov/floods), while information on how to obtain a flood insurance policy can be found at [www.floodsmart.gov](http://www.floodsmart.gov).

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Thanks to Harvey Martin, Facebook members can enjoy historic photos and stories by visiting the **"Remembering Upland, PA" group page at [www.facebook.com/groups/334480793300363](http://www.facebook.com/groups/334480793300363)**

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### Residents Should Sign Up For Emergency Phone Service

To enjoy the full benefits of the borough's information phone service, residents with unlisted phone numbers should call the borough office at **610-874-7317** to register. The automated service was instituted in 2009 to keep borough residents informed of upcoming community events, but is also utilized in the event of a borough-wide emergency.

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### Flooding Questions Answered

The Upland Borough website recently added a new feature that is essentially a PDF file of a 65-page FEMA booklet that answers the most commonly asked questions about flooding, flood plain management, and flood insurance.

To access this information at [uplandboro.org](http://uplandboro.org), first select the 'Departments' link, then 'Floodplain Management,' then 'Answers to Questions about the NFIP' (National Flood Insurance Program).

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### Report Blocked Stormwater Inlets

To keep stormwater runoff flowing swiftly from the street and down into underground channels that ultimately take runoff to Chester Creek, stormwater inlet grates need to be cleared of debris on a regular basis.

Our Public Works Department is always on the lookout for partially blocked stormwater inlets, but every resident should be vigilant, and should report a blocked inlet to the borough office immediately.



Councilwoman Sandy Miazza's "outstanding contributions to the Community Affairs Committee" were honored by Upland Borough Council with the mounting of a wall plaque, located just outside the kitchen in MacQueen Hall.

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### Home Improvement Tips

The following tips may save you money and a lot of grief, if you are having any type of repairs or home improvements done around your home.

- Get at least three estimates, so that you can compare the prices of reputable companies. And don't hesitate to tell each contractor that you are shopping for the best price, as competition tends to keep prices down.
- Every contractor must show you proof of their insurance and a Home Improvement State License. They must also have an Upland Borough permit, and in some cases, an Upland Borough Contractor's License. A copy of the borough permit must be displayed in a front window of your home.
- Call the borough office at **610-874-7317** during regular business hours to get answers to any questions or concerns.

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### Seniors Gobble Up Thanksgiving Dinner



The borough-sponsored Seniors Thanksgiving Dinner was held at MacQueen Hall on Nov. 14, with virtually every seat in the house being filled. The free family-style meal was cooked by members of the Community Affairs Committee, and served by volunteers, including the Upland Baptist Church congregation, all of whom gathered for this post-meal photo.



The head tables included (clockwise from left rear) Mayor Michael Ciach, Borough Councilman Edward Mitchell, Resurrection Life Church Pastor Bryan McGrouty, and Upland Baptist's Rev. Brenda Shaw and her husband John.

## Council Mulls New Approach To Tax/Code Delinquents

Borough Council has had just about enough from property owners who routinely refuse to pay their borough taxes and/or code citations generated by a lack of property maintenance.

"We have people in the borough, it's sad to say, that will not obey the rules, and they make quality of life issues for everyone around them," Councilman Harold Peden noted.

The borough's only recourse in such situations has been to place a lien on the delinquent property, so that all monies owed will eventually be paid at the time the property is sold. But some property owners, including several absentee landlords, don't care about liens that will be paid off in the future, so long as they are able to collect full rents in the meantime. A total of nine liens were placed on Upland properties so far in 2015. According to Borough Solicitor Robert O'Connor, about half of the municipal liens being filed are being put on the same properties that have been lienied several times in the past, with some properties now carrying up to six liens.

"Even though we've lienied these properties, they just continue to thumb their nose at us, year after year," Peden observed.

"Some liens do encourage the property owner to pay us," said Peden. "So I think we should advertise the fact that if you're one of the people who doesn't comply with us; if you're not going to cooperate with your neighbors; if we have to keep coming after you, then we're going to lien your property. If people know that up front, I think it might save (Code Enforcement Officer) Mr. Kirby from having to write a few citations."

The Council discussion regarding multiple liens led to agreement that a new approach is needed to force repeat offenders into payment of delinquent taxes and code violations.

One potential solution would be establishing tiers for penalties generated by non-payment of taxes and code citations. Under a tiered schedule of fines, chronic delinquents would be subject to greater penalties than first-time offenders.

"Maybe we should be raising the stakes to the next level for the (property owners) who keep doing this over and over again," Peden suggested, garnering Council's general consent.

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## Police Website Up & Running

If you need more information regarding a police matter or if you have a specific question that needs an answer from a police officer, you are in luck. The Upland Police Department recently launched its own website at [www.uplandpolice.org](http://www.uplandpolice.org).

The Upland PD website can be used in English or Spanish and provides a wealth of information, including individual officer's email addresses, department history and general information, anonymous tip forms, and a list of frequently asked questions and answers, et al.

## Santa Claus Comes To Town



Santa made his annual visit to Upland on Nov. 27, and was warmly greeted by kids of all ages.



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## Predictable Sweep At Polls

The results of the Nov. 3 General Election were no surprise to anyone in Upland, as all five incumbent Council members ran unopposed. Among the Republican winners, Council VP Christine Peterson claimed bragging rights by getting the most votes.

### Four-year terms:

Christine Peterson – 318      Edward Mitchell – 279

Harold R. Peden – 272      Leland Hunter – 259

Two-year term: William Dennon – 308

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## Police Motorcycle Totaled

Upland Police Chief Nelson Ocasio recently confirmed the borough's expectations, when he announced that the 2014 Harley Davidson 1600cc motorcycle that was involved in a traffic accident at Upland Avenue and Kerlin Street intersection this past October has been declared a total loss by insurance adjusters. The insurance company will ultimately reimburse the borough for the expense of replacing the Upland PD's lone motorcycle unit, minus the policy deductible.

Fortunately, Upland Officer William Meyer fared much better than his ride. In December, the injured officer was still wearing a soft cast on his healing ankle, but is expected to make a full recovery and return to work later this year.

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On behalf of Upland Borough, Borough Manager Greg Grillone (far left) and Council VP Christine Peterson (right center) recently accepted a certificate of appreciation from B & L Disposal Services Owner Lou Bizzari (far right) and his wife, Vanessa.

**Borough and Trash Hauler Partner To Help Vets**

Upland residents and their trash hauler, B & L Disposal Services, have been working together to assist veterans from Philadelphia and Delaware Counties for the past six months, even though the residents have been unaware of their contributions. For the last two years, Upland Borough has been the beneficiary of two Electronic Recycling Days, when B & L parked a trailer in the MacQueen Hall lot and residents were able to drop off unwanted and outdated electronic devices at no charge. B & L then stripped down those electronic items into whatever recyclable materials they would yield, then sold those materials to manufacturers to cover their costs and turn a small profit.

Since this summer, however, B & L Owner Lou Bizzari has been donating the cash yielded from Upland's recyclables to a program called Second Brigade Welcome Home, which is being organized by the Second Brigade Motorcycle Club, whose members include several veterans. By donating the proceeds from Upland's recycling, Bizzari and his club mates have been able to feed about 125 veterans on a daily basis, while also providing health care, clothing, job training, and short-term housing for homeless vets.

Bizzari and his wife, Vanessa, presented Upland Borough Council with a framed certificate of appreciation at the Nov. 10 Council meeting, to acknowledge a successful partnership that has turned recyclables into care for veterans in need.

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**Council Supports Seniors**

Borough Council recently unanimously approved a \$200 donation to the Upland Senior Citizens Club to help support the group's activities and weekly meetings in 2016. Seniors meet on the second floor of MacQueen Hall to socialize and play cards and games, every Monday from 10am to 3pm, March through December.

Councilman Lee Hunter, who has served as USCC president for the last five years, has extended a general invitation to local seniors to join the fun and games when the group reconvenes in early March.

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**Seniors Enjoy Holiday Party**



The members of the Upland Senior Citizens Club gathered for their annual holiday party on Dec. 14. There was lots of good food served to go along with the good cheer and good will between friends.



And what would a Christmas party be without a visit from Saint Nick, who stopped by to hand out gifts to all the good little girls and boys.



Santa Claus posed with members of the Upland Garage Motorcycle Club, who paid their annual visit to MacQueen Hall to support the borough's senior citizens, donating four door prizes (in envelopes held by USCC President Lee Hunter) that were raffled off to lucky party attendees.

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**Upland Submits CDBG Wishlist**

Borough Council recently held a public hearing to get input on potential public improvement projects that could be funded by a 2016 Community Development Block Grant. Delaware County Council awards CDBG funds every April, following the December submission of potential projects from each Delco municipality.

Upland has requested CDBG funding for new equipment and re-surfacing of the public playground next to Bristol Lord Field as a first choice, and funding for general street improvements as a second choice.

## 2016 Budget Extends No-Tax-Hike Streak

At final budget adoption on Dec. 8, Upland Borough taxpayers got the early holiday gift that they were hoping for – a 29<sup>th</sup> consecutive year of the property tax millage holding steady at 2.0 mills in 2016. Furthermore, the annual trash collection fee, which was set at \$135 per household in 2008, will also remain the same for the 8<sup>th</sup> straight year.

The borough's 2016 general budget is balanced at \$2,967,809. After cresting the \$3 million mark for the first time in 2014, the general budget total has held steady just below the high-water mark for the two following fiscal years.

The final 2016 budget for the borough-owned Auburn Village apartment complex totals \$811,560, which represents an increase of \$33,560 or 4% over Auburn Village expenditures for the past two years. Council President Edward Mitchell was thrilled to add yet another year to Upland's no-tax-hike streak.

***“As of Jan. 1, we will be in our 29<sup>th</sup> consecutive year of having held the line on taxation. This council and previous councils have been doing this for a long time. There's a dedication to keeping this town moving in the right direction and keeping taxes affordable,”*** Mitchell said after the 2016 final budget was unanimously approved and adopted by Borough Council.

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### **Please Consider Your Neighbor**

The husband and wife owners of a Castle Avenue property came before Borough Council on Dec. 8, armed with photographs of their neighbor's unkempt overgrowth, which has been creating safety issues and clean-up expenses, all due to an “unresponsive neighbor.”

The overgrowth includes dead trees, which hang over a fence and regularly drop branches into the neighbor's yard, as well as uncontrolled vines that have climbed utility poles and put a stranglehold on the same electric lines that provide power to the police station.

*“It's really disheartening,”* said the frustrated homeowners. *“It's like living next to a slum.”*

Code Enforcement Officer William Kirby has stopped by the site to take photographs of the offending overgrowth, and will likely be paying another visit soon to issue citations, if the intrusion on other properties is not promptly addressed.

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### **Free Shredding Events Planned**

The specific dates are yet to be determined, but Borough Council has decided to hold a pair of paper-shredding events this year to give Upland residents a chance to discard tons of old documents easily and securely, and best of all, at no cost.

Research is currently being done to determine the best on-site shredding vendor. Once a vendor is chosen, dates in the **Spring and Fall of 2016** will be announced in *The Uplander*...Stay tuned.

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## Police Chief Earns Degree

Upland Police Chief Nelson Ocasio recently completed two and a half years of study at Neumann University in Aston, earning the credits needed for a Bachelor's Degree in Liberal Arts.

Ocasio, who just celebrated his 27<sup>th</sup> birthday, is now gearing up for the additional 18 months of study that will be needed to attain a Master's Degree in Organizational and Strategic Leadership.



Mayor Michael Ciach recently presented Police Chief Nelson Ocasio with an education certificate, acknowledging Ocasio's recent completion of his Bachelor's Degree.

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## Council Hears Expansion Proposal

At Council's Dec. 8 meeting, a proposal was presented for construction of a larger building to house Family Dollar, currently located in the Upland Shopping Center. The new building would sit across Upland Avenue from the shopping center, on land currently owned by Crozer-Chester Medical Center. According to CCMC Facilities Planning & Development VP Brian Crimmins, the 2.5-acre lot that CCMC would be willing to sell to Family Dollar now has three vacant buildings on it. CCMC plans to demolish the three structures and has already applied to the borough for a demolition permit.

Family Dollar's leased space in the shopping center currently gives the retail store 5,000 square feet of floor space, whereas the proposed free-standing building would provide 9,200 square feet. Some stock items are currently being displayed in the aisles, due to limited shelf space, Crimmins noted.

After consulting with PennDOT, CCMC has been advised that widening Upland Avenue would likely be required, but the need to create a left-turn lane could be eliminated, if the driveway entrance to the new store would be aligned directly across from the intersection of West 24<sup>th</sup> Street.

Council members noted that a zoning change would be needed to convert two residential zones and one institutional zone into one commercially-zoned building lot. The time and expense that the borough would incur to create a new zoning map to accommodate the proposal was seen as one drawback to the plan.

No immediate decisions were made, as CCMC simply wanted to gauge the borough's position on the proposal, before moving forward with a more detailed plan.

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