



**COUNTY OF DELAWARE**  
**Uniform Construction Code Board of Appeal**  
**2 W. Baltimore Avenue**  
**Suite 202**  
**Media, PA 19063**  
**610-891-5425**

**Chair**  
*Joseph D. Buoni*

**Reorganizational Meeting**

**Vice-Chair**  
*Nicholas Cirilli*

The reorganizational meeting for the UCC Board of Appeals took place on Wednesday, February 11, 2026, at 3:00pm in the County Council Meeting Room with the following attendees:

*Kenneth J. Pfaff*

*Darren F. Bonass*

Joseph Buoni  
Kenneth Pfaff  
Philip Welsh

Nicholas Cirilli  
Sam Miller  
Patricia Gabriele

Darren Bonass - *Absent*  
Michael Molinaro, Esquire

*Sam Miller*

Joseph Buoni, outgoing chair called the meeting to order.

All stood for the Pledge of Allegiance.

Joseph Buoni asked if there were any Amendments to the existing Agenda – None.

There was no Public Comment. However, a Senior student From Widener University, Collin Cochran attended for a class project.

**Secretary/  
Director of the  
Delaware County  
Code  
Administration**

*Philip Welsh*

Joseph Buoni made the motion for approval of the prior meeting minutes from 12/12/25. Ken Pfaff seconded the motion and carried unanimously, 3-0 Vote.

Joseph Buoni called to open nominations in order for Chair pro tem. Kenneth Pfaff nominated Joseph Buoni as Chair pro tem; Nick Cirilli seconded the nomination. Joseph Buoni called for any other nominations, hearing no other nominations, Joseph Buoni closed the nominations for the Chair pro tem. Vote passed 4-0. Joe Buoni assumed the seat as Chair pro tem.

**Solicitor**  
*Michael Molinaro,  
Esquire*

Joseph Buoni called to open nominations in order for Chair. Kenneth Pfaff nominated Joseph Buoni as Chair and Nick Cirilli seconded the nomination. Joseph Buoni called for any other nominations for Chair, hearing no other nominations, Joseph Buoni closed the nominations for Chair. Joseph Buoni called for a vote to reappoint Joseph Buoni as Chair; vote passed 4-0. Joseph Buoni assumed his seat as Chair.

Joseph Buoni called to open nominations in order for Vice-Chair. Kenneth Pfaff nominated Nick Cirilli as Vice-Chair and Sam Miller seconded the nomination. Joseph Buoni called for any other nominations for Vice-Chair, hearing no other nominations, Joseph Buoni closed the nominations for Vice-Chair. Joseph Buoni called for a vote to reappoint Nick Cirilli as Vice-Chair; vote passed 4-0. Nick Cirilli assumed his seat as Vice-Chair.

Motion made to approve the November 25, 2025, request of the Borough of Lansdowne to be added as a Member of the UCC Board of Appeals pursuant to the Boroughs Resolution No. 2025-10 adopted April 2, 2025, which is attached hereto as Exhibits UCC-1 and UCC-2. Motion to approve was made Joe Buoni and Second by Ken Pfaff, all in favor 4-0. (See Exhibits 1 and 2).

Motion made to amend and add the Borough of Lansdowne to the Delaware County Uniform Construction Code Board of Appeals Member Listing and to amend the title caption to the “2026 Delaware County Uniform Construction Code Board of Appeals Member Listing”, which is attached hereto as Exhibit UCC-3. Motion to approve was made Joe Buoni and Second by Nick Cirilli, all in favor 4-0. (See Exhibit 3).

New Business: All members introduced themselves to Sam Miller, who is a newly appointed UCC Board Member.

Joseph Buoni called for a motion to adjourn the meeting; all were in favor. Motion was passed 4-0.

The meeting concluded at 3:21 p.m.



# Borough of Lansdowne

12 East Baltimore Avenue  
Lansdowne, PA 19050  
(610) 623-7300  
Fax: (610) 623-5533  
[www.lansdowneborough.com](http://www.lansdowneborough.com)

*Magdalena Byrne*  
Mayor

*Debbie Brodeur*  
Borough Manager

November 25, 2025

Office of Housing and Community Development  
C/O Patty Gabrielle  
2 W. Baltimore ave Suite 202  
Media PA. 19003

Via Email: [OHCD@co.delaware.pa.us](mailto:OHCD@co.delaware.pa.us)

Subject: Request to Opt-In to Designate the DELCO UCC County Board of Appeals as the UCC Appeals Board for the Borough of Lansdowne

Dear Ms. Gabrielle,

Please find attached a Resolution of the Borough, Number 2025-10, passed in April of 2025, designating the DELCO County UCC Appeals Board as the Borough's UCC Appeals Board.

Please add the Borough of Lansdowne as a member of the UCC County Board of Appeals.

Please send confirmation of such actions and that the Borough of Lansdowne's UCC Required Appeals Board is now designated as the DELCO County UCC Board of Appeals in Media, PA.

If you have any questions or concerns, kindly reach out to me at 267-216-8889 (cell) or via email at [Jozwiakm@lansdowneborough.com](mailto:Jozwiakm@lansdowneborough.com).

Sincerely yours,

*Michael J Jozwiak BCO*

Michael J. Jozwiak, BCO  
Director, Zoning and Code Enforcement  
Borough of Lansdowne

CC: Debbie Brodeur. Borough Manager  
Borough of Lansdowne



Borough of Lansdowne  
12 E. Baltimore Avenue  
Lansdowne, PA 19050

**RESOLUTION NO. 2025-10**

**RESOLUTION OF THE BOROUGH OF LANSDOWNE  
OPTING INTO THE COUNTYWIDE BOARD OF APPEALS FOR THE UNIFORM  
CONSTRUCTION CODE**

**WHEREAS**, on June 16, 2004, the Borough of Lansdowne established a Code Appeals Board and adopted the Uniform Construction Code pursuant to Ordinance No. 1198; and

**WHEREAS**, pursuant to Ordinance No. 1198, the Borough has appointed members of the Code Appeals Board by resolution on a rolling basis; and

**WHEREAS**, the County of Delaware has established a Uniform Construction Code Appeal Board (the "Countywide Board") in compliance with Pennsylvania Act 45 of 1999 pursuant to County Ordinance No. 2004-3;

**WHEREAS**, Act 45 of 1999 requires every municipality in Pennsylvania that adopts the Uniform Construction Code to have an appeals board to handle appeals from violations of the Uniform Construction Code issued by the municipality;

**WHEREAS**, the Countywide Board provides a process for the resolution of appeals from the decision of a participating municipal code official under the Uniform Construction Code in order to insure the health, safety, and general welfare for the citizens of Delaware County;

**WHEREAS**, the Countywide Board allows municipalities within Delaware County to opt in as participating members in the Countywide Board in lieu of establishing and/or maintaining a separate appeals board for Uniform Construction Code violations;

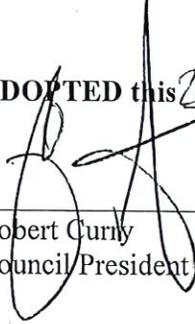
**WHEREAS**, the Borough Council for the Borough of Lansdowne believes it is in the Borough's best interest to opt into and participate as a municipal member in the Countywide Board, whereby all appeals arising under application of Uniform Construction Code as set forth in Chapter 146 of the Borough Code shall be heard and administered by the Countywide Board in lieu of a Code Appeals Board established at the Borough level;

**WHEREAS**, the Borough Council believes that participation in the Countywide Board will streamline the code appeals process and promote the general welfare and safety for Borough residents through uniform interpretation and efficient resolution of construction code violation appeals.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Lansdowne that:

1. The Borough of Lansdowne hereby opts in as a participating municipal member in the Delaware County Uniform Construction Code Appeal Board.
2. All appeals of violations of Chapter 146 (entitled "Building Construction") of the Code of the Borough of Lansdowne issued by the Borough Code Enforcement Officer shall be made to the Delaware County Uniform Construction Code Appeal Board ("Countywide Board") in conformance with Delaware County Ordinance No. 2004 and any other rules and regulations promulgated by the Countywide Board.
3. All other remaining functions and responsibilities of the Borough of Lansdowne Codes Appeal Board as set forth in the Borough of Lansdowne Code for ordinances or codes other than the Uniform Construction Code shall remain in effect.

ADOPTED this 2nd day of April, 2025

  
\_\_\_\_\_  
Robert Curly  
Council President

ATTEST:

  
\_\_\_\_\_  
Deborah Brodeur  
Secretary/Borough Manager

## 2016 Delaware County Uniform Construction Code Board of Appeals Member Listing

Municipality	Member	Non-Member
Aldan Borough	✓	
Aston Township	✓	
Bethel Township	✓	
Brookhaven Borough	✓	
Chadds Ford Township		✓
Chester City		✓
Chester Heights Borough	✓	
Chester Township	✓	
Clifton Heights Borough		✓
Collingdale Borough		✓
Colwyn Borough		✓
Concord Township		✓
Darby Borough		✓
Darby Township	✓	
East Lansdowne Borough	✓	
Eddystone Borough		✓
Edgmont Township		✓
Folcroft Borough	✓	
Glenolden Borough	✓	
Haverford Township	✓	
Lansdowne Borough		✓
Lower Chichester Township		✓
Marcus Hook Borough	✓	
Marple Township	✓	
Media Borough		✓
Middletown Township		✓
Millbourne Borough		✓
Morton Borough	✓	
Nether Providence Township		✓
Newtown Township	✓	
Norwood Borough		✓
Parkside Borough		✓
Prospect Park Borough		✓
Radnor Township		✓
Ridley Park Borough	✓	
Ridley Township		✓
Rose Valley Borough		✓
Rutledge Borough	✓	
Sharon Hill Borough		✓
Springfield Township		✓
Swarthmore Borough		✓
Thornbury Township		✓
Tinicum Township		✓
Trainer Borough		✓
Upland Borough		✓
Upper Chichester Township		✓
Upper Darby Township	✓	
Upper Providence Township		✓
Yeadon Borough		✓



