



The Borough of Elverson
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May 2, 2017

The monthly meeting of the Elverson Borough Council was held on Tuesday, May 2, 2017, and called to order at 7:00 PM by Council President, Dwight Frizen who led the Pledge of Allegiance and Prayer.

ATTENDANCE:

Council Members, Merle Stoltzfus, Jack Stewart, Dwight Frizen, Doug Hoskins, and Esther Prosser; Lori Kolb, Secretary Treasurer; Absent: Council Members Bob French, and Carol Ruffner; Bob Broderick, Mayor

Also in attendance: Mark Stabolepszy, SSM Group, Brian Ley, and George Ley

MINUTES:

Motion was made by Doug Hoskins and seconded by Jack Stewart to accept the April 2017 meeting minutes as submitted. Motion carried by all.

PERSONS TO BE HEARD:

Brian Ley explained to Council that he has put a deposit on a parcel of land located on Brick Lane, for which he would like to propose construction of an industrial building for his business, and housing for his seasonal employees. Mr. Ley explained the building would be approximately 50 feet wide by 300 feet long, and would run parallel with Brick Lane. Mark Stabolepszy explained that the current SR Zoning in a portion of the property would not allow for the proposed commercial building nor the required setbacks. Council discussed Mr. Ley's intended use for the proposed building. Mr. Ley asked if Council would consider extending the proposed Commerce Zoning District Lines to run throughout the entire property. Council agreed that any consideration for an extension of the proposed Commerce Zoning, would need to be included in the plans submitted at the next public meeting for the Zoning and SALDO update. George Ley presented Council Members with a footprint of the proposed building. Mark Stabolepszy explained some of the requirements for Stormwater, Land Development and Sewer Plans that would need to be submitted, if the outcome would be favorable for changing the zoning. Merle Stoltzfus explained the LST tax that is required to be collected for those who live within the Borough. Mark suggested Mr. Ley should also look at what uses are allowed under the proposed Commerce Zoning. Council recommended Mr. Ley draft a letter to request consideration for the zoning change

Mr. Ley asked Council if they felt they would be willing to work with him on the proposed use for the property on Brick Lane. Jack Stewart said that he would not give approval at this time, however his point of view is that, although no decisions have been made, he felt he could work with Mr. Ley on his proposed plans, Dwight Frizen agreed with Jack's comment. Mr. Ley will discuss his plans with the Board of Supervisors at West Nantmeal, for his proposed use for the portion of the property that is within their Township. Dependent upon the outcome of Mr. Ley's meeting with West Nantmeal, he will come back to Council for further discussion on the next step. Jack Stewart informed Mr. Ley that he would then need to put together a preliminary plan.

TREASURERS REPORT:

Motion was made by Merle Stoltzfus and seconded by Doug Hoskins to accept the May 2017 Treasurers Report, and pay bills as presented. Motion carried by all.

Doug Hoskins reviewed his financial overview report with Council, which included comparison figures for a future estimated budget, both with, and without the proposed State Police fee. Doug asked Council Members to look over the report detail, and prepare for further discussion at the June Meeting.

CORRESPONDENCE:

Dwight Frizen discussed the letter from MABE, requesting confirmation of what uses are allowed within the HV Zoning District, for a property on Park Avenue. Dwight will look into the allowed uses in the HV Zoning area, and respond to MABE, by their next meeting to be held on May 30th.

BUILDING, GROUNDS STREETS AND LIGHTS

Doug Hoskins reported that Bob French is in the process of getting quotes for the stucco work for the Borough Building.

BOROUGH EVENTS

Esther asked if the Gazebo at Livingood Park could be treated for Carpenter Bees. Lori will contact Ehrlich to set up an appointment to have the Gazebo treated for the bees. Esther also asked if it might be possible to move a parking bumper so that cars could pull up onto the grass area where the tennis courts were removed, to create extra parking on Elverson Day. Lori will check with Tim McEwen to see if he feels the old tennis court area would be a good option for parking.

LOCAL SERVICES

Dwight Frizen reviewed the State Police report with Council.

ENGINEERING:

Mark Stabolepszy reviewed his report with Council. Mark reported that Gorecon will be starting the road work on Brick Lane on May 9th. Mark mentioned that Lyons and Hohl will be scheduling the pipe work on Brick Lane sometime in May. Mark reported that he has not found anything of concern during his visits to the Sunoco Pipeline worksite within the Borough.

SALDO UPDATE:

Dwight Frizen mentioned the committee is in the final stages of the update.

MUNICIPAL AUTHORITY:

Jack Stewart reported that he had informed MABE Board Members that Council has decided to hold off on updating the Act 537 this year.

UNFINISHED BUSINESS:

Dwight Frizen spoke with several residents, none of which were interested in receiving the newsletter via email. Council agreed not to purchase the plug in software for the newsletter at this time.

Dwight announced that the Historical Commission Members have recommended the North Room at Borough Hall be named Mrs. McElroy's Room, and the South Room to be named Miss. Dunlap's Room. After discussion, Council agreed to both names as presented. Council Members would also like Historical Commission Members to recognize each teacher with a note to explain the history of their years of work at the schoolhouse. Lori will let Historical Commission know what has been decided.

NEW BUSINESS:

Dwight Frizen announced that Lori will be out of the office the week of May 22nd. Lori will put the "out of office" message on the phone, and Charlotte will assist with picking up the mail that week.

Dwight Frizen mentioned a resident on Park Avenue had concerns for dead trees across the street from his home. The resident asked if there was anything that Council could do to notify the property owner about the trees. Council and Mark agreed that the trees are a private property owner matter, but suggested the concerned resident may want to contact the property owner, to see if they would be willing to take care of the dead trees.

Dwight Frizen mentioned that there have been complaints about a deteriorating garage behind a property on Main Street. After discussion, it was agreed this was not a Council matter, but that the residents could contact the property owner about their concerns.

Dwight Frizen mentioned that a resident in Summerfield expressed they would like Council to consider allowing other cable providers to service the Borough area, after the current contract with Service Electric Cable has expired. Council made no decisions regarding future changes to the cable service.

ADJOURNMENT

Motion was made by Jack Stewart and seconded by Doug Hoskins to adjourn the meeting. Meeting was adjourned at 8:46 PM.

Respectfully,

Lori Kolb, Secretary Treasurer