



The Borough of Elverson
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January 6, 2015

The monthly meeting of the Elverson Borough Council was held on Tuesday, January 6, 2015 and called to order at 7:00 P.M. by Council President, Shirley Crehan who led the Pledge of Allegiance.

ATTENDANCE:

Shirley Crehan, Merle Stoltzfus, Bob Broderick, Esther Prosser, Jack Stewart, Bob French, Dwight Frizen, Doug Hoskins and Lori Kolb, Secretary/Treasurer.

Also in attendance: Mark Stabolepszy, SSM Group

MINUTES:

Motion was made by Doug Hoskins and seconded by Bob French to accept the minutes as submitted, motion carried.

PRESIDENTS REPORT:

Shirley Crehan reviewed the memo from Kraft Codes regarding the fence complaint from Mr. McGlone.

Shirley Crehan presented the idea of an Elverson Basket for new residents. Merle Stoltzfus made a motion that Council have Shirley Crehan move ahead with the plan for the Elverson Baskets to welcome new residents to the Borough, Dwight Frizen seconded, motion carried.

TREASURER'S REPORT:

Motion was made by Merle Stoltzfus and seconded by Doug Hoskins to accept report and pay bills as presented, motion carried.

Council reviewed and discussed the end of year budget reports.

PERSONS TO BE HEARD:

Laura from Tri County News asked Council's permission to take photos at the meeting. Jack Stewart requested that pictures of anyone other than Council Members not be taken.

BOROUGH EVENT PLANNING:

Nothing to report

BUILDING, GROUNDS, STREETS AND LIGHTS

Doug Hoskins mentioned that the pothole on Park Avenue has been repaired.

Bob French mentioned the street sign in Parkside is deteriorating and should be replaced. Jack Stewart suggested checking with a sign company regarding requirements for sign specifications. Bob French made a motion to replace signs according to legal requirements, Doug Hoskins seconded, motion carried.

COMMUNICATIONS

Esther Prosser mentioned the January newsletters were mailed today.

Shirley Crehan mentioned the website is in need of updating and the goal for 2015 will be to modernize the site.

HISTORICAL COMMISSION

Shirley Crehan mentioned that Elverson Supply will donate the original post office bin to the historical commission. Shirley mentioned there may be a need for assistance to deliver the bin to Borough Hall.

Shirley Crehan reported the Historical Commission is looking for a speaker to talk about the history of the railroad in the Borough.

LOCAL SERVICES

Merle Stoltzfus discussed the article in the Tri County News regarding donations needed for the fire company. Merle mentioned the Friends of the Fire Company Committee Members are working hard to raise funds for the fire company. Merle explained funds are needed for training requirements each year.

Mayor Bob Broderick announced the merger between the Elverson EMS and Honeybrook EMS is officially complete and in effect. They will operate under the name of Elverson-Honeybrook Area EMS. Mayor Broderick mentioned that they are a very professional organization and are working and training together.

PLANNING

Shirley Crehan mentioned the first meeting of Zoning and Saldo Planning Committee will be Tuesday, January 20, 2015 at 7:00 PM at Borough Hall. Shirley said that Kevin Myers from the Chester County Planning Commission will attend the meeting to begin the process for updating the Borough's Zoning and Saldo Ordinances. Shirley announced that group of members have been selected.

PLANNING COMMISSION

Mark Stabolepszy reviewed the proposed plan for Community Evangelical Free Church's addition, additional parking, entrance, driveway and additional tree planting areas. Mark also explained that the storm water is being handled by underground infiltration beds which will be located under some of the parking areas. Mark further mentioned this has been through the zoning hearing board for special exception to expand the use and for height of building and for curbing at parking lots. Mark explained that Community Evangelical Free Church is requesting waivers, conditional approval of plan and conditional approval of the planning module sewer allocations. Mark also mentioned they will hook up to public sewer as well.

Dwight Frizen made a motion to grant a waiver of SALDO Section 301.1 in order to allow submission of a combined Preliminary / Final Plan, motion seconded by Jack Stewart, motion carried.

Esther Prosser made a motion to grant a waiver of SALDO Section 606.5.D, conditioned upon planting trees shown on the current version of the Landscape Plan, Bob French seconded, motion carried.

Jack Stewart made a motion to grant waivers of SALDO Section 401.3 (requiring a Site Analysis Plan and narrative), SALDO Section 606.3.B.1 (requiring a 20-foot wide vegetative perimeter buffer strip) conditioned upon providing a buffer along a portion of the perimeter as shown on the current version of the Landscape Plan and SALDO Section 607.4.J (requiring curbing of the access driveway), all conditioned upon satisfactory negotiation of including improvements to Brick Lane (from Main Street to the Church's southern property line) as part of the Plan, motion seconded by Bob French, motion carried.

Esther Prosser made a motion to approve the Preliminary/Final Plan for the Community Evangelical Free Church Land Development Plan conditioned upon the following:

1. Addressing comments 4, 9, 10, 11, 12 and 13 in SSM Group, Inc.'s review letter dated December 2, 2014 to the Borough's satisfaction.
2. Including improvements to Brick Lane (from Main Street to the Church's southern property line) as part of the Plan, in light of the provisions of SALDO Section 617.2.G and in light of the potential of construction traffic to cause additional deterioration of Brick Lane. Motion seconded by Dwight Frizen, motion carried.

Merle Stoltzfus made a motion to adopt the Resolution for Plan Revision for New Land Development for the Community Evangelical Free Church Land Development Plan, as Resolution No. 2015-2, Jack Stewart seconded motion, motion carried.

Doug Hoskins made a motion to authorize Lori Kolb, Borough Secretary, to sign the Sewage Facilities Planning Module for the Community Evangelical Free Church Land Development Plan and to forward it to PA DEP, upon approval from the Borough Engineer to do so, motion seconded by Dwight Frizen, motion carried.

TREE COMMISSION

Esther Prosser said the funds from the Imprellis claim for tree damage was used to replace 4 trees and to care for the remaining trees, however, follow up claims were submitted because many of the remaining trees that were not doing well and may need to be replaced. The Borough will receive an additional check from Dupont for the additional claims.

Esther Prosser would like to do an educational letter to the HOA's of the concerns for putting too much mulch at the roots of the trees, as this is counterproductive to the tree. Esther will also put this information in a future newsletter.

UNFINISHED BUSINESS

Shirley Crehan reported that the Historical Commission still needs 2 members, Municipal Authority is also looking for new members and the Planning Commission needs one additional member.

Merle Stoltzfus made a motion to appoint Bob Wambold to Zoning Hearing Board for another term, motion seconded by Bob French, motion carried.

NEW BUSINESS

Shirley mentioned that Dave Stoltzfus would like to use Lori Kolb to provide secretarial services for Planning Commission meetings. Council agreed it would be beneficial to have Lori attend Planning Commission meetings to take minutes.

Shirley Crehan discussed additional research that was done regarding a new insurance company for the Municipal Authority and the Borough, no decision has been made regarding a change.

Doug Hoskins and Bob French discussed the need for a Capital Improvement Plan and reviewed the first draft with Council Members. Doug further mentioned research could be done to find grant funding that may be available for future Borough projects. Shirley Crehan commended Doug and Bob for their time and efforts in researching and recording the data for the Plan.

Bob French mentioned it is no longer permitted for Borough's to create a gun ordinance according to the recent edition of the Borough News from PSAB.

Shirley Crehan mentioned there were many files and cabinets with blueprints stored at Borough Hall and discussed with Council which must be kept and which can be disposed of. Merle Stoltzfus and Bob French offered to assist with this.

PUBLIC PARTICIPATION

None

ADJOURNMENT:

Motion made by Doug Hoskins and seconded by Bob French to adjourn, motion carried.

Meeting adjourned at 9:39 pm.

Respectfully submitted,

Lori Kolb
Secretary/Treasurer