



**The Borough of Elverson  
101 South Chestnut Street**

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July 3, 2018

The monthly meeting of the Elverson Borough Council was held on Tuesday, July 3, 2018 and called to order at 7:00 PM by Council Vice President, Bob French who led the Pledge of Allegiance and prayer.

**ATTENDANCE:**

Council Members, Bob French, Merle Stoltzfus, Jack Stewart, Doug Hoskins, George Firrantello and Bob Clements, Secretary/Treasurer, Lori Kolb; Absent, Council Member Dwight Frizen and Mayor Bob Broderick

Also in attendance: Darryl Jenkins, SSM Group, Ron Putt, Ian Kanter, Erika Kanter and Kurt Werner from Morgantown Community Church, Charlotte Gehman and Rick Shaw, Municipal Authority of the Borough of Elverson, Mike Beattie, Resident, Joe Sullivan, Resident and James Kasper, Resident

**MINUTES:**

Motion was made by Doug Hoskins and seconded by Bob Clements to accept the June 2018 meeting minutes as submitted. Motion carried by all.

**PERSONS TO BE HEARD:**

Ron Putt from Morgantown Community Church provided Council with a proposed plan for the use of the vacant Church located at 40 S. Chestnut Street. Mr. Putt explained that the Church would like to locate their ministry, Anchored by Grace, to the former Warwick Bible Church Building. Mr. Putt explained that the ministry collects and distributes clothing and toiletries to wherever there is a need. Mr. Putt said the building would not be open to the public, and would be used for sorting, and preparing items for distribution by volunteers. Mr. Putt requested approval from Council, to allow them to have a portable restroom at the Church building. Mr. Putt mentioned, they would like to propose connecting the building to public water and sewer, possibly within one year of their lease. Mr. Putt also proposed a pervious parking area to be laid, to accommodate approximately four to six vehicles, and for their truck and trailer used for transporting the items donated. Mr. Putt requested permission to park at the Borough Hall Parking Lot until a parking area can be established, which he was hoping would only take a few weeks. Mr. Putt noted there is currently a crack in the walkway leading to the proposed parking area, and he asked who would be responsible for the sidewalk and curb maintenance. Merle Stoltzfus responded that the property owner would be responsible for curbing and sidewalk maintenance. Mr. Putt said the ministry would like to propose to occupy the vacant building as soon as possible.

Council was in favor of allowing the portable restroom, and agreed no other approval was needed, since the proposal, as presented by Mr. Putt, was allowed as a use by right according to the Borough's Zoning Ordinance. Council also agreed to allow the volunteers to use the parking lot at the Borough Hall Building, until the parking area at 40 S. Chestnut Street is established.

Merle Stoltzfus made a motion to waive permit requirements for the installation of the pervious parking area at the 40 S. Chestnut Street property, as presented by Ron Putt, seconded by Bob Clements, motion carried by all.

Rick Shaw from Municipal Authority of Elverson Borough, (MABE) gave Council an update on overall operations and improvements that the Authority has made, which has enabled them to continue to provide quality service to the rate payers. Mr. Shaw presented a report of the inflow that was provided by the Municipal Authority's engineer, which indicates higher flows at certain times, and in specific areas. Mr. Shaw explained that the increase in inflow becomes costly to treat. Mr. Shaw noted the charted area of high inflow, which the Authority would like to look at, to identify the possible cause.

Mr. Shaw explained the Authority would like to create an Ordinance which would allow inspections of the sewer systems in the homes, at the time of real estate transfers. Mr. Shaw provided copies of a sample Ordinance for Council to review. Mr. Shaw explained the cost for the inspection would be paid by the homeowner, and the Authority would provide a list of plumbers that could be used for the inspections. Charlotte Gehman explained that the current Zoning Ordinance does not allow for the Municipal Authority to enforce improper connections.

Merle Stewart made a motion to authorize Jack Stewart, and Bob Clements, to work with MABE's Attorney to create an Ordinance that would allow MABE to have the ability to enforce and ensure all homes have proper sewer connections, in accordance with the Borough's Zoning, seconded by Doug Hoskins. Motion carried by all.

Mr. Shaw announced he has sold his home in the Borough, and will be turning in his official resignation from the Municipal Authority Board in the near future. Mr. Shaw said the Municipal Authority Board will be looking for a replacement for his position.

Mr. Jim Kasper, a resident from Springfield Village, spoke to Council regarding concerns for noise disturbance caused by a resident revving his engine. Merle Stoltzfus, after further discussion, offered to accompany Mr. Kasper to speak with the resident who was creating the noise. Mr. Kasper agreed to visit the resident with Mr. Stoltzfus. Mr. Stoltzfus said he would contact Mr. Kasper to set up a time to meet.

Mr. Joe Sullivan was in attendance, and commented that Council was doing a good job with the improvements being made on Main Street.

#### **TREASURERS REPORT:**

Motion was made by Merle Stoltzfus and seconded by Jack Stewart to accept the Treasurers Report and pay bills as presented. Motion carried by all.

Doug Hoskins reported to Council, on the income for June, and mentioned George Firrantello will be handling the 2019 Budget preparation. Mr. Hoskins requested Council consider what will be needed for the 2019 Budget and present to Mr. Firrantello.

#### **PRESIDENTS REPORT:**

Bob French asked Council if they had reviewed the letter for petition of Interim Emergency Relief for the Sunoco Mariner Pipeline Projects, and if they are in favor of sending a letter to support the petition. Council agreed they did not want to send a letter in support of the petition.

Bob French reviewed the Codification proposal from General Code. Bob explained there is a budget line item in the 2018 Budget for a portion of this process. Bob asked Council if they are in favor of authorizing Shirley Crehan and Lori Kolb to move forward with the Codification process. Council agreed they would like Shirley and Lori to proceed with the Codification of the Ordinances process with General Code as noted in their proposal dated June 14, 2018, as presented.

Bob French asked Council if they are in favor of notifying Senator Rafferty, to encourage him to pass House Bill 914, which would allow Borough's to assess fees for Stormwater management activities without the need to establish a Municipal Authority. Council Members determined they would like to notify Senator Rafferty that they are in favor of passing Bill 914. Lori Kolb will draft and send a letter requesting the Senator's office to please vote for House Bill 914, without any amendments that could jeopardize the intent of the Bill.

Bob French asked Council to review the draft of the Berks County Comprehensive Plan, per the letter dated June 18th, and respond to Lori Kolb with any comments. Council will review the plan and prepare comments for discussion at the August Council Meeting.

Bob French requested that Council review the draft of the County's Landscapes 3 Comprehensive Plan, per the letter from the Chester County Planning Commission, dated June 22, 2018, and forward any comments to Lori Kolb by no later than the July 31, 2018 deadline.

#### **BUILDING, GROUNDS STREETS AND LIGHTS:**

Bob French announced he has chosen a painter to do the work at the Borough Building, however he will be waiting until September to schedule the work, as he feels the paint work should be done in cooler temperatures.

Bob French mentioned that the rehab of the gazebo structures at Livingood Park is included in the Capital Reserve Plan for 2018. Bob mentioned he will be getting quotes for the gazebo rehab work, and will submit to Council. Bob said after he has an approved quote, he would like to schedule the work to be done in October.

#### **LOCAL SERVICES:**

Bob French reviewed the June State Police Report with Council.

#### **ENGINEERING:**

Darryl Jenkins reviewed the Engineer report from Mark Stabolepszy. Darryl mentioned that as-built plans have been authorized by Gary McEwen for Springfield Village. Darryl also mentioned that Mark has discussed plans for the Sunoco project completion with Ivana Wolfe. Darryl said according to Ms. Wolfe, she estimates completion will be approximately the end of July, at which time, Ivana will plan to meet with the Committee to determine what repair and restoration will be needed. Darryl also reviewed the Street Occupancy Permit Application, which was submitted for 83 West Main Street, for the purpose of curb replacement for the portion of the property that runs along South Yeingst Drive. Darryl reviewed Mark's recommendations for escrow for the curb replacement project. Council determined no additional escrow will be required for the curbing replacement at 83 W. Main Street.

**BUILDING AND ZONING:**

Bob French mentioned there were no permits issued in June.

Doug Hoskins made a motion to approve the land development waiver request, as submitted by John Peiffer, for the construction of a 32' X 30' pole structure, on his property located at 80 South Brick Lane, Elverson, PA 19520, seconded by George Firrantello. Motion carried by all.

**SALDO UPDATE:**

Merle Stoltzfus announced that the Planning Commission will be reviewing the hearing draft of the Zoning and Land Development Ordinances for approval at a meeting scheduled to be held on July 17<sup>th</sup> at 7:00 PM at the Borough Hall Building. Merle announced that after the Planning Commission Members have given their approval of the proposed Zoning and SALDO Hearing drafts, the next step will be to submit the proposed drafts for the Act 247 referral, after which, the final process will be to schedule a Public Hearing to enact the Ordinances. Council commended the SALDO Committee for their dedication in working with County Representatives to update the Borough's Zoning and SALDO Ordinances. Council Members were all in favor of moving forward with the Act 247 referral and hearing, after confirmation of the Planning Commission's approval.

**MAIN STREET PROJECT:**

Council Members did not have any additional information regarding the start date for the PennDot Project.

**UNFINISHED BUSINESS:**

Bob French asked if Council was prepared to discuss the proposed Property Maintenance Ordinance. Council Members felt additional research was needed in order to determine what portion of the proposed Ordinance overlaps with the Borough's Zoning Ordinance. Bob French said they will discuss at a future meeting, after additional research has been done.

Bob French mentioned there was an anonymous complaint about tall weeds on a property on Brick Lane. Bob also mentioned the property is scheduled for sheriff's sale. Council determined there was nothing that could be done about the grass at this time.

**NEW BUSINESS:**

Bob French mentioned there was a resident concern regarding a possible dead tree by the walking path at Livingood Park, located behind a home on Main Street. Bob said Allen Heilner, the Borough's landscaper, has looked at the tree, and determined it is typical of that type of tree to have sparse growth on the bottom, with more green at the top, but the tree is not dead. Bob also mentioned the resident felt the tree was on the Borough property, and it was not her tree to maintain. Council determined that this could be a project for the new parks and recreation committee to review, once they are established.

**ADJOURNMENT:**

Motion was made by Doug Hoskins and seconded by Bob Clements to adjourn the meeting. Meeting was adjourned at 8:48 PM.

Respectfully,

Lori Kolb, Secretary Treasurer

