



**The Borough of Elverson**  
**101 South Chestnut Street**  
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August 1, 2023

The monthly meeting of the Elverson Borough Council was held on August 1, 2023 and called to order at 7:00 PM by Council President, Bob Clements who led the Pledge of Allegiance and George Firrantello led in Prayer.

**ATTENDANCE:**

Council Members, Bob Clements, Jack Stewart, George Firrantello, Mike Trojecki, Thomas Feeley, Dennis Kurtz, Mayor Esther Prosser and Secretary/Treasurer, Lori Kolb, Absent: Merle Stoltzfus

Also in attendance: Mark Stabolepszy, SSM Group, Joe Nimerfroh, Resident, Lisa Palser, Trails Committee, Kira Morales, Resident, Brian Torrey, Resident, Laura Pennza, Resident, Rick Leone, Resident

**MINUTES:**

Motion was made by George Firrantello, seconded by Jack Stewart, to accept the July Council meeting minutes as submitted. Motion carried by all.

**PUBLIC COMMENT:**

Joe Nimerfroh reported that more than half of the items on the punch list for the completion of the Blue Rock at Elverson development project have not yet been completed. Mr. Nimerfroh said the taxes on the open space areas have not been paid, and the property has been posted as such. Mr. Nimerfroh requested Borough Council Member's assistance with regard to the incomplete items.

Motion was made by Jack Stewart, seconded by Dennis Kurtz, to have Mark Stabolepszy notify the developer of Blue Rock at Elverson, that the Borough Solicitor will be drafting a letter to the bonding company to communicate the Borough Council will allow the developer no more than 45 days to complete the project, after which, if all items on the punch list are not completed, the Borough will pull the bond. Motion carried by all.

Rick Leone requested that Council Members consider eliminating parking spaces at the intersection of Yeingst Drive and Main Street, due to site line problems when pulling out from Yeingst Drive. Mark Stabolepszy will look at the site distance and report back to Council Members.

**TRAILS:**

Greg Phillips reported on the status of the trail to Blue Rocks agreement. Mr. Phillips also mentioned he has been making efforts to communicate with PPG Corporation to discuss the easement along their property.

**TREASURERS REPORT:**

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

George Firrantello mentioned he is beginning the 2024 Budget Planning and will be looking for each committee to report on what their needs will be for funds.

**PRESIDENTS REPORT:**

Bob Clements reported that he and MABE representatives met with the developer of the proposed phase II of Hopewell Manor. Mr. Clements said that the plan has changed to a non-age restricted community. Mr. Clements mentioned that the plans are estimated to be submitted for consideration in 2025.

Motion was made by George Firrantello, seconded by Tom Feeley, to approve the first of the two-year extension quote from Heilner Landscaping, under the current contract agreement. Motion carried by all.

**MAYORS REPORT:**

Esther Prosser mentioned that she would like to revise the facilities maintenance agreement to include those using the grille at Livingood would need to return by the following day to clean out the coals. Mayor Prosser asked for consideration for allowing alcohol on the facilities use agreement for those renting the pavilion. Council Members were not in favor of allowing alcohol for rental events.

Esther Prosser would like to move forward with resolving the water leak and purchasing the water source at the park.

Esther Prosser reported that PPG is replacing the broken pedestrian crossing sign at Park Avenue at their expense, due to damage from the large trucks that come in and out of their business. Mayor Prosser said the new sign will be placed at North Pine Street.

Esther Prosser reported on the status of the Restriction signs for Break Retarders. Greg Phillips commented he has contacted PennDot's representative, to obtain documentation regarding the approval for the signs, after which he can draft the required ordinance.

Esther Prosser requested the proposed mailbox cluster for South Chestnut Street be considered in the 2024 budget.

**BUILDING, GROUNDS STREETS AND LIGHTS:**

Tom Feeley reported he is planning to have sealant applied to the sidewalks and steps at the Borough Hall, along with some painting at the gazebo at Livingood, and the pavilion at the Borough Park.

Motion was made by Tom Feeley, seconded by George Firrantello to approve the quote from Travis Roy, to repair the walking path from the parking lot at Livingood to the front on the concession stand. Motion carried by all.

**ENGINEERING:**

Mark Stabolepszy reviewed the impervious coverage in the SRR zoning district in comparison to the other zoning areas. Mr. Stabolepszy will do more research on this topic for consideration for any changes to the Boroughs Zoning Ordinance. Mr. Clements expressed that further discussion will be held at the September meeting.

**BUILDING AND ZONING:**

Bob Clements reviewed the report, there were no concerns.

**NEW BUSINESS:**

Lori Kolb asked who may want a hard copy of the Borough's zoning book. Tom Feeley and Dennis Kurtz requested a copy.

Bob Clements reviewed the banner sign concerns and the residents request to change the ordinance to dis-allow the signs. Council Members determined that there were no violations to the Borough's ordinance, Council Members did not take any action to change the ordinance for the banner signs.

**ADJOURNMENT:**

Motion was made by Jack Stewart and seconded by Mike Trojecki to adjourn the meeting. The meeting was adjourned at 8:17 PM.

Respectfully,

Lori Kolb, Secretary Treasurer