



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

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February 2, 2021

The monthly meeting of the Elverson Borough Council was held via zoom, on Tuesday, February 2, 2021 and called to order at 7:00 PM by Council President, Dwight Frizen who led the Pledge of Allegiance and Prayer.

**ATTENDANCE:**

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

Also in attendance: Mark Stabolepszy, SSM Group, Darryl Gibble, Elverson UMC, Michael Bercek, Bercek Engineering, Dennis Kurtz, Resident

**MINUTES:**

Motion was made by Doug Hoskins and seconded by George Firrantello accept the January 2021 meeting minutes as submitted. Motion carried by all.

**PERSONS TO BE HEARD:**

Darryl Gibble reviewed the proposed subdivision project for 25 S. Brick Lane which is owned by Elverson United Methodist Church. Mr. Gibble explained they are proposing a 3 lot minor subdivision plan, with lot 1 and 2 to be planned for residential resale and serviced by the Municipal Authority of the Elverson Borough for public sewer, and Elverson Water Company for public water, and Lot 3 to be a 50' wide access strip onto South Brick Lane. Mr. Gibble mentioned that there is an abutting property located behind Lots 1 and 2 which is in West Nantmeal Township, however the future use for that parcel is currently unknown, and would be proposed to be served by Nantmeal/Warwick Sewer and Elverson Water Company. Mr. Stabolepszy explained that the proposed use for the access strip described as residue for Lot 3 would be intended for future access to the property in West Nantmeal Township.

Bob Clements asked if it would be possible to consider a donation be made for trails improvements along South Brick Lane as a condition for the subdivision. Mr. Gibble felt that any donation for trails would be not be a reasonable request. Merle Stoltzfus suggested that if the main exit for any future use of the West Nantmeal parcel would be on Route 23, the access strip in lot 3 could possibly be used for emergency access for the parcel in West Nantmeal Township.

Motion was made by Merle Stoltzfus and seconded by Bob Clements to grant a waiver of Section 240-501.B, C & D of the Borough of Elverson's Subdivision and Land Development Ordinance, not to provide a Site Analysis Plan (which would show engineering data, natural and cultural resources data), for the Elverson United Methodist Church subdivision plan submitted for 25 South Brick Lane, Elverson, PA. Motion carried by all.

Motion was made by Merle Stoltzfus and seconded by Clements to grant a waiver of Section 240-621.B (7), of the Borough of Elverson's Subdivision and Land Development Ordinance, not to require widening of South Brick Lane for Lots 1 and 2, for the Elverson United Methodist Church subdivision plan submitted for 25 South Brick Lane, Elverson, PA. Motion carried by all.

Motion was made by Merle Stoltzfus and seconded by Bob Clements to grant conditional approval of the 3 Lot minor subdivision plan for 25 South Brick Lane, submitted by Elverson United Methodist Church, contingent upon satisfaction of all comments included in the January 15, 2021 review letter from Spotts, Stevens and McCoy, and plan revisions to include a notation that future vehicular use of the 50' wide access strip, as part of the proposed residue Lot 3, may be restricted by Elverson Borough to be for emergency access only, to the parcel in West Nantmeal Township, with the condition that any future developer for Lot 3 provide construction and/or funds (at the sole discretion of Elverson Borough), in an amount to be determined by Elverson Borough Council, for extension of a trail along South Brick Lane; and noting driveway locations for future use for Lots 1 and 2 that are sufficiently south and north, respectively, of Stable Drive. Motion carried by all.

Michael Bercek, reviewed the subdivision plan, submitted for 77 W. Main Street, which currently includes one residence, one personal service shop, a garage and parking to serve both uses. Mr. Bercek explained the property owners would like to subdivide the property into two separate parcels.

Motion was made by Bob Clements and seconded by George Firrantello to grant conditional approval of the subdivision plan submitted for the property at 77 W. Main Street, owned by Steve and Kim Keech, contingent upon satisfying all comments in the Spotts, Stevens and McCoy letter dated January 15, 2021, and plans being revised to include a notation that Lot 1 is required to connect to public water within six months from unconditional Final Plan approval being granted. Motion carried by all.

#### **TREASURERS REPORT:**

Motion was made by George Firrantello and seconded by Doug Hoskins to accept the Treasurers Report and pay bills as presented. Motion carried by all.

George Firrantello explained that Section D of the 2020 amendment to the Borough's Stormwater Ordinance for small projects requires a separate bank account be established for any funds received from small projects. Lori Kolb mentioned that \$4,000 has already been deposited into General Fund for small projects, and would need to be transferred into a new account for the purpose of funding future Borough stormwater expenses.

Motion was made by Doug Hoskins seconded by Bob Clements to approve opening a separate Borough bank account for the purpose of depositing funds received from small stormwater projects, per Section D of the Elverson Boroughs 2020 Stormwater Ordinance Amendment,. Motion carried by all.

#### **PLANNING COMMISSION:**

Motion was made by Bob Clements and seconded by Jack Stewart to accept the resignation of Bob Colmery and John Carroll from the Planning Commission. Motion Carried by all.

Merle Stoltzfus expressed appreciation for John Carroll's many years of dedication in serving on the Elverson Borough Planning Commission. Lori Kolb will work with Merle Stoltzfus to draft a letter in recognition of Mr. Carroll's service.

Motion was made by Doug Hoskins and seconded by George Firrantello to appoint Luke Stoltzfus to complete the remaining two year term through 2022, on the Elverson Borough Planning Commission. Motion carried by all.

Motion was made by Doug Hoskins and seconded by George Firrantello to appoint Ben Pupek to complete the remaining one year term through 2021, on the Elverson Borough Planning Commission. Motion carried by all.

**BUILDING, GROUNDS STREETS AND LIGHTS:**

Dwight Frizen discussed scouts returning to the Borough Building, and Council agreed to let it be up to the Scout Troop Leaders to determine when they return to using the building, provided they make sanitizing efforts a priority after each use.

**TRAILS:**

Bob Clements discussed the future funding for construction of trails, and recommended future development could contribute to the trails. Mr. Stoltzfus mentioned that the County had decided to take over a section proposed for trails as referenced in the Sproul Hill Subdivision. Mr. Stoltzfus said that the County consultants working with the trails committee could be asked about that area. Mr. Firrantello suggested that consideration for a separate fund for trails could be established. Council agreed to table the discussion for funding the construction of trails until the feasibility study is complete.

**ENGINEERING:**

Mr. Stabolepszy mentioned the 10 N. Brick Lane Project is progressing, and Lori Kolb commented that the concerns for water flow from the site appears to have been improved. Mr. Stabolepszy mentioned that Mrs. Asper's request for a hidden driveway sign was a legitimate request, however it appears that some of the vegetation from the neighboring property seems to be the issue with sightlines. Mr. Stoltzfus mentioned he had spoken to Mr. Asper and suggested that he speak with his neighbor to ask if they would be willing to allow him to trim a small amount of vegetation to improve the sightlines for the location of his driveway.

**BUILDING AND ZONING:**

Dwight Frizen reported that no permits were issued this month.

**OLD BUSINESS:**

Dwight Frizen briefly discussed the use of the larger recycle totes, and Council agreed to table the topic until the new trash and recycle bid is awarded.

**ADJOURNMENT:**

Motion was made by Doug Hoskins and seconded by Jack Stewart to adjourn the meeting. Meeting was adjourned at 8:45 PM.

Respectfully,

Lori Kolb, Secretary Treasurer