



The Borough of Elverson
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July 6, 2021

The monthly meeting of the Elverson Borough Council was held on July 6, 2021 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, Bob Clements
George Firrantello, Mayor Bob Broderick, and Secretary/Treasurer, Lori Kolb,
Absent: Council President Dwight Frizen

Also in attendance: Mark Stabolepszy, SSM Group, Doug Mountz, Vacancy Board Chair, Mike Trojecki, Candidate for Council, Tom Feeley, Republican Committee, Kim Reber, Resident and James Terbush, Resident

MINUTES:

Motion was made by Bob Clements and seconded by Jack Stewart accept the June meeting minutes as submitted. Motion carried by all.

PERSONS TO BE HEARD:

Mr. French turned the meeting over to the Vacancy Board Chair Person, Doug Mountz. Mr. Mountz announced he was in attendance for the purpose of filling the unexpired Council term of Doug Hoskins. Mr. Mountz opened the floor for nominations for the vacant Council position.

Mr. Feeley, Republican Committee Member, introduced Mike Trojecki as a candidate for filling the position. Mr. Feeley said that Mr. Trojecki worked in public service for 22 years, and is a retired police officer. Mr. Feeley suggested that Mr. Trojecki would be an asset to Council with his knowledge of public service and business.

Motion was made by Jack Stewart, seconded by George Firrantello, to appoint Mike Trojecki to fill the unexpired Council term through January 3, 2022. Merle Stoltzfus made a motion to close nominations. Motion Carried.

Mayor Bob Broderick swore in Mike Trojecki as the newly appointed Council Member of the Borough of Elverson.

Mr. French resumed the regular Council Meeting.

James Terbush spoke to Council regarding signs posted in the historic district which he felt were offensive. Mr. Terbush reviewed the governing limits for offensive signs, and suggested the only way to prevent the signs was to encourage everyone to respect their neighbors. There was no action taken by Council.

TREASURERS REPORT:

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

George Firrantello reported on the first six months of the 2021 budget.

PRESIDENTS REPORT:

Bob French reviewed the concerns for trash thrown around the pavilion at Livingood Park and said that the picnic tables had been piled up. Council discussed the recent vandalism that had occurred at Livingood Park. Council agreed having more of a police presence at the park would be helpful. Mayor Broderick mentioned that he has already been communicating with the State Police concerning recent vandalism. Council agreed to form a committee to monitor the park to deter vandals, however if those responsible for the damage at are witnessed causing destruction, State Police will be called.

Bob French requested a volunteer to be present for the Trash and Recycle Bid Opening on September 21, 2021. Mr. French agreed to be present for the bid opening.

BUILDING, GROUNDS STREETS AND LIGHTS:

Mr. French mentioned that there has been a request to replace the missing street sign for Park Avenue. Mr. French reported that the replacement sign will be the standard green color. Lori Kolb will contact Fas-stripe to install the sign.

Bob French mentioned that the schedule for replacing the doors at the train station has been delayed, as the contractor has retired. Mr. French reported he is reviewing the paint quote that was recently received for the train and freight station.

STATE POLICE:

Mr. French reviewed the State Police report.

ENGINEERING:

Mark Stabolepszy reviewed the preliminary/final land development plans proposed for 30 Yeingst Drive. Mr. Stabolepszy reported that the project proposes a commercial building for retail, with supporting warehouse and office uses. Mr. Stabolepszy reviewed the future location for a trail. Mr. Stabolepszy suggested putting the landscaping closer to the homes and have the future trail constructed closer to the building. Keith DeWalt presented pictures of the location and landscaping.

Motion was made by Bob Clements, and seconded by Jack Stewart, to approve the following waivers to the Borough of Elverson's Subdivision and Land Development Ordinance, for Daniel Thiel, for the construction of a commercial building to be located at 30 Yeingst Drive, Elverson, PA, as listed below:

Section 304.A - A waiver to allow the plan to be reviewed as a preliminary/final plan rather than a preliminary plan.

Section 402.C.2.h - A waiver to allow a contour interval of 2 feet rather than 1 foot, based upon the provision of spot elevations to clarify grading intent.

Section 618.A.1.c - A waiver to eliminate the requirement of constructing a sidewalk along Yeingst Drive frontage.

Section 618.B.6 – A waiver to allow the proposed pedestrian trail to be 6 feet wide rather than 8 feet wide.

Motion carried 5-1

Motion was made by Bob Clements, and seconded by Jack Stewart, to approve the following waivers to the Borough of Elverson's Stormwater Management Ordinance, for Daniel for the construction of a commercial building located at 30 Yeingst Drive, Elverson, PA, as listed below:

Section 225-17.A (1) – A waiver to not require a letter of adequacy from the Chester County Conservation District for the erosion and sediment control plan, contingent upon having Spots Stevens and McCoy review the plans for adequate E & S controls.

Section 225-19.A & E – A waiver to require stormwater quality treatment for 1 inch of runoff from the impervious areas on the site in lieu of the stated infiltration requirements.

Section 225-24.B (5) (b) – A waiver to allow a top of berm width of less than 8 feet for the rain garden. Motion carried 5-1.

Bob Clements made a motion seconded by Jack Stewart to acknowledge that there is no waiver to **Section 225.37.B (4) or Section 225.37.C** of the Borough's Stormwater Ordinance. Motion carried 5-1.

Bob Clements made a motion, seconded by Jack Stewart to approve a waiver of **Section 225 37.D**, not require the drawings to state a timeframe for repair of deficiencies. Motion carried 5-1.

Bob Clements, made a motion, seconded by George Firrantello to waive **Section 225 38** to not require an Operations and Maintenance (O & M) agreement. Motion carried 4 to 2.

Bob Clements made a motion, seconded by Jack Stewart to waive **Section 225 39** to not require an SWM easement or deed restriction. Motion carried 5-1.

Bob Clements made a motion, seconded by George Firrantello to acknowledge there is not a waiver to **Section 225 40** not to require certain post-construction BMP record keeping requirements. Motion carried 5-1.

A motion was made by Bob Clements, and seconded by Jack Stewart, to grant conditional approval of the preliminary/final plan for Daniel Thiel, for the construction of a commercial building for retail with supporting warehouse and office space, located at 30 Yeingst Drive, Elverson, PA, contingent upon satisfaction of all comments in the Spotts, Stevens and McCoy review letter dated July 2, 2021. Motion carried 5-1.

BUILDING AND ZONING:

Mr. French reviewed the report from Kraft Code Services, there were no concerns.

MUNICIPAL AUTHORITY:

Jack Stewart reviewed the topics from the Municipal Authority meeting.

New Business:

Mr. French suggested that the Tree Commission should be notified to request to have the tree trimmed at the West end of town so that the speed radar sign will be more visible. Mr. Stewart mentioned that the No Truck sign at Pine Street, is slightly off in direction, and there is a tree branch blocking the sight line. Mr. French said he will look into what could be done with the no truck sign, and have the branch trimmed back.

Jack Stewart welcomed Mike Trojecki to Council.

ADJOURNMENT:

Motion was made by Bob Clements and seconded by Mike Trojecki to adjourn the meeting. Meeting was adjourned at 8:34PM.

Respectfully,

Lori Kolb, Secretary Treasurer