



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

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March 1, 2022

The monthly meeting of the Elverson Borough Council was held on March 1, 2022, and called to order at 7:00 PM by Council President, Bob Clements who led the Pledge of Allegiance and Prayer.

**ATTENDANCE:**

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

Also in attendance: Mark Stabolepszy, SSM Group, Lisa Palser, Park, Recreation and Trails Committee, Shawn and Roslyn Blickley, Gregory Philips, YDASP, Donna Moyer, Property Owner, Chris Gabel, Property Owner and Jessica Sibley, Comcast.

**MINUTES:**

Motion was made by George Firrantello and seconded by Merle Stoltzfus accept the February 1, 2022 Council meeting minutes as submitted. Motion carried by all.

**PERSONS TO BE HEARD:**

Shawn Blickley introduced his self and his wife to Council Members, and spoke a bit about their family. Mr. Blickley said that his daughter and son in law, purchased Kolb Farm Store in Spring City, PA, and he would like to bring their products from the existing store, to the Borough, and propose to use 83 West Main Street as the location for the store. Mr. Blickley asked what Council felt the community may need and / or does not need, as their plan would be to become an active part of the community. Mr. Blickley explained the traffic study that was done did not show an issue with approximately 200 to 250 vehicles traveling in and out of the store daily, and reported that the sightlines were not a concern in the report. Mr. Stabolepszy advised that Mr. Blickley should contact Joe Boulanger, with Kraft Code Services, to review the parking, as that was not something he could advise on. Mr. Blickley explained that they would be planning to enter into a long term lease of the lower level of the building, and described the various inventory they would provide in the store, along with some vendor items. Mr. Clements asked what type of truck would deliver the product to the location, and how many parking spaces are available in the lot for use. Mr. Blickley said that deliveries would come from the Spring City store via a refrigerated box truck, every day or every other day, and explained there are 54 parking spaces, four of which are handicapped accessible. Mr. Stabolepszy asked if there would be any exterior changes to the building, to which Mr. Blickley explained that the exiting drive through windows would be replaced with sliding windows and some accessories that were there from the bank use would be removed. Mr. Kurtz asked what involvement the Spring City store had within the local school community. Mr. Blickley explained that they have provided back packs with supplies both at the store and the school. Mayor Prosser explained that the Borough relies heavily on the parking lot location for use during the Elverson Day and Parade events, to which Mr. Blickley said would be no problem. Mr. Clements suggested that, if established, consideration for a contribution towards trails in the community would be appreciated.

Ms. Palser discussed the walkability from Livingood Park, to the proposed store, and reviewed the areas where there were not currently sidewalks. Mr. Blickley explained that the area which was formerly the drive through would be blocked off for use, so that vehicles would not be driving through that area.

Gregory Philips with Yergey, Daylor, Allenbach, Scheffey and Picardi, introduced his self to Council and reviewed the years of experience that his firm offers, and said he is looking forward to continuing the relationship with the Borough. Mr. Philips said that he has been practicing since 2001, with specialties in Municipal law, Bankruptcy, Estate and Civil Litigation. Mr. Stoltzfus asked if Greg will be using the office on South Pine Street. Mr. Philips explained that Mr. Scheffey is still working out of the Elverson location, and they plan to continue to keep the office open and active.

Lisa Palser reviewed the waiver form for volunteers for consideration, which was provided by the Borough's insurance company. Ms. Palser explained that the waiver is not a requirement by the insurance company. Ms. Palser explained that chainsaws will need to be used to clear the Blue Rock Trail, however there was no intention to drop large trees, as that would be handled by a professional service if that need would arise. Lori Kolb explained that the insurance company confirmed that a waiver is not required, however consideration for the scope of work and equipment used by volunteers could be limited, if preferred, to lower the risk of injury. Council agreed that a waiver was not needed for volunteers, with the exception of George Firrantello, as he commented that he is in favor of requiring a waiver, which he felt would heighten awareness for the volunteer to realize they are working at their own risk.

Motion was made by Merle Stoltzfus, seconded by Jack Stewart, to not require a waiver for volunteers to clear trail areas. Motion carried 6-1 (George Firrantello opposed)

Lisa Palser asked if she should review the amendments included in the ATP Plan. Mr. Clements reported that the amendments were included in the ATP Plan, which was already approved by Council, and were recently reviewed and recommended by Members at the February 15, 2022 Planning Commission meeting. Ms. Palser provided the outline of the amendments in Council's packet. Mr. Firrantello commented he did not agree with trails being amended to be a use by right in all zoning districts. Mr. Stabilepszy mentioned that he had not typically seen trails listed as a use by right, and clarified that amendment would be part of the Borough's Zoning Ordinance, whereas the other sections in the outline would be amendments to the Borough's Subdivision and Land Development Ordinance. Mr. Philips expressed that trails tend to be relative to recreation, however Council would still need to final approve any action to amend the Zoning or Subdivision and Land Development Ordinances. Mr. Stoltzfus recommended that since there is no requirement for these amendments to be enacted currently, there is no need to approve amendments at this time. Mr. Stoltzfus felt that sometime within the next two years there may be a need to make the amendments, and it can be done simultaneously at a future date as needed, which would be more cost effective. Council agreed no amendments are needed to be made at this time.

Ms. Palser mentioned that the County Grant was not an option for trails matching funding as previously thought, and authorized as a contingency to the motion made at the February 1, 2022 Council meeting. Ms. Palser said she would like to get authorization for funds up to \$5,000 to get the easement to the Blue Rocks in place so that volunteers could begin work, and in parallel, apply for an AARP Grant, which would not require matching funds. Ms. Palser also requested funds up to \$7,000 for the purpose of obtaining an engineering estimate to fund a wire fence around the lagoons, and obtain an easement from MABE to extend the Hopewell

Spur trail, subject to approval from MABE.

Motion was made by George Firrantello, seconded by Mike Trojecki to authorize the Park, Recreation and Trails Committee to spend up to \$5,000 to proceed with establishing an easement for the proposed trail to the Blue Rocks, in lieu of the original motion made at the February 1, 2022 meeting. Motion carried by all.

Motion was made by Jack Stewart, seconded by Thomas Feeley, to authorize up to \$7,000, to fund the expense of an engineering estimate for obtaining a trails easement drawing, and installing fencing for the area by the former lagoons owned by MABE, contingent upon approval from MABE, and in lieu of the motion made at the February 1, 2022 meeting. Motion carried by all.

Motion was made by Merle Stoltzfus, seconded by Dennis Kurtz, for the Borough to accept the dedication of the easement, which was initially dedicated to Chester County on the Sproul Hill Subdivision Plan, and is now being offered to the Borough by Chester County. Motion carried by all.

#### **TREASURERS REPORT:**

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

George Firrantello reviewed the proposed use for the ARPA funds, no action was taken.

#### **PRESIDENTS REPORT:**

Motion was made by George Firrantello, and seconded by Dennis Kurtz, to enact Ordinance Number 2022-02, Authorizing execution of a cable franchise agreement between the Borough of Elverson and Comcast of Southeast Pennsylvania, LLC. Motion carried by all.

Motion was made by Merle Stoltzfus, seconded by George Firrantello to execute the Comcast Franchise Agreement. Motion carried by all.

Motion was made by George Firrantello and seconded by Jack Stewart, to adopt Resolution Number 02-2022 for the appointment of John Stewart as the Primary TCC Voting Delegate, George Firrantello as the First Alternate TCC Voting delegate, and Dennis Kurtz as the Second Alternate TCC Voting Delegate. Motion carried by all.

#### **MAYORS REPORT:**

Esther Prosser reviewed the outcome of the dangerous dog situation on Main Street, and said that the dog was no longer at the property. Ms. Prosser mentioned that there were two recent incidents reported, one was a break in at the Brick Lane Community Church, and the other was vandalism that occurred at the Post Office. Ms. Prosser commented that she is awaiting reports from the State Police.

Esther Prosser reported that the upcoming 2022 dates for Borough events are the Main Street Yard Sale on May 21<sup>st</sup>, the Memorial Day Ceremony on May 30<sup>th</sup>, Elverson Day on June 25<sup>th</sup> and the Parade on October 19<sup>th</sup>. Ms. Prosser suggested that an article regarding the upcoming Comcast Services could also be posted in the newsletter. Jessica Sibley with Comcast said she would provide some information for the Newsletter.

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

Mr. Feeley reviewed the possibility for new lighting in the gazebos, including a shield to avoid them from being vandalized. Mr. Feeley reviewed the concrete repair needed for the sidewalk, handicapped ramp, and steps at the Borough Building, and clean-up needed at the mailbox clusters on North Yeingst and on Main Street. Mr. Feeley is working with a handyman to get quotes for the proposed work.

Thomas Feeley reviewed the quote submitted by Amity Electric for the work needed to install the security system for Livingood Park, and for an additional outlet at the train station

Motion was made by Jack Stewart, seconded by George Firrantello, to approve the quote in the amount of \$1,938 for electrical work, as provided by Amity Electric. Motion carried by all.

Bob Clements reviewed the resident's complaint for the street lights being too bright on Park Avenue. Mr. Clements mentioned that Merle Stoltzfus proposed removing some of the lights, and Council Members discussed the possibility for relocating the lights as another option, but agreed it would need to be a change which would not affect safety. Lori Kolb will provide Dennis Kurtz with contact information for PPL representatives to see if there is an option to return bulbs to the previous lower lumens, and if so, what the cost to the Borough would be. Dennis Kurtz and Lori Kolb will also review re-locating some of the lights with PPL representatives.

## **STATE POLICE:**

Bob Clements reviewed the State Police report.

## **ENGINEERING:**

Mark Stabolepszy reviewed his report. Mr. Stabolepszy said that if Council wants to have the overlay work done on Park Avenue this year, he would need to start getting the pricing together. Mr. Stoltzfus recommended authorizing Mark Stabolepszy to look into current pricing for the work before determining if it would be cost effective to hold off. Mr. Stoltzfus will provide information regarding the proposed Phase II for Hopewell Manor to Mr. Stabolepszy for additional review in regard to how that project might affect the paving work, and Council agreed to have Mark Stabolepszy provide pricing information for the proposed overlay for Park Avenue.

## **BUILDING AND ZONING:**

Bob Clements reviewed the report from Kraft Code Services, there was only one permit issued for the month of February.

## **MUNICIPAL AUTHORITY:**

Jack Stewart reported that MABE has a new pump and blower on order for the Brick Lane pump station. Mr. Stewart said that the plant is operating very well.

## **UNFINISHED BUSINESS:**

Merle Stoltzfus reported that he was out of town and unable to review the line striping on South Chestnut Street with Tim Hennessey, however his goal is to request that PennDot paint a double line on South Chestnut Street, in an effort to create a better passing area. Mr. Stoltzfus will contact Tim Hennessey regarding this proposed plan.

**NEW BUSINESS:**

Merle Stoltzfus reported that if yard waste is not collected and composted by the Borough's hauler, at a minimum of once per month, the Borough would not qualify for future recycling grant funding. Mr. Stoltzfus reviewed the options for A.J. Blosenski to drop off a dumpster once a month for the purpose of yard waste collection. Donna Moyer mentioned she could look into an option for composting. Council will review again at the April meeting.

**ADJOURNMENT:**

Motion was made by George Firrantello, and seconded by Dennis Kurtz to adjourn the meeting. Meeting was adjourned at 8:46 PM.

Respectfully,

Lori Kolb, Secretary Treasurer