



**The Borough of Elverson**  
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May 4, 2021

The monthly meeting of the Elverson Borough Council was held on May 4, 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, Doug Hoskins, Bob Clements, George Firrantello, and Secretary/Treasurer, Lori Kolb; Absent; Council President Dwight Frizen, Council Member Jack Stewart and Mayor Bob Broderick

Also in attendance: Mark Stabolepszy, SSM Group, Glen Worgan, Hopewell Manor, Daniel Thiel, Property Owner, Charlotte Gehman and Lori Sifford, MABE, Barclay Hargreaves, EOC

**MINUTES:**

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

**PERSONS TO BE HEARD:**

Daniel Thiel reviewed his sketch plan for his proposed construction of a retail area with office space to support his maker's market business on Yeingst Drive. Mr. Thiel asked if Council could confirm if a Conditional Use process was needed. Mark Stabolepszy mentioned that at the April 20, 2021 Planning Commission Meeting, Members reviewed the plans, and felt that Conditional Use would not be needed, since the project proposed is a use by right. Council was in favor of the proposed plan, however no action was needed at this time.

Glen Worgan, reviewed his proposed plan to construct a second phase building, similar to Hopewell Manor, consisting of approximately 80 units. Mr. Worgan explained the positive improvements that are planned within the project which will benefit the Borough, including Park Avenue improvements, additional trails, and land preservation for additional open space. Mr. Worgan did mention that there is currently a wait list for those interested in living in the existing Hopewell Manor, and felt that there is a need for this type of housing. Mr. Stoltzfus mentioned that it would be an added benefit for the Borough Residents and Elverson Water Company to install a new well, which would be constructed with better protection than the current wells which service the community. Mr. Worgan requested a letter of support for the project from Borough Council, Sewer Authority and from the Trails Committee, to include with his application for project funding. Council was in favor of the project, and agreed a letter of support would be drafted for signatures. Mr. Stoltzfus offered that he would be willing to provide a letter of support from the Elverson Water Company as well. Mr. Worgan explained that he would likely not know if funding is approved until early 2022.

**TREASURERS REPORT:**

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

**PRESIDENTS REPORT:**

Bob French mentioned that the Cable Franchise agreement with Service Electric will be expiring in October of 2021. Lori Kolb will do some research on other areas served by Service Electric, and the topic will be discussed at a future meeting.

**BUILDING, GROUNDS STREETS AND LIGHTS:**

Bob French reviewed the work that needs to be done at the train and freight station. Mr. French said he will continue to work on a list of projects for which he will need to obtain quotes.

**STATE POLICE:**

Mr. French reviewed the state police report, there were no concerns.

**EMERGENCY MANAGEMENT:**

Barclay Hargreaves reported on COVID stats per the Chester County Department of Health. Mr. Hargreaves said he is working with the Borough's Committee and EMS Services to create an Incident Action Plan for the Elverson Day event. Mr. Hargreaves mentioned that due to the upcoming leadership changes, he will begin working on updating the Emergency Operations Plan when the new Council Members are elected.

**ENGINEERING:**

Mark Stabolepszy reviewed the status of the Elverson UMC subdivision project and recommended the plan be re-approved by Council conditioned upon satisfaction of the comment in the Spotts, Stevens and McCoy review letter dated April 17, 2021. Mr. Stabolepszy recommended approval of the Sunoco Settlement Agreement and Release.

Motion was made by Merle Stoltzfus, and seconded by George Firrantello to authorize Dwight Frizen to sign the Sunoco Settlement Agreement and Release as presented. Motion carried by all.

Motion was made by Bob Clements and seconded by Merle Stoltzfus to approve the final subdivision plan for the property at 25 South Brick Lane, Elverson, PA 19520, owned by Elverson United Methodist Church, conditioned upon satisfying the comment in the Spotts, Stevens and McCoy review letter dated April 17, 2021. Motion carried by all.

**BUILDING AND ZONING:**

Mr. French reviewed the report from Kraft Code Services, noting there was only one permit issued for an extension.

**MUNICIPAL AUTHORITY:**

Lori Sifford reviewed an update of the Municipal Authority Meeting topics, reporting that the final grinder pump station at Blue Rock has been certified, and the last six units are scheduled for settlement. Mrs. Sifford mentioned the board has been encouraging the developer to complete the improvements at the Corbet Pump Station. Mrs. Sifford said that the board is discussing updating their capital improvements plan. Mrs. Sifford reported they have a small water and sewer grant, and they are hoping to get the aeration tank improvements completed in July or August, when the drier weather allows.

Mrs. Sifford said that the Act 537 is something the board would like to see updated, so that the Municipal Authority has real data for future development in the Borough. Mr. Stoltzfus mentioned that the timing of the process for updating the Act 537 is often done during the time of a new development. Mrs. Sifford commented that she felt the more information that is available prior to future construction would be best. Mrs. Gehman commented that the Act 537 may only have to be modified, rather than completely redone. Mr. Stabilepszy expressed that it would be dependent upon what DEP determines is needed in regard to the Act 537 update. Mrs. Sifford asked if a traffic study would be needed for the proposed Hopewell Manor project, however Mr. Stoltzfus said that the project is not yet that far along.

**UNFINISHED BUSINESS:**

Mr. Clements reviewed updates from the trails committee meeting. Mr. Clements said that there will be a group of people walking through the area referred to as the "Y", which runs from Stoneridge, to Steeplechase and continues to where it splits behind that area, to possibly consider an alternate plan. Mr. Firrantello said that they will either decide to eliminate the area from the trails plan or to speak to neighboring properties to make a determination. Mr. Stoltzfus commented that if the area referred to as the "Y" does not work at all, the committee should consider the potential offer of an easement, which is why it is still being reviewed.

**NEW BUSINESS:**

Bob French reviewed a residents concern for political signs and flags that are still out from the November election. Mr. French said that the zoning requires removal of political signs within five days after the election date, but there is nothing restricted in regard to the flags. Mr. Stoltzfus suggested that the resident could speak to the neighbor if he feels the flag is offensive.

**ADJOURNMENT:**

Motion was made by Doug Hoskins and seconded by Bob Clements to adjourn the meeting. Meeting was adjourned at 8:33 PM.

Respectfully,

Lori Kolb, Secretary Treasurer