



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

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January 8, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, January 8, 2019 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, Bob French, Merle Stoltzfus, Doug Hoskins, Bob Clements, Mayor Bob Broderick, and Secretary/Treasurer, Lori Kolb; Absent: Council Members Jack Stewart and George Firrantello

Also in attendance: Kent Morey, SSM Group, Ben and Megan Pupeck, and Esther Prosser

MINUTES:

Motion was made by Doug Hoskins and seconded by Bob Clements to accept the December 2018 meeting minutes as submitted. Motion carried by all.

PERSONS TO BE HEARD:

Ben and Megan Pupeck spoke to Council regarding a property which is for sale on Brick Lane. Mr. Pupeck explained they are interested in purchasing the property, and inquired as to if they could build a single family detached dwelling under the current commercial zoning. Merle Stoltzfus explained that a proposed single family home constructed on the portion of the Brick Lane property that is within the Borough would require going through the process of Conditional Use. Mr. Stoltzfus explained that if they planned to disturb anything on the West Nantmeal Township portion of the property, they would also need to submit their plans to West Nantmeal Township for consideration. Mr. Pupeck reviewed other miscellaneous questions regarding the property with Council. Mr. Stoltzfus made the recommendation that Mr. Pupeck work with an engineer in regard to the best plan for the property.

TREASURERS REPORT:

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

PRESIDENTS REPORT:

Motion was made by Bob Clements and seconded by Merle Stoltzfus to re-appoint Doug Mountz to Zoning Hearing Board; and to re-appoint John Carroll to Planning Commission. Motion carried by all.

Motion was made by Merle Stoltzfus and seconded by Doug Hoskins to continue representation and appoint Yergey, Daylor, Allebach, Scheffey, Picardi as Borough Solicitor; Spotts, Stevens, McCoy, requesting Mark Stabolepszy as representative for Engineering Services; Kraft Codes Services LLC, as Building Code Official; Joe Bollinger as Zoning Officer; BB&T Bank as Financial Institution; RKL, LLP as Auditor; H.A. Thomson as Insurance Company, and Barclay Hargreaves as Emergency Management Coordinator. Motion carried by all.

Motion was made by Merle Stoltzfus and seconded by Doug Hoskins to approve the 2019 Committees, Commissions and Project lists as presented. Motion Carried by all.

Dwight Frizen reviewed the email received in regard to House Bill 2564 for Small Wireless Facilities Deployment. After discussion, Council agreed there is sufficient management of Wireless Facilities recorded in the Borough's current Zoning Ordinance.

BUILDING, GROUNDS STREETS AND LIGHTS:

Doug Hoskins reported that only one street light was out, and it was reported to PPL for repair. Bob French reported he is still working towards arranging repairs for the Gazebos at Livingood Park. Bob French also reported that he will purchase a new flag for the park in early spring.

STATE POLICE:

Dwight Frizen reviewed the State Police Report, there were no concerns.

EMERGENCY MANAGEMENT:

Barclay Hargreaves reviewed the description of the course offered for Elected Officials, to introduce them to Chester County's Department of Emergency Services, Emergency Management Division, and review of the Handbook. Mr. Hargreaves reported the course will be held on February 2, 2019 from 9:00 AM until 1:00 PM at the Chester County Public Safety Training Campus. Mr. Hargreaves also reported that the Emergency Management Division and First Responders are working closely together to plan for any possible Pipeline Emergency.

ENGINEERING:

Kent Morey reviewed the proposed curb cut for the train station building. Lori Kolb will contact Alan Myers representative to research what information they will require for the proposed curb cut. Mr. Morey presented Council with a rough estimate of \$3,000 for engineering fees to obtain the PennDot Highway Occupancy Permit. Council agreed to move forward with the curb cut.

Kent Morey reported they have reviewed the Twin Pines Final Plan and issued a review letter dated January 4, 2019. Mr. Morey mentioned several of the conditions of approval remain to be addressed.

Merle Stoltzfus discussed the proposed start-up of the Blue Rock Development.

Merle Stoltzfus made a motion to delegate Bob Clements, and the Planning Commission the authority to enforce the conditional use provisions, which are stated in the Order issued to the applicant Dan Schempp, dated December 9, 2013, for the development of the property located at 80 Park Avenue, Elverson, PA, seconded by Doug Hoskins. Motion carried by all.

BUILDING AND ZONING:

Bob Clements made a motion to adopt Resolution No. 2019-01, for Kraft Code Services 2019 updated fee schedule for zoning, permit fees, building permit and inspection fees, plumbing permit fees, electrical permit fees, mechanical permit fees, mandated fees and subdivision and land development submission fees, seconded by Bob French. Motion carried by all.

MUNICIPAL AUTHORITY:

Bob Clements reviewed the topics discussed at a meeting held on December 18, 2018, with representatives from the Municipal Authority's Board and administrator. Mr. Clements reviewed details regarding the inflow, capacity, and rate increase. Mr. Clements reported the board has approved, and plans to proceed with replacement of the electrical panel, which will increase efficiency of the blower, and caulking to improve infiltration at the Corbett and Brick Lane Pump Stations. Mr. Clements mentioned that the televising project is currently on hold. Mr. Clements also reported that inspections of the first 121 homes will begin on April 1, 2019.

UNFINISHED BUSINESS:

Dwight Frizen reviewed the next steps for the Proposed Property Maintenance Ordinance. Lori Kolb will request that Kraft Code Services provide the enforcement policies and procedures for the proposed Property Maintenance Ordinance.

NEW BUSINESS:

Merle Stoltzfus reported concerns for a noise issue in Springfield Village. Council agreed that Merle Stoltzfus, Bob Broderick and Lori Kolb will work together to determine the best resolution for the noise issue.

ADJOURNMENT:

Motion was made by Bob Clements and seconded by Bob French to adjourn the meeting. Meeting was adjourned at 8:36 PM.

Respectfully,

Lori Kolb, Secretary Treasurer