



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

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February 5, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, February 5, 2019 and called to order at 7:00 PM by Council President, Dwight Frizen who led the Pledge of Allegiance and Merle Stoltzfus led in Prayer.

**ATTENDANCE:**

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

Also in attendance: Mark Stabolepszy, SSM Group, Jon Mountz, Alyssa Oxenford, and Scarlet Oxenford

**MINUTES:**

Motion was made by Bob Clements and seconded by Merle Stoltzfus to accept the January 2019 meeting minutes as submitted. Motion carried by all.

**TREASURERS REPORT:**

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

**PRESIDENTS REPORT:**

Dwight Frizen reviewed a letter received from the Chester County Planning Commission requesting that the Borough pass a resolution in support of the County's Landscapes3 Comprehensive Plan. Mr. Frizen reported that the letter also offered the option to schedule a presentation meeting with representatives from the Chester County Planning Commission to review the Landscapes3 Plan. Council requested that Lori Kolb contact the Chester County Planning Commission Office to schedule a presentation.

Merle Stoltzfus suggested Council consider forming a Committee to research information regarding the proposed casino for Caernarvon Township, and how it might impact the Borough. Mr. Stoltzfus also suggested the Committee meet with Representative Hennessey to discuss the proposed casino, after which the Committee Members would register to represent the Borough at the Public Input Meeting scheduled for March 4, 2019, at the Caernarvon Township Building.

Merle Stoltzfus made a motion to assign Dwight Frizen, Doug Hoskins, George Firrantello and Bob Broderick as Casino Committee Members, seconded by Bob French. Motion carried by all.

Jack Stewart made a motion to approve the agreement between Elverson Borough and the PA Strikers Fast Pitch Softball for the use of both ball fields at Livingood Park, with the condition that Lori Kolb revise the agreement to include the 2019 scheduled dates, and verify the donation commitment with Tony Marsalo, seconded by George Firrantello. Motion carried by all.

**PERSONS TO BE HEARD:**

Merle Stoltzfus and Jon Mountz spoke to Council about the subdivision of the property located on Springfield Drive. Mr. Stoltzfus reported he plans to construct a home on the new lot, and requested a waiver of specific sections from the Borough's Stormwater Ordinance. Council discussed the proposed waivers, and recommended that Merle Stoltzfus and Jon Mountz meet with Mark Stabolepszy to develop a plan for those sections of the Stormwater Ordinance that are found to be most applicable to the property. Mr. Stoltzfus and Mr. Mountz will present applicable waivers from the Borough's Stormwater Ordinance for Council's consideration at the March 5, 2019 Council Meeting.

**BUILDING, GROUNDS STREETS AND LIGHTS**

Motion was made by Bob Clements, to adopt Property Maintenance Ordinance Number 01-2019, for the Borough of Elverson as advertised, seconded by Bob French. Motion carried by all.

Council agreed that Lori Kolb will provide a copy of Property Maintenance Ordinance Number 01-2019 to Kraft Code Services, and request that Joe Boulanger inspect the property at 21 S. Brick Lane for compliance.

**STATE POLICE:**

Dwight Frizen reviewed the State Police Report with Council.

**ENGINEERING:**

Mark Stabolepszy reported that all conditions of approval for the Twin Pines Subdivision Final Plans have been satisfied, and recommended Council re-approve. Mark Stabolepszy mentioned he met with Bob French at the Train Station to review the plans for the curb cut, and said he will begin working on preparing the Highway Occupancy Permit for submission to PennDot. Mark Stabolepszy recommended a letter be drafted to release the bond for Springfield Village, conditioned upon receipt of payment for all outstanding invoices

Jack Stewart made a motion to re-approve the final plans for the Twin Pines Subdivision, as submitted, seconded by Bob Clements. Motion carried by all.

Bob Clements made a motion to completely release the bond in amount of \$50,255.46 for Springfield Village, conditioned upon the developer paying all remaining project costs to the Borough, and submission of evidence of NPDES Permit Notice of Termination, seconded by Bob French. Motion carried by all.

**BUILDING AND ZONING:**

Dwight Frizen reviewed the report from Kraft Code Services.

**MUNICIPAL AUTHORITY:**

Jack Stewart reported on the topics from the Municipal Authority Meeting. Mr. Stewart mentioned repairs have been done to the Corbin and Brick Lane pumping stations to prevent infiltration, however no results are available as yet. Mr. Stewart reported he hopes to have a report on results at the March meeting. Mr. Stewart mentioned sewer maintenance inspections will begin in the spring.

**UNFINISHED BUSINESS:**

Bob Clements reported he has visited the site of townhomes at another location, which are similar to the townhomes proposed for the Blue Rock project. Mr. Clements recommended if final plans are submitted, Council consider requiring that stone be included on the front of the proposed townhomes. Mr. Clements also suggested that Council may want to visit the site where the similar townhomes are constructed, to review the architecture for what is being proposed. Mr. Clements mentioned that in looking at the proposed plan, the property drops down from the road, and it appears the townhome foundations would be lower than the road, which he felt would give an overall better appearance. Mr. Clements reported that new plans have not been submitted as yet. Council discussed that the submission of final plans would fall under the previous Borough Subdivision and Land Development Ordinance. Merle Stoltzfus recommended that if final plans are submitted to the Planning Commission during Bob Clements absence, that it would be best to have someone from Council attend that Planning Commission meeting.

**NEW BUSINESS:**

Dwight Frizen reviewed a letter from a resident who has concerns for the condition of a property located on Conestoga Road. Mr. Frizen reported that the letter indicated the property of concern was unoccupied and falling down. Council was not certain if the property was unoccupied, and agreed if after further research, the property is found to be in possible violation, Joe Boulanger will be notified.

**ADJOURNMENT:**

Motion was made by Bob Clements and seconded by Jack Stewart to adjourn the meeting. Meeting was adjourned at 8:26 PM.

Respectfully,

Lori Kolb, Secretary Treasurer