



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

P.O. Box 206  
Elverson, PA 19520  
Phone (610) 286-6420  
Fax (610) 286-5950

March 5, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, March 5, 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, Merle Stoltzfus, Jack Stewart, Doug Hoskins, George Firrantello, and Lori Kolb, Secretary/Treasurer; Absent: Council Members Bob Clements and Bob French, Mayor Bob Broderick

Also in attendance: Mark Stabolepszy, SSM Group, James TerBush, Resident; George TerBush, Resident; Ron Beebe, Evan Beebe, Boy Scout; Ralph and Fran Romig, Property Owner; Bob and Cynthia Asper, Esther Prosser, Park and Recreation Committee

**MINUTES:**

Motion was made by Doug Hoskins and seconded by George Firrantello to accept the February 2019 meeting minutes as submitted. Motion carried by all.

**PERSONS TO BE HEARD:**

Ralph Romig reviewed the proposed plans for construction of a home on the property located at 121 South Chestnut Street. Mr. Romig said that Bob Asper was interested in purchasing the lot. Mr. Stewart explained that the Municipal Authority's engineer is in the process of researching the lateral located near the property. Mr. Romig expressed that he was aware when he purchased the lot that it was non-conforming in size, and said he was hoping the process for a special exception would not be needed in order to build. Mr. Romig confirmed that the proposed structure will be constructed within the required setbacks in accordance with the SR Zoning. Mr. Stabolepszy said that the construction of a single family home will not require the process of land development, and further mentioned that as long as the impervious area coverage does not exceed 1000 square feet, the lot would be exempt from the requirement of the Stormwater review process. Council agreed, that provided the setbacks meet the minimum requirement per the SR Zoning, and all other requirements of the Borough's Zoning Ordinance are met, a motion could be made to allow Joe Boulanger from Kraft Code Services to process a future permit application for the property as described above.

Merle Stoltzfus made a motion that Dwight Frizen express it is the will of Borough Council that based on the lot size of not less than 20,000 square feet, and meeting all other requirements of the Borough's Zoning Ordinance, Council authorizes Joe Boulanger to issue a building permit for the lot located at 121 South Chestnut Street, seconded by Jack Stewart. Motion carried by all.

Esther Prosser mentioned that Evan Beebe would like to do an Eagle Scout project at Livingood Park. Evan Beebe explained that he would like to construct a free library at the Livingood Park. Mr. Beebe presented a picture of what the free library would look like. Mr. Beebe said he would like the opportunity to provide the free library box for the community, and explained how the library works. Mr. Beebe said the project would also help him in his process for working toward his Eagle Scout. Mr. Beebe also said he plans to construct a bench near the library box for sitting to read as well. Mr. Beebe explained that the books would be monitored to be certain all literature is appropriate, and the library box will be weather proof to protect the books. Mr. Beebe will work with the Park and Recreation Committee to determine the best location for the library box and bench.

Jack Stewart made a motion to approve the free library project, and bench to be constructed at Livingood Park, at a location as determined by the Borough's Park and Recreation Committee, seconded by George Firrantello. Motion carried by all.

James TerBush expressed his appreciation to Council for the recently adopted Property Maintenance Ordinance. Mr. TerBush spoke to Council regarding history of the poor condition and sheriff's sale of the property located at 21 S. Brick Lane. Mr. TerBush reviewed several processes for blight properties which the Borough could consider. Council discussed the Notice of Violation, which was drafted by Kraft Code Services. Mr. Stabolepszy explained that the process of the Notice of Violation does take time, and Dwight Frizen said the Borough Office will follow up with Kraft Code Services regarding the notice. Mr. TerBush also reported that several people have noticed an odor of diesel fuel, which could be coming from the tank that is located on the property. Lori Kolb will review the concern for the odor with the Zoning Officer.

#### **TREASURERS REPORT:**

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

George Firrantello said that he has reviewed the 2018 Audit, and reported the audit accurately reflects what is on the Borough's books.

#### **PRESIDENTS REPORT:**

Dwight Frizen mentioned that Bob Clements recommended Council request a presentation of the Chester County Landscapes3 Comprehensive Plan. Mr. Frizen would like to schedule a date for the presentation. Lori Kolb will contact the County Representatives to schedule a presentation.

#### **CASINO COMMITTEE:**

Dwight Frizen said that he had attended the meeting on March 4, 2019, at Caernarvon Township regarding the proposed Casino, and reported that he spoke on behalf of the Borough Council. Mr. Frizen reviewed information from the meeting, and Council discussed the proposed casino. Mr. Frizen said he will follow up with the Gaming Board regarding future meetings for the proposed casino.

#### **STATE POLICE:**

Dwight Frizen reviewed the State Police report.

**ENGINEERING:**

Mark Stabolepszy reported that the Blue Rock final plans have been submitted. Mr. Stabolepszy said he will be reviewing the plans in preparation for the April Planning Commission Meeting. Mr. Stabolepszy reviewed the plans for the curb cut at the train station, for which he has prepared a Highway Occupancy Permit for submission to PennDot.

Jack Stewart made a motion, seconded by Doug Hoskins to authorize Dwight Frizen to sign the Highway Occupancy Permit for the curb cut at the train station, and to allow Mark Stabolepszy from SSM Group, Inc. to submit the Permit on behalf of the Borough of Elverson. Motion carried by all.

**BUILDING AND ZONING:**

Dwight Frizen reviewed Kraft Code Services report.

**MUNICIPAL AUTHORITY:**

Jack Stewart reported on the topics from the Municipal Authority's meeting.

**UNFINISHED BUSINESS:**

Dwight Frizen discussed traffic calming efforts which could be considered for Main Street. Council determined it would be best to retract the request made to PennDot for the speed study on Main Street, and to form a committee to review options for additional traffic calming.

**NEW BUSINESS:**

Merle Stoltzfus recommended someone from Council attend the Penn Vest meeting scheduled for March 13, 2019. George Firrantello will try to attend the Penn Vest meeting.

Dwight Frizen reviewed an email received from a resident, asking that the Borough consider drafting a letter to PennDot to request a study to determine if brake retarder restriction is warranted on Route 401. Lori Kolb will draft a letter to PennDot requesting a study.

Dwight Frizen reviewed a letter from Whitford Corporation and PSI, regarding the application they have submitted to the DEP for an Air Permit Application. Lori Kolb will draft a letter to request additional information in regard to the application.

**ADJOURNMENT:**

Motion was made by Merle Stoltzfus and seconded by George Firrantello to adjourn the meeting. Meeting was adjourned at 9:07 PM.

Respectfully,

Lori Kolb, Secretary Treasurer