



The Borough of Elverson
101 South Chestnut Street
P.O. Box 206
Elverson, PA 19520
Phone (610) 286-6420
Fax (610) 286-5950

May 7, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, May 7, 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, Jack Stewart, Doug Hoskins, George Firrantello, Bob Clements, Mayor Bob Broderick, and Secretary/Treasurer, Lori Kolb

Also in attendance: Mark Stabolepszy, SSM Group, Joe Margusity, Blue Rock at Elverson Developer, Susan Elks, Chester County Planning Commission, Joe Boulanger, Kraft Code Services, Bob Asper, Property Owner, Lieutenant Donahue, Pennsylvania State Police

MINUTES:

Motion was made by Doug Hoskins and seconded by Bob French to accept the April 2019 meeting minutes as submitted. Motion carried by all.

PERSONS TO BE HEARD:

Susan Elks from Chester County Planning Commission provided a presentation of the County's Landscapes3 Comprehensive Plan. Ms. Elks reviewed the various categories and goals included in the plan, along with a description of how the plan was developed. At the conclusion of the presentation, Ms. Elks reviewed and answered questions from Council Members.

Joe Margusity, developer, presented the revised Blue Rock at Elverson Final Plan. Council discussed review of the submitted HOA documents and decided that in addition to Solicitor Jim Scheffey reviewing them, Councilmen Merle Stoltzfus and George Firrantello would also review the documents and provide comments. Mark Stabolepszy then led Council and Mr. Margusity through a number of the comments in his May 7, 2019 review letter. Mr. Margusity clarified, as per comment 19, that there would be a Homeowners Association rather than a Condominium Association.

Motion was made by Merle Stoltzfus and seconded by Bob Clements to approve the final plan conditioned upon the applicant satisfactorily addressing all comments in the May 7, 2019 Spotts, Stevens and McCoy letter, with the following clarifications:

Comments 1, 3 and 6 – the HOA document is subject to review by the Borough Solicitor and Borough Council and approval by Borough Council.

Comment 2 – Stone veneer shall be added to the front of the units, extending several feet up from the ground, subject to Borough Council approval and more vertical stagger shall be added between units, also subject to Borough Council approval.

Comments 4.a and 9 – Borough Council will either require the pipes in 4.a to be replaced and will waive the recreation fee or they will allow the existing pipes to remain and will require a recreation fee of \$15,000. Motion carried by all.

Bob Asper, Property Owner of 121 S. Chestnut Street discussed the concern for staying within setbacks for building on his property. Mr. Asper asked about the options of either an easement, or a subdivision as being a possible solution. Mr. Stabolepszy explained an easement would not work for what Mr. Asper was trying to accomplish in regard to setbacks, however a subdivision or variance would most likely be the options he could research.

TREASURERS REPORT:

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

PRESIDENTS REPORT:

Dwight Frizen provided a picture of the Volleyball Court at Livingood Park for Council's review, and consideration for possibly refurbishing the deteriorating area. Council determined it was best to have the Park and Recreation Committee look into getting quotes for making the needed improvements to the court to bring it back to playable condition. Lori Kolb will turn the research on the court improvements over to Park and Recreation Committee.

Bob Clements made a motion to adopt Resolution Number 2019-02 opposing House Bill 349, seconded by Jack Stewart. Motion carried by all.

BUILDING, GROUNDS STREETS AND LIGHTS:

Bob French mentioned that he is in the process of waiting for quotes for masonry work at Borough Hall, roof work and repairs for the gazebo's and pavilion at Livingood Park, and improvements to the basketball court at Borough Hall.

STATE POLICE:

Lieutenant Donahue of the Pennsylvania State Police reported on his history with Police work. Lieutenant Donahue reviewed patrol work that the troopers are doing in the area, including school checks, and reported that the interaction and presence at the schools has been successful. Lieutenant Donahue reported that crime is down in the area and throughout the United States. Dwight Frizen and Bob Clements expressed appreciation for the State Police, and their service to the Elverson Borough Community.

BUILDING AND ZONING:

Joe Boulanger reviewed the process for the next steps for addressing the maintenance violations at 21 S. Brick Lane. Mr. Bollinger explained that with Council's approval, a citation would be drafted, which should be reviewed by the Borough's solicitor prior to being filed with the District Justice Office. The bank would be notified of the citation, and the hearing date, once it has been set. Mr. Boulanger said the court would not determine guilt or innocence, rather they would assess a fine to be charged against the defendant, not to exceed \$12,000. Mr. Boulanger said he will consult with those in his office who have dealt with bank owned properties, and will forward information to Lori Kolb for distribution. Council will then advise Mrs. Kolb to notify Joe Boulanger of their decision for the next steps.

MUNICIPAL AUTHORITY:

Jack Stewart reviewed the report from the Municipal Authority.

NEW BUSINESS:

Merle Stoltzfus mentioned he spoke with a representative from PSAB regarding holding an informational meeting to educate residents, and promote interest in local government. Council agreed that Lori Kolb could attend the informational meeting.

ADJOURNMENT:

Motion was made by Bob Clements and seconded by Bob French to adjourn the meeting. Meeting was adjourned at 9:13 PM.

Respectfully,

Lori Kolb, Secretary Treasurer