



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

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June 4, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, June 4, 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, Jack Stewart, Doug Hoskins, Bob Clements, George Firrantello, Mayor Bob Broderick, and Secretary/Treasurer, Lori Kolb, Absent: Merle Stoltzfus

Also in attendance: Mark Stabolepszy, SSM Group, Jonathan Leinbach, Contractor, Ben and Megan Pupek, Property Owners, Lori Sifford and Charlotte Gehman, MABE, Tim Griesser, Resident, Ron Renzulli, Bob Grisillo

MINUTES:

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

PERSONS TO BE HEARD:

Jonathan Leinbach spoke to Council regarding the stormwater management plan for the property at 83 S. Brick Lane. Mark Stabolepszy reviewed the SSM Stormwater Plan review letter for the property, dated May 30, 2019. Mark Stabolepszy agreed to provide Ben Pupek with the stormwater operation and maintenance agreement, per section 703 of the Elverson Borough's stormwater requirement.

Bob Clements made a motion to grant a waiver to the infiltration requirement, Section 306 of the Elverson Borough's Stormwater Plan, seconded by Jack Stewart. Motion carried by all.

Jack Stewart made a motion to waive the financial security requirement, Section 110 of the Elverson Borough's Stormwater Plan, seconded by Bob Clements. Motion carried by all.

Jonathan Leinbach will provide an electronic copy of the revised Stormwater Plan to Mark Stabolepszy to confirm all remaining comments are satisfied.

Ron Renzulli, explained to Council that he and his business partner Bob Grisillo are interested in purchasing the property located at 21 E. Main Street, formerly the G & G Automotive business. Mr. Renzulli reported he and Mr. Grisillo are considering relocating their automotive sales and service company to the Main Street property, and presented proposed drawings of their ideas for re-building, as they said the existing structure is in bad condition. Tim Griesser, a resident of Elverson, spoke in support of the proposed improvements to the property. Mr. Grisillo explained the plan in more detail, and said that the esthetics to the new proposed new building would complement the town center area. Mr. Renzulli also discussed the possibility of combining the lots into one deed. Mr. Stabilepszy recommended the proposed purchasers meet with the Borough's zoning officer to review their plan to determine what the requirements would be for their business and the proposed new building.

PARK AND RECREATION:

Esther Prosser reported that Park and Recreation Committee has decided they would like to move forward with removing the light poles, and cement bases at the basketball court at the Borough Hall. Ms. Prosser said the total cost for the work is \$4,160. Council agreed to move forward with removal of the light poles and cement bases.

Ms. Prosser proposed additional changes to the basketball court area at the Borough Hall for the 2020 budget. Ms. Prosser also mentioned the Committee Members are considering the possibility of connecting the trail from Summerfield to the Livingood Park area. Ms. Prosser reviewed drawings to describe the area where the trails would connect, and mentioned that she is working on forming a Trails Committee, separate from the Park and Recreation Committee, to review the plan.

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:

George Firrantello made a motion, seconded by Doug Hoskins to adopt Resolution Number 2019-03 to endorse the Chester County Planning Commission's Landscapes3 Comprehensive Plan. Motion carried by all.

BUILDING, GROUNDS STREETS AND LIGHTS:

Bob French reported that he is waiting for the contractor to schedule the concrete work at the Borough Building, and he is currently getting additional quotes for gazebo and pavilion roof work.

Council reviewed a letter submitted by a resident, requesting consideration for radar signs to be installed after the Main Street construction is completed. Council discussed that the expense for the radar signs was already planned for inclusion in the 2020 budget. Mr. French mentioned that he preferred the signs recommended in the letter from the resident, and said he will do additional research on the type of signs to be purchased.

Council discussed the damaged sign located at North Chestnut Street and Route 23, and determined that the sign is not helpful, and should not be replaced. Council also agreed the sleeve to the sign should be cut off. Lori will contact Fasstripe to have them come out to cut the sleeve.

STATE POLICE:

Council reviewed the State Police report.

EMERGENCY MANAGEMENT:

Council reviewed the Emergency Management report, which included an upcoming class on the topic of First Responder Mental Health Awareness Project, to be held on June 20th at the Twin Valley Fire Department. Also included in the report was the announcement of a Fire and EMS Strategic Planning Kick Off Meeting, which is a program to evaluate how fire and EMS services are currently being provided for within Chester County as compared with other geographical areas of similar size and population, and to provide guidance to address the future of the fire and EMS delivery in Chester County based on emerging trends and best practices in fire protection and EMS. At the conclusion of the project, Municipal resources will provide all Chester County Fire Chiefs, EMS Chiefs, Municipal Managers and elected officials with a resource document that includes identifiable performance measures and actionable recommendations for the future.

ENGINEERING:

Bob Clements made a motion to require a \$15,000 recreation fee be remitted from the Blue Rock at Elverson Developer, in lieu of dedicated recreation land as per Section 612.B of the Subdivision Ordinance, seconded by Bob French. Motion carried by all.

Mark Stabolepszy reported that based upon some of the items raised in the 83 S. Brick Lane stormwater review he has developed a potential policy statement for Council's review and adoption. Mr. Stabolepszy explained the goal of the policy is to set forth certain duties and set forth several Ordinance waivers, for the sake of doing things consistently going forward. Council was in favor of the proposed policy, and Mr. Stabolepszy said he will revise and provide a new draft for Council to review.

BUILDING AND ZONING:

Dwight Frizen reviewed the report from Kraft Code Services.

MUNICIPAL AUTHORITY:

Charlotte Gehman reported that the Municipal Authority has completed 56 sewer inspections, and as a result, there have been four (4) sump pumps re-routed, and 16 clean-out corrections completed. Mrs. Sifford reported that they have not yet been able to confirm data as to any improvements to the infiltration, however the Corbett Pump Station was checked just after a bad storm, and all was looking very good. Mrs. Sifford reported that they have contracted Systems Design as MABE's new engineer. Mrs. Sifford confirmed that the review letter for the Blue Rock at Elverson Project was issued by Systems Design, and they are addressing all comments. Mrs. Sifford mentioned that she felt good communication is key, and requested that communication remain open between the Borough and the Municipal Authority throughout the Blue Rock at Elverson project.

Council discussed the status of the Blue Rock at Elverson Project. Mr. Stabolepszy explained that the developer is exercising his right to begin work within guidelines according to PA Municipality Planning Code. The developer understands he must provide escrow to the Borough for construction inspections, however currently he is not doing any work that requires inspections.

UNFINISHED BUSINESS:

Council discussed the date for the seminar proposed by Merle Stoltzfus, and all were in favor of the seminar, but determined it would be best to change the date from August 3rd to September (TBD), sometime after the Labor Day weekend. Council agreed to save the date postcards being sent out, and to post in the Newsletter, and on the Borough's website. Council also discussed the possibility of advertising on the Elverson Next Door App as well.

NEW BUSINESS:

Dwight Frizen reviewed a noise concern from a Parkside resident. Jack Stewart recommended having the Zoning Officer look into doing a decibel reading to determine if the noise is in excess of what is permitted according to the Borough's Zoning Ordinance. Lori Kolb will contact the Zoning Officer to request the decibel reading.

Jack Stewart reported concerns for the traffic pattern change at the intersection of S. Pine Street and Route 23. Lori Kolb will report the concerns to the contractor for Alan Myers and to the PennDot Representative.

ADJOURNMENT:

Motion was made by Bob Clements and seconded by Doug Hoskins to adjourn the meeting. Meeting was adjourned at 9:17 PM.

Respectfully,

Lori Kolb, Secretary Treasurer