



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

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July 2, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, July 2, 2019 and called to order at 7:00 PM by Council President Dwight Frizen, who led the Pledge of Allegiance with Council Member Merle Stoltzfus leading the prayer.

**ATTENDANCE:**

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

Also in attendance: Mark Stabolepszy, SSM Group, Shirley Crehan, Codification Committee, Lori Sifford, MABE, Richard Gable and Leslie Leary Gable, Business Owners

**MINUTES:**

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

**PERSONS TO BE HEARD:**

Shirley Crehan reviewed an update of the Codification of the Borough's Ordinances that she and Lori Kolb have been reviewing. Ms. Crehan explained that she and Lori Kolb have worked through a 35 page analysis which was provided by General Code, some of which has been distributed to the Borough Solicitor, MABE and Mark Stabolepszy, SSM for additional review. Merle Stoltzfus recommended that Council review the table of contents for the Codification, and note which Ordinances they would like to review. Mr. Stoltzfus said that this would be a good opportunity to repeal any Ordinances that may no longer be needed. Council passed around the table of contents, and initialed those topics for which they would research.

**TREASURERS REPORT:**

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

**BUILDING, GROUNDS STREETS AND LIGHTS**

Bob French mentioned he is waiting for additional pricing for both the gazebo and the pavilion roof. Mr. French also reported that the light poles by the basketball court are scheduled to be removed the last week of July or the first of August, after which the removal of the concrete bases will be scheduled.

Doug Hoskins reviewed the 2019/2020 TriCounty Landscaping Creations, LLC snow plowing proposal, and recommended the Borough renew with TriCounty, based on a competitive plan that included an option for three additional years, subject to both parties satisfaction.

George Firrantello mentioned that the lower baseball field does not appear to be as well maintained as the upper field. Lori Kolb will contact PA Strikers regarding the field maintenance.

**STATE POLICE:**

Dwight Frizen reviewed the State Police Report.

**ENGINEERING:**

Mark Stabolepszy explained that Blue Rock at Elverson was conditionally approved, however he had some changes on the sewer design plan. Mr. Stabolepszy said that Mr. Margusity cannot proceed with any construction until he has come to an agreement with MABE on changes to the sewer plan.

Mr. Stabolepszy presented the revised policy for handling certain aspects of Single Lot Residential projects that require Stormwater Plan approval under the Borough Stormwater Management Ordinance.

Motion was made by Merle Stoltzfus and seconded by Bob French to adopt a policy for handling aspects of Single Lot Residential projects that require Stormwater Plan approval under the Borough Stormwater Management Ordinance, which includes the following as a recommended general procedure:

1. The financial security (escrow) for the Stormwater improvements, required by Section 110 of the SWM Ordinance, will generally not be required.
2. Review of the E & S Plan by the CCCD will only be required if the proposed disturbed area is 1.0 acre or greater.
3. The Stormwater operations and maintenance agreement, required by Section 703 of the SWM Ordinance, will generally not be required.
4. Inspection of the required SWM features will be done by the Borough engineer, the cost of the inspections will be reimbursed to the Borough by the applicant.
5. No certificate of occupancy will be issued until the SWM features have been installed, deemed acceptable by the Borough Engineer, and the related inspection costs are reimbursed to the Borough. Motion carried by all.

Merle Stoltzfus made a motion to grant a waiver to Section 703 of the SWM Ordinance to Ben and Megan Pupek for their property located at 83 S. Brick Lane, seconded by Bob Clements. Motion carried by all.

**BUILDING AND ZONING:**

Dwight Frizen reviewed the report from Kraft Code Services.

**MUNICIPAL AUTHORITY:**

Jack Stewart reported that the sewer plan for Blue Rock at Elverson has not yet been agreed upon between the developer and MABE. Mr. Stewart reported that the infiltration is currently back to a more normal level.

Lori Sifford reported that the developer for the Blue Rock at Elverson has proposed the use of grinder pumps instead of a pump station. Mrs. Sifford said that MABE is reviewing the proposed plan to determine what decision will be in the best interest of the Authority, the Borough, and future residents of the development.

**UNFINISHED BUSINESS:**

Merle Stoltzfus discussed a date for the proposed Borough Government Information Seminar. Council agreed to hold the seminar on October 5<sup>th</sup>.

George Firrantello reported that he and Merle Stoltzfus reviewed the proposed HOA documents for the Blue Rock at Elverson Development. Mr. Firrantello explained that the comments from both he and Mr. Stoltzfus were provided to the Borough's solicitor, along with the proposed HOA documents for review. Mr. Firrantello discussed the solicitor's comments with Council, and it was determined that additional review of the documents will be needed.

**NEW BUSINESS:**

Doug Hoskins reviewed the contract option to extend the Eagle Disposal agreement. Council discussed the change in recycling items accepted by Eagle Disposal. Lori Kolb will contact Eagle Disposal regarding why there has been so much eliminated from what was previously recyclable.

Dwight Frizen reviewed a concern for vehicles parking on Route 82. Mark Stabolepszy will review the area on Rte. 82 from the Borough driveway to Main Street and report his findings.

Rich and Leslie Gable spoke to Council and expressed their interest in the property at 21 East Main Street. Mr. Gable explained that he has a garage business in Honey Brook, and he would like to purchase and restore the existing building on the property, but has not yet had a response from the offer he made to purchase the property. Dwight Frizen suggested that Mr. and Mrs. Gable follow up with their realtor in regard to their offer.

**ADJOURNMENT:**

Motion was made by Bob Clements and seconded by Jack Stewart to adjourn the meeting. Meeting was adjourned at 9:16 PM.

Respectfully,

Lori Kolb, Secretary Treasurer