



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

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August 6, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, August 6, 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, Bob Clements, George Firrantello, Secretary/Treasurer, Lori Kolb, Absent: Mayor Bob Broderick

Also in attendance: Mark Stabolepszy, SSM Group, David Fay and Cortnie Mcginn, Residents, Bob and Cynthia Asper, Property Owners, Bill Pennewell, Realtor, Chris Anderson, AIM, Lisa Palser and Diane Ciroski, Trails Committee

MINUTES:

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

PERSONS TO BE HEARD:

David Fay and Cortnie Mcginn, residents at 55 W. Main Street spoke to Council about the sink hole in their driveway, and the one near the inlet at Livingood Park behind their home. Mr. Fay expressed concerns for the sinkhole becoming an ongoing problem after the Main Street construction is completed. Mr. Fay and Ms. Mcginn provided pictures and videos, and Mark Stabolepszy presented the original plan from the Stormwater system for Livingood Park, for Council's review. Mr. French explained he has met with a representative with Alan Myers to review the cause of the sinkholes, as possibly being the condition of the Stormwater pipe, both from the park inlet and PennDot's Stormwater system under Route 23. Mr. French said that he will be working quickly with the contractor, Alan Myers, to determine the best approach to resolving any problems with the Stormwater pipes, and is hoping to have more answers after meeting with their representative this week.

Merle Stoltzfus made a motion, seconded by Doug Hoskins to assign Bob French and Jack Stewart to work with Mark Stabolepszy to have the Borough's Stormwater pipe repaired as soon as possible, under an emergency proclamation. Motion carried by all.

Lisa Palser from the Borough Trails Committee spoke to Council regarding a feasibility study that will need to be done to expand the trails within the Borough. Ms. Palser explained the Borough would have to match 30% of the cost of the study, but did not have an exact cost at this time. Council agreed if the 2020 budget allows, they will support the matching 30% of the cost for the feasibility study.

Bob Asper spoke to Council regarding the Borough's Stormwater Management Ordinance and provided copies of plans from other counties that have adopted a more minimal plan for construction of single family homes if the property is less than one acre. Mark Stabolepszy reviewed information regarding the Borough's Stormwater Ordinance, and explained that allowing for a simplified plan would not exempt a property owner from submitting a Stormwater plan. Merle Stoltzfus recommended that Mr. Fay work with Mark Stabolepszy to create a Stormwater plan for his property. Mr. Stoltzfus expressed that as long as the final plan was satisfactory to Mr. Stabolepszy, he would be confident that the plan would be acceptable and keep within the spirit of the Borough's Stormwater Ordinance. Mr. Frizen suggested that since this issue has come up several times, he felt the Borough could consider a modification to the Borough's Stormwater Ordinance so that this would not have to be reviewed each time someone wants to do a smaller project. Mark Stabolepszy said that a more simplified plan for smaller projects is allowable in the County, however the Borough's Ordinance does not include that option. Mr. Stabolepszy mentioned the smaller projects could be essentially covered under the policy that Council has already enacted. Dwight Frizen suggested that Merle Stoltzfus and Bob Clements work together to create a simplified Stormwater Management plan for smaller projects.

Motion was made by Jack Stewart and seconded by Doug Hoskins, to allow Mark Stabolepszy to review and authorize waivers to the Borough's Stormwater Ordinance as he feels applicable, and in keeping within the spirit of the Borough's said Ordinance, for Mr. Asper's Stormwater plan, for his property at 121 S. Chestnut Street, after which, Mr. Stabolepszy's has the authority to approve the plan and allow Mr. Asper to proceed with the building permit process with Kraft Code Services, based upon the Stormwater calculations and plan, as provided to Mr. Stabolepszy. Motion carried by all.

Bill Pennewell, a realtor explained he is representing Chris Anderson, as a proposed buyer for the property at 10 N. Brick Lane. Mr. Pennewell explained Mr. Anderson has a business for which they would be proposing to construct a warehouse of approximately 5000 square feet. Mr. Anderson explained he has a light industrial business where he stocks small pumps, valves and motors. Mr. Anderson explained it will not be a retail store, and there would not be any noise from any machines, etc. Mr. Anderson also mentioned that his business would require UPS deliveries every day, and on some occasions, a larger truck would make deliveries of larger products. Mr. Anderson provided a drawing of the proposed building, and mentioned that he has a family run business, and feels that the Borough would be a good location for the purpose of continuing his work, and would plan to keep the look of the building to the esthetics of the Town Center area. Mr. Anderson expressed he just wanted to make the introduction at this time, and assured Council Members he would be willing to work with them for any future proposed plan. Council Members expressed that as long as the building esthetically fits into the area, and complies with the Borough's Zoning and Development Ordinances, they would welcome Mr. Anderson's business to the Borough.

TREASURERS REPORT:

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

Lori Kolb asked Council's permission to apply for a new Borough Credit Card through BB&T, and to cancel the current card. Council agreed, and saw no concerns for getting a new credit card through BB&T.

PRESIDENTS REPORT

Dwight Frizen reviewed the letter received from Chester County Water Resources Authority, explaining they are planning to update the County's Stormwater Ordinance. Council Members agreed to assign Merle Stoltzfus and Bob Clements as the contacts to represent the Borough in the County's Act 167 Stormwater Management Plan and Model Ordinance update process. Mr. Frizen requested that two alternate representatives also be assigned. Doug Hoskins and Bob French agreed to serve as alternate contacts.

Dwight Frizen reviewed the current Borough email addresses and changes that could be considered. There were no changes to email addresses recommended at this time.

Dwight Frizen explained that the current Electronic Sign is reaching end of life. Mr. Frizen said that the approximate cost to replace the sign would be in the range of \$20,000, however additional quotes will be submitted. Council agreed to table further discussion until additional quotes are received.

BUILDING, GROUNDS STREETS AND LIGHTS

Bob Clements made a motion, seconded by Jack Stewart to accept the quote from Elan City in the amount of \$5,824 for the purchase of two radar signs. Motion carried by all.

Bob French mentioned that he does have quotes for the gazebo and pavilion roof replacement, however he will be working with the contractor on the pipe replacement work that needs to be done as soon as possible, so he will need to address the roof quotes at the September meeting.

Motion was made by Doug Hoskins and seconded by Merle Stoltzfus to approve the quote from TriCounty Landscape Creations, LLC for snow plowing services for the 2019/2020 winter season, effective October 1, 2019 through April 30, 2020 with the option of three (1) one year extensions, provided pricing each year is acceptable by the Council Members of the Borough of Elverson. Motion carried by all.

STATE POLICE

Dwight Frizen reviewed the State Police Report with Council Members.

ENGINEERING:

Mark Stabolepszy reported that after review of allowing parking on South Chestnut Street, if Council would like to continue to allow parking, they could request that PennDot offset the center line to be approximately 15 feet from the curb line. Another option could be to allow parking on a smaller portion of the street. Mr. Stoltzfus suggested requesting PennDot to move the yellow line, and paint additional yellow marking in the area of the curb. Mr. Stoltzfus will work with Tim Hennessey to encourage PennDot to consider the change in the yellow lines.

Mark Stabolepszy reviewed the condition of Parkside Drive, as a result of the Sunoco work, and mentioned he will be working with Sunoco to restore any wear and tear caused by the pipeline construction.

BUILDING AND ZONING:

Lori Kolb explained that she was contacted by a realtor regarding a proposed listing for a property within the Borough that currently has two homes on one lot, and share a well, but two EDU's. Mrs. Kolb said she has consulted with the Borough's Zoning Officer, and he said the property is non-conforming, and in accordance with Section 1228 "G" of the Borough's Zoning Ordinance, if the property is sold, the owner of property must occupy in one of the homes. Council agreed with the Zoning Officers determination that the owner would need to occupy one of the homes, per the Borough's Zoning Ordinance. Mrs. Kolb will inform the realtor of Council's determination.

MUNICIPAL AUTHORITY:

Jack Stewart reviewed topics from the Municipal Authority meeting, reporting that the Blue Rock developer has submitted a revised plan to be reviewed by MABE's engineer. Mr. Stewart also mentioned the first group of sewer plumbing inspections is nearing completion and MABE is looking at the next area for inspections based on the metering study.

UNFINISHED BUSINESS:

Doug Hoskins made a motion, seconded by Jack Stewart to approve the pricing offered in the option of the additional two year contract extension between the Borough of Elverson, and Eagle Disposal of PA, Inc., to continue providing trash and recycling services for through December 31, 2021. Motion carried by all.

Lori Kolb reviewed the proposed addresses for the Blue Rock at Elverson development with Council. All Council Members agreed to the proposed addresses as presented.

Merles Stoltzfus will post information regarding the October 5th Government Information Seminar in the September Newsletter, and will work with Lori Kolb on save the date post cards and a plan for the agenda for the event.

NEW BUSINESS:

Merle Stoltzfus reviewed the letter received from Sunoco Logistics regarding the notice of application with the Susquehanna River Basin Commission seeking approval for the consumptive use of water, which will be used for the installation of Horizontal Directional Drilling facilities, and related incidental uses, in Dauphin, Lebanon and Berks Counties. No action was required by Council.

Lori Kolb presented an example of a proposed mailbox for Borough building. Council agreed that MABE would purchase the mailbox and the Borough would cover the cost of installation.

ADJOURNMENT:

Motion was made by Bob Clements and seconded by Jack Stewart to adjourn the meeting. Meeting was adjourned at 9:19 PM.

Respectfully,

Lori Kolb, Secretary Treasurer

