



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

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May 5, 2020

The monthly meeting of the Elverson Borough Council was held on Tuesday, May 5, 2020, via telecom, 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, Doug Hoskins, Bob Clements, George Firrantello, and Secretary/Treasurer, Lori Kolb, Absent: Bob Broderick, Mayor and Jack Stewart, Council Member

Also in attendance: Mark Stabolepszy, SSM Group, Chris Anderson, Property Owner

**MINUTES:**

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

**PERSONS TO BE HEARD:**

Chris Anderson requested that Council consider approval of the waivers and preliminary / final plans for the construction of the office / storage building proposed for 14 N. Brick Lane, as recommended by the Borough's Planning Commission.

Motion was made by Merle Stoltzfus and seconded by Bob French to approve following waivers to the Borough of Elverson's Subdivision and Land Development Ordinance Number 2018-02, per comment numbers 1 through and including 7 of the SSM Group, Inc. review letter dated April 13, 2020, for Lotharlish, LLC, for the construction of an office / storage building to be located at 14 N. Brick Lane, Elverson, PA as listed below:

- 1. Section 304.A** – A waiver to allow the plan to be reviewed as a Preliminary/Final Plan rather than a Preliminary Plan. The applicant has generally prepared the plan to include both preliminary and final plan requirements, and subsequently, we have reviewed the plan for both.
  - 2. Section 402.A.2** – A waiver to allow a plan sheet size of 24"x36".
  - 3. Section 402.B** – A waiver to allow the use of the site analysis plan for the underlying Sproul Hill Associates subdivision plan rather than producing a new plan.
  - 4. Section 609.B** – A waiver to allow submission of a landscape plan prepared and sealed by a professional land surveyor.
  - 5. Section 609.D.3** - A waiver to allow the number of plantings to be 74 shrubs, 18 evergreen trees, and 16 deciduous trees (minimum 3" caliper).
  - 6. Section 610.C.1** - A waiver to allow only building mounted lighting as security lighting, subject to compliance with Section 610.D.5. Business hours will be between 8:00 a.m. and 5:00 p.m.
  - 7. Sections 615.A & 615.B** – A waiver to allow the installation of concrete curb along the existing edge of paving only along the west side of North Brick Lane, from the end of the curb near Main Street to the end of the radius on the south side of the proposed driveway.
- Motion carried by all.

Motion was made by Merle Stoltzfus, and seconded by Bob Clements, to require only an escrow amount as determined by SSM Group, Inc., for engineering fees, inspections fees and as-built drawings for the construction of an office / storage building at 14 N. Brick Lane, conditioned upon Lotharlish, LLC providing a signed improvements agreement, stating that an occupancy permit will not be issued until all improvements have been complete, and determined to be satisfactory to Council Members. Motion carried by all.

Motion was made by Bob Clements, and seconded by George Firrantello, to approve the preliminary/final plan for Lotharlish, LLC, for the construction of an office / storage building at 14 N. Brick Lane, Elverson, PA, conditioned upon the satisfaction of comment numbers 9, 10, 12, 13 and 14, as listed in the SSM Group, Inc. review letter dated April 13, 2020. Motion carried by all.

#### **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 reported that since Jay Fetterman had resigned his position as Neighborhood Watch, the committee has become inactive. Mr. Stoltzfus had a recommendation for a candidate who may be helpful in advising the direction for the Neighborhood Watch. Dwight Frizen will look into the proposed candidate.

Dwight Frizen reviewed the letter from the Department of Community Development dated April 14, 2020, Council determined no action was needed.

#### **BUILDING, GROUNDS STREETS AND LIGHTS:**

Bob French mentioned an additional quote had come in for the roof replacement for the park pavilion and gazebos. Mr. French mentioned that once it is decided which quote will be accepted, construction may not be scheduled until a later date, due to the current COVID-19 situation.

Doug Hoskins mentioned that the Stop Sign at North Pine and Main Street continues to be damaged by tractor trailer traffic. Mr. Hoskins was concerned for continued issues with damaged signs at that intersection. Mr. Stoltzfus discussed consulting with PPG to have them review the correct route to their entrance with the trucking companies.

**STATE POLICE:** Dwight Frizen reviewed the PA State Police Report, there were no concerns.

#### **ENGINEERING:**

Mark Stabolepszy reported that the developer from Blue Rock has requested a letter from the Borough re-affirming the approval of the final plans for the Blue Rock at Elverson development, to indicate proof of confirmation to the County Planning Commission.

Motion was made by Bob Clements and seconded by Bob French to re-affirm approval of the Blue Rock at Elverson Final Plan dated December 23, 2013, with the most recent October 25, 2019, and to provide a letter to the Chester County Planning Commission to confirm approval. Motion carried by all.

Mark Stabolepszy mentioned he has emailed Mr. Asper the amendment to the Borough's Stormwater ordinance and explained his options. Mr. Stabolepszy said he has not yet received a response.

**BUILDING AND ZONING:** Dwight Frizen reviewed the Kraft Code Services report. There were two (2) permits issued in the month of April.

**MUNICIPAL AUTHORITY:** Dwight Frizen reviewed the report submitted from the Municipal Authority.

**NEW BUSINESS:**

Dwight Frizen reported that Lori Kolb had received two inquiries from HOA Members regarding the use of propane grills and fire pits. Mr. Frizen reported that the Borough Code indicates that the Borough has enacted BOCA, which is now referred to as the International Fire Code. Lori Kolb will follow up with the HOA Members.

Lori Kolb mentioned that the PA Strikers have reserved the ballfields for the 2020 season, however due to COVID-19, they are not currently using the fields. Council agreed that a pro-rated amount could be determined if or when the league begins use of the fields.

**ADJOURNMENT:**

Motion was made by Bob Clements and seconded by Bob French to adjourn the meeting. Meeting was adjourned at 8:27 PM.

Respectfully,

Lori Kolb, Secretary Treasurer