



The Borough of Elverson
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June 2, 2020

The monthly meeting of the Elverson Borough Council was held on Tuesday, June 2, 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, Jack Stewart, Doug Hoskins, Bob Clements, George Firrantello, Mayor Bob Broderick, and Secretary/Treasurer, Lori Kolb

Also in attendance: Mark Stabolepszy, SSM Group, Bob Asper, Property Owner, Jon Mountz, Property Owner, Doug and Susan Wachenfeld, Residents, Glen Worgan, Hopewell Manor, Lori Sifford, MABE

MINUTES:

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

PERSONS TO BE HEARD:

Bob Asper requested that he be granted permission to pay a fee in lieu of providing infiltration on his property at 121 S. Chestnut Street, per the recently revised Section 106.D of the Borough's Stormwater Ordinance 2014-01, as recorded in Ordinance 2020-01. Mr. Stabolepszy asked Mr. Asper to confirm that the water that runs off of his property flows into the Stormwater drain at Rte. 82. Mr. Asper said yes, that is the case, and also commented that he does not want to have to cut down any additional vegetation. Merle Stoltzfus reviewed the recent enactment of Ordinance 2020-01 Stormwater amendment, and the benefits of granting this waiver, in the case of Mr. Asper's property. Mr. Stabolepszy expressed that in this case, he did not feel that the run off from Mr. Asper's property would affect any other properties.

Motion was made by Merle Stoltzfus and seconded by Bob Clements to approve a fee in lieu of providing infiltration on the property at 121 S. Chestnut Street, per the Borough's Ordinance Number 2020-01, which amends Section 106.D of the Borough's Stormwater Ordinance 2014-01. Motion carried by all.

Mr. Mountz requested that he be granted permission to pay a fee in lieu of providing infiltration on his lot, at 36 Springfield Drive, per the recently revised Section 106.D of the Borough's Stormwater Ordinance 2014-01, as recorded in Ordinance Number 2020-01. Mr. Mountz explained that he would need to remove additional vegetation in order to install a Stormwater system. Mr. Stabolepszy informed Council he had reviewed the plans for the property, and asked if the water typically drains to the North / Northwest of the property, or if it drains toward any other homes. Mr. Mountz explained the majority of the water flows more towards an unoccupied wooded area. Mr. Stoltzfus explained that he owns the wooded area referred to, and it is wetlands. Mr. Stabolepszy viewed the property on google maps and reviewed the low area. Mr. Stabolepszy commented he did not feel the water runoff would affect any neighboring property.

Motion was made by Jack Stewart and seconded by Doug Hoskins to approve a fee in lieu of providing infiltration on the property at 36 Springfield Drive, per the Borough's Ordinance Number 2020-01 which amends Section 106.D of the Borough's Stormwater Ordinance Number 2014-01. Motion carried by all with the exception that Merle Stoltzfus abstained, due to his relativity to the property owner.

Mr. Wachenfeld reviewed the letter he and his wife submitted, dated May 28, 2020, and explained the concerns for the noise coming from the Please Touch Me Car Wash's automated system. Mr. Wachenfeld also reviewed the comments provided by the Borough's Zoning Officer in response to the placement of the decibel reader, which was referenced in his letter. Merle Stoltzfus said that he will go with Mr. Wachenfeld to speak to Mr. Fry regarding the concerns. Mr. Wachenfeld agreed to meet with Mr. Stoltzfus and Mr. Fry.

Mr. Worgan, explained he is one of the owners of Hopewell Manor, and reviewed his proposed plans for a possible phase 2 of the current facility. Mr. Worgan reviewed and discussed some of the benefits to the Borough in construction of a second phase, such as property tax fees, open space preservation, and trail improvements. Mr. Worgan confirmed that he was considering acquiring the Borough owned property on Park Avenue for density as well. Mr. Worgan mentioned that the County has a funding opportunity, to which he had applied in advance of the Council meeting. Mr. Stoltzfus asked when the Planning Commission might have an opportunity to review the proposed plan. Mr. Worgan said that if Council was in favor of the idea, he could have his engineer draw a plan within a month or so. Mr. Stoltzfus said that since the County is working with the Borough's committee regarding the extension of the trails, it would be helpful to have a plan to review for the proposed building. Mr. Worgan said he will work on getting a plan drawn up for the next Planning Commission Meeting.

TREASURERS REPORT:

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

PRESIDENTS REPORT:

Dwight Frizen asked Council Members if they felt Elverson Day should be held, and what that might look like. Council agreed to recommend delaying Elverson Day, and consider holding the event on Labor Day weekend.

Dwight Frizen asked Council if they were in favor of having Mr. Wisler collect the trash weekly at the Borough Hall Park when he does the pick up at Livingood Park, just until the Scout Troop returned to using the building and resumed collecting the trash. Council agreed to have Mr. Wisler collect the Borough Hall Park Trash until Scout's returned.

BUILDING, GROUNDS STREETS AND LIGHTS:

Bob French mentioned that things are still on hold with the roof work at the Park Pavilion and Gazebos, and he would like to look into getting this finalized within the next month or so. Mr. Frizen felt Mr. French should proceed with moving forward with the quotes and the work for the roof replacement. Mr. French mentioned there was a hole opened up on Route 82 near Main Street. Mr. French said that PennDot is looking into this and will be responding with their findings from their contracting unit as to if the hole is relative to the work done during the Main Street Project. Mr. Stabolepszy felt that if it is a state roadway, PennDot should be dealing with it. Merle Stoltzfus mentioned possibly following up with PSAB and Tim Hennessey regarding repairs of sinkholes within state roadways.

Mr. Hoskins mentioned that a stop sign on Park Avenue was overgrown with vegetation, and he had clipped the trees, and that Lori Kolb has contacted Heilner's to do further trimming.

STATE POLICE:

Dwight Frizen reviewed the State Police report, there were no concerns.

EMERGENCY MANAGEMENT:

Barclay Hargreaves confirmed with Council that they all are receiving his reports via email. Mr. Hargreaves reported that the County is moving to yellow status on Friday. Mr. Hargreaves explained that there were two (2) testing sites, which were open to first responders and healthcare workers. Mr. Hargreaves said those sites will be closing very soon, and one of the testing sites that is under consideration is the Twin Valley Elementary School. Mr. Hargreaves said that this may not be the case, however he wanted to make sure that Council was aware of the testing site consideration. Mr. Hargreaves reviewed the Civil Unrest report and plans for when and where the events are expected to be held. Mr. Hargreaves said that the planners are communicating with local law enforcement regarding these organized events.

ENGINEERING:

Mark Stabolepszy mentioned that the train station driveway HOP permit was extended. Mr. Stabolepszy reviewed the plan for the driveway, and reminded Council that the permit is valid until October 1, 2020, and they may want to consider moving forward with construction of the driveway. Mr. French said he will look at the area and determine the best plan for constructing the driveway. Council Members also discussed the future need for trailhead parking and possible options for areas where parking could be established.

BUILDING AND ZONING:

Mr. Frizen mentioned that building permits were issued for the first two buildings to be constructed in the Blue Rock at Elverson development.

UNFINISHED BUSINESS:

Mr. Clements asked if there was an update on the 21 South Brick Lane Property. Lori Kolb reported that she had received an update from the Solicitor and the buyer for the property. Mrs. Kolb said that the buyer informed her that he has paid for the property, however has not yet been able to get a response for a settlement date from the owner, as the agreement was done just as things were shut down due to COVID-19. Mrs. Kolb also reported that the Solicitor advised the property is scheduled for arbitration in September, however it is possible they could settle prior to that happening.

MUNICIPAL AUTHORITY:

Mrs. Sifford reported that MABE is about half way through their plan for sewer plumbing inspections, however it has slowed down a bit due to COVID-19. Mrs. Sifford said that they hope to get another round of inspections in prior to the end of 2020, and it has been productive in working towards reaching their goal for INI. Mrs. Sifford expressed the challenges that the wipes are creating, as they are often dealing with clogs in the pipes from the wipes. Mrs. Sifford mentioned that the Act 537 is something that could be updated pending any future proposed development, and she would like to work with the Borough to make this happen. Mark Stabolepszy described the process as a Comprehensive Plan for Sewer and is typically carried out as a collaborative effort between the Municipal Authority and the Borough in working with the DEP. Mrs. Sifford suggested that the Municipal Authority as well as Council could consider adding this topic to their agendas for updating the Act 537 Plan. Mr. Stoltzfus said he would be willing to work with Jack Stewart and Lori Sifford on the update of the Act 537 plan. Mrs. Sifford will look into the update for the Act 537, including funding, and move forward with working towards the update.

ADJOURNMENT:

Motion was made by Doug Hoskins and seconded by Jack Stewart to adjourn the meeting. Meeting was adjourned at 8:47 PM.

Respectfully,

Lori Kolb, Secretary Treasurer