

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on January 13, 2021 at 7:00 p.m., live and via Zoom meeting by Council President James Pachuillo. After the pledge to the flag, Elizabeth Eagelman called the roll reflecting the following Council Members present:

James Pachuillo
Tracy Peterson
H. David Miller (via Zoom)
Denise Stine
Lisa Gantner
Brian Hoffa
Robert Metzgar

Other officials present were: Charles Haws, Borough Solicitor; Brad Smith, Engineer, ARRO Consulting; Michael Hart, Borough Manager; Police Chief James Oxenreider (via Zoom), and Elizabeth Eagelman, Borough Secretary, who recorded the minutes of the proceeding.

VISITORS/PUBLIC COMMENT:

Mr. Don Robitzer was in attendance. There were no public comments.

CORRESPONDENCE:

There was no correspondence to discuss.

UNFINISHED BUSINESS:

Mr. Pachuillo stated that we have the Village Greens Waivers and Conditional Plan Approval to discuss this evening. He mentioned that the plan came from the Planning Commission to Borough Council for the December 3, 2020 Council Meeting with the Planning Commission recommending approval of the waivers and conditional plan approval. He stated that there were recommendations from the Engineer and the Solicitor that all of Council look at the plans. He asked Mr. Smith to go over any outstanding conditions and waivers. Mr. Smith went over the four (4) waivers listed in their November 20, 2020 letter to the Planning Commission. 1) The first waiver request is to waive the Subdivision and Land Development requirement for roads to be designed and built to the Borough Standards since the Zoning Ordinance allows for a lesser right-of-way and cartway widths. ARRO has no objections to the waiver as long as the fire company is satisfied with the access provided. 2) A waiver has been requested to change the road names. ARRO has no objections to the waiver. 3) A waiver has been requested for the requirement of the intersections being illuminated with at least one 'cobra head' type light. The plans are proposing traditional post top lights. ARRO has no objections to the waiver. 4) A waiver has been requested to not illuminate the trail along Broad Street. ARRO has no objection to the waiver provided pedestrian traffic can walk thru the community where sidewalks are lighted. Mrs. Gantner made a motion to approve the waivers; seconded by Mr. Hoffa. Roll Call Vote was taken. AYES – 7, NAYS – 0, ABSENT – 0. Motion carried.

UNFINISHED BUSINESS (Cont.):

Mr. Smith stated that the plans were approved conditionally by the Sinking Spring Planning Commission based on his letter dated November 20, 2020. He went over the six (6) page letter on the Village Greens Land Development Plan. He touched on a few of the item under Zoning Ordinance. He stated that item #2 is approval of the Architectural plans by Borough Council as per the zoning ordinance. He stated that they have two renderings, one of the apartment buildings and one of the garages which are not part of the zoning ordinance. Mr. Pachuillo asked what the façade of the garages look like. Mr. Hart stated that he believes the garages will be vinyl siding. Mr. Smith mentioned that if Council is happy with the Architectural renderings of both the apartment buildings and the garages then they just need to approve them and that will take care of item #2 and #3 on his review letter. After looking over the plans a motion was made by Mrs. Peterson to approve the Architectural renderings; seconded by Mr. Hoffa. Roll Call Vote was taken. AYES – 7, NAYS – 0, ABSENT – 0. Motion carried. Mr. Smith stated that the remaining comments it refers basically to lighting, landscaping and stormwater will comply with the requirements of the SALDO, which we will go over shortly along with parking light lighting. He stated that the Fire Commissioner has reviewed and approved the plan, which was item #5. He mentioned that item #9 is in regards to the floodplain. He stated that he and Mr. Hart approved that today so it should be submitted by Rettew to FEMA for their approval and then the floodplain will be defined there and everything should be able to be built then as per plan and upon approval.

Mr. Smith moved on to the SALDO requirements. He mentioned item #2 regarding the planning module and that he has recused the flow allocations submitted by Rettew Associates for the subdivision. He stated that he is contesting the flows for the care facility which they list at 65 gpd per bed where in all of his literature he could only find a minimum flow of 75 gpd per bed. He stated that it is up to Borough Council if they want to go with what the developer recommends or if they want it bumped up to 75 gpd per bed. He mentioned that he is recommending that Council make it in the Agreement that once the place is fully occupied that water flow be examined for a year and if additional capacity is needed the developer will be required to buy such capacity. Mr. Robitzer mentioned that the 65 gpd was based off of his continuing care developers other facilities. Borough Council agreed with the 65 gpd per bed with the yearly review. Mr. Smith briefly went over items 3 through 12 and mentioned that 13 and 14 are waivers. He touched on item #15 and that Pennsylvania American Water will need to run tests to prove that they will meet the flow rate for fire protection and that the Fire Marshall has approved the location of the fire hydrants. He stated that they have filed an agreement for the maintenance of the detention basins. He jumped to item #20 concerning lighting and mentioned that the intensity is brighter than what ARRO would see in other communities. Mr. Metzgar mentioned that they did discuss the lighting in depth at the Planning Commission meeting. Mr. Smith mentioned that the Planning Commission approved a change to the trees in front of the apartments along the access drive from Ginkgo to Columnar Pin Oaks.

Mr. Smith moved to the Stormwater requirements and stated that they have a few technical things to resolve, mostly modeling of tailwater conditions in regards to discharge from the basins. He stated that they will make sure that it is addressed before plans are signed. He stated that they need approval from both DEP and Conservation District for both Stormwater and E&S Control.

UNFINISHED BUSINESS (Cont.):

The next item was the Floodplain Ordinance and the requirement for them to submit the map revision to FEMA.

Under General Comments Mr. Smith mentioned item #2 and that ARRO has reviewed the structural report from Rettew and find that the existing culvert will be adequate with routine maintenance and repair. He noted that it does call for an overlay to be placed over that but the overlay cannot be the same thickness as the road top so it will have to be blended in with the road. He mentioned that item #5 will require some discussion between the Borough and the Developer concerning repairing Reedy Road in the area of the overlay. Mr. Smith asked if Mr. Robitzer if he would be open to entering into negotiations to which he said yes. Discussion ensued concerning possible damage to the road during construction.

Mr. Smith reminded Council that there is an environmental cleanup that is going to be occurring on that site because of arsenic.

Mr. Smith stated that they are looking for Conditional Plan Approval this evening and assured Council that all of the items and conditions in the letter must be met before the plans will be brought in for signatures. Mr. Metzgar thanked Mr. Robitzer for all of his effort in this project.

Mr. Miller made a motion to approve Conditional Plan Approval based on Planning Commission recommendation and Mr. Smith's November 20, 2020 letter; seconded by Mr. Hoffa. AYES – 7, NAYS – 0, ABSENT – 0. Motion carried.

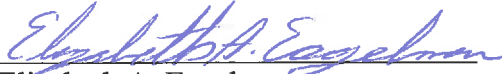
NEW BUSINESS:

There was no new business to discuss.

ADJOURNMENT:

Mr. Hoffa made a motion to adjourn the meeting at 8:00 p.m.

Respectfully submitted,


Elizabeth A. Eagelman
Borough Secretary