

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, May 22, 2019 at 7:00 p.m. at the Sinking Spring Borough Hall 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
Denise Stine (Absent)
Lisa Gantner
Brian Hoffa
Robert Metzgar
Jack Malandra (Absent)

Other officials present were: Mayor Gary Cirulli; Charles Haws, Barley Snyder; Brad Smith, ARRO Consulting; Michael Hart, Borough Manager; Officer Stephen Williams, and Elizabeth Eagelman, Borough Secretary, who recorded the minutes of the proceeding.

VISITOR/PUBLIC COMMENT:

Mr. Pachuillo stated that Mr. Donald Robitzer for the Village Greens property is here to discuss the plan he proposed at last month's Workshop Meeting. Mr. Robitzer stated that he is here to address any concerns that Council may have. He mentioned that Mr. Mike Setley, their attorney, and Mr. Dan Gring of D&B Elite Construction are also here to answer any questions. Mrs. Gantner stated that her concerns are that there are so many apartments, traffic concerns for Broad Street and Cacoosing Avenue and the impact it will have on the school, although she stated that she loves the idea of having all those people living here that can use our new Downtown when we get it done. Mr. Robitzer stated that all of the data that they have been seeing shows that this renter is a renter by choice and that these are higher end units that appeal to a lot of millennials and empty nesters so it would not have that great of an impact on the school districts. Mr. Pachuillo stated that his main concern is that they are three story, very long buildings. Mr. Metzgar asked if they knew what the new assessed value would be. Mr. Robitzer stated that right now the taxes on the property are about \$32,000.00 annually and they project upwards of \$650,000.00 to 750,000.00 annually on taxes once complete. He stated that he was told the assessment would be 16% of the construction value which they are estimating at about \$40,000,000.00 and they are thinking it is probably upwards of \$3,000.00 per unit annually. Discussion ensued about traffic concerns, variances and zoning changes, traffic studies. Council's concerns also included the number of rental units. Additional discussions ensued between Council members and the audience. Mr. Robitzer stated that has a lot of history here in the Borough and has a true intention to create a real quality product that is beneficial to help lift everything that has been trying to happen here.

CORRESPONDENCE:

Mr. Pachuillo stated that we received a Thank You card from Mrs. Kathleen Falter for the flowers and basket that we sent for her husbands, Mr. William Falter's, funeral.

REVITALIZATION:

Mr. Hoffa mentioned that they talked about a lot of different things at their meeting but the big thing that came out is the low participation at the meetings. He stated that he sent out an e-mail asking everyone to start coming back to the meetings and getting involved.

UNFINISHED BUSINESS:

There was no unfinished business to discuss.

NEW BUSINESS:

There was no new business to discuss.

EXECUTIVE SESSION:

Mr. Pachuillo stated that they will need to go into executive session for a land acquisition proposal. Council went into Executive Session at 8:05 p.m.

RECONVENE:

Council reconvened at 8:23 p.m. The following action was taken.

Mr. Metzgar made a motion to enter into an agreement of purchase with St. John's Reformed Church for their parking lot at the corner of S. Hull Street and Penn Avenue; seconded by Mrs. Peterson. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

SEWER ENGINEER – ARRO CONSULTING – BRAD SMITH:

Mr. Smith asked Council's permission to advertise the Planning Module for the Broad Street Sanitary Sewer Improvement Project. Mr. Miller made the motion to authorize Mr. Smith to advertise the Planning Module; seconded by Mr. Hoffa. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.


LISA GANTNER – RECREATION:

Mrs. Gantner mentioned that they currently have 110 people registered for the Summer Playground Program.

ADJOURNMENT:

Mr. Hoffa made a motion to adjourn the meeting at 8:26 p.m.

Respectfully submitted,


Elizabeth A. Eagelman
Borough Secretary