

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on September 23, 2020 at 7:00 p.m., by Council President James Pachuiolo. After the pledge to the flag, Elizabeth Eagelman called the roll reflecting the following Council Members present:

James Pachuiolo
Tracy Peterson
H. David Miller
Denise Stine (Absent)
Lisa Gantner
Brian Hoffa
Robert Metzgar

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

VISITORS/PUBLIC COMMENT:

There were no visitors.

CORRESPONDENCE:

There was no correspondence to discuss.

REVITALIZATION:

Mr. Hoffa mentioned that they met with Mr. Mark Evans from Derck & Edson last week and that he has the presentation if anyone would like to see it. He stated that they went over Form Based Code and that they are making progress. He mentioned that Mr. Evans has requested that each committee member submit two drawings or pictures to him of buildings they like. He mentioned that their next meeting will be the week of October 12th. He stated that with the form based code and the SALDO we should be able to dictate what kind of development goes into that Downtown area.

Mr. Miller asked if we use Sharepoint so that we could put all of this information and documents in so they could access it from where ever they are. Mr. Hart stated that we do not right now and that we could look into that.

UNFINISHED BUSINESS:

There was no unfinished business to discuss.

NEW BUSINESS:

Mr. Pachuillo stated that the first item is the Village Greens Time Extension. Mr. Smith explained that the developer has requested a 90 day time extension until January 7, 2021. Mr. Miller made a motion to approve the time extension; seconded by Mrs. Gantner. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

Mr. Pachuillo stated that the next item is the letter from ARRO concerning the waiver requests. Mr. Smith stated that they could go over each waiver individually. Mr. Metzgar stated that he wanted to give everyone some information on item 6 concerning the waiver for sidewalks. He stated that they did have a good conversation about this last night at the Planning Commission meeting. He stated that they did make changes to the plan to try to make the walking paths they have connect more with our sidewalk system at Mr. Hart's request. He stated that they do have sidewalks inside the development but they have walking paths around the outside. Mr. Hoffa mentioned that they are going to put something in the plan that says that the public will have access to that in perpetuity. Mr. Metzgar stated that we wanted two things, that it be listed on the cover sheet and on one of the appropriate pages of the plan that the walking paths are available to the public and to have a separate agreement written up stating the same. Mr. Metzgar also mentioned that he is opposed to item 5 proposing slant curbs along the private drives instead of the required straight curbs. Mr. Hart explained that the slant curbing would be where there is no parking and the streets are a little bit skinnier so it will allow fire trucks or other large vehicles to get up over the curbs to get around if there is a problem. He stated that with the slant curbing it won't restrict the trucks to that lane. Decision was made to do each waiver separate.

- 1.) The plan was submitted as a preliminary/final plan. A preliminary plan approval is required by Section 3:013 and 3:051.A., A waiver has been requested from Section 3:051 for the plan to proceed as a preliminary/final plan. ARRO has no objections to the waiver provided it benefits the Borough. Mr. Hoffa made the motion to approve the waiver; seconded by Mr. Metzgar. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.
- 2.) When there is a change in pipe size through a structure, the top inside elevation of the outlet pipe shall be at or below the elevations of all incoming pipes (Section 5:082.B.2). There are structures with a change in pipe size that have level or nearly level inverts. ARRO has checked the stormwater calculations and has no objections to the waiver if all technical comments are addressed and it benefits the Borough. Mr. Hoffa made the motion to approve the waiver; seconded by Mrs. Gantner. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.
- 3.) The bituminous trail is within the 20' buffer around the wetlands (Section 5:103). ARRO recommends waiver as to move the trail outside the buffer would bring it too close to existing residential properties. Mr. Hoffa made the motion to approve the waiver; seconded by Mr. Metzgar. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.
- 4.) The ordinance requires an easement ten (10) feet wide along all internal rear and side lot lines and a twenty (20) foot wide easement, along exterior rear and side lines for utilities (Section 6:0313.C). ARRO has no objections to the waiver provided it benefits the Borough. Mr. Hoffa made the motion to approve the waiver; seconded by Mr. Metzgar. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

- 5.) The plan is proposing slant curbs along the private drives instead of the required straight curbs (Section 6:032.B.). ARRO has no objection to the waiver provided it benefits the Borough. Mr. Hoffa made the motion to approve the waiver; seconded by Mr. Miller. AYES – 5, NAYS – 1 (Mr. Metzgar), ABSENT – 1. Motion carried.
- 6.) There are sections of the drives and streets where sidewalk is not provided on both sides as required by Section 6:033. ARRO has no objections to the waiver as long as agreements are in place to allow public access to the trails to get to Penn Avenue, and other destinations. Mr. Hoffa made a motion to approve the waiver with the requirement that the Borough gets a signed agreement that there will be public access to the walking paths and that it is included in the plans; seconded by Mr. Metzgar. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

CHIEF JAMES OXENREIDER:

Chief Oxenreider mentioned that Mr. Tom Leszczynski from the Sinking Spring Community Facebook Page contacted the police department to let them know that on September 30th residents will be putting out blue lights to show support for the police officers.

MICHAEL HART – BOROUGH MANAGER:

Mr. Hart stated that he just started working on the budgets and hopefully will have everything together for the October workshop meeting. He mentioned that we will have to raise the trash rates since the new contract is about \$41,000.00 more than the previous one. He also mentioned that we currently use Spring Township for our yard waste recycling and that they are charging us about \$35,000.00 (\$8.50 per capita) per year. He mentioned that he has been contacted numerous times by Ridgewood Soils wanting our leaves and yard waste. He stated that they sat down and talked to them and he believes that we can run our own site in-house for \$4,000.00 to \$5,000.00 per year and save \$30,000.00. Mayor Cirulli asked where we would put it. Mr. Hart stated that we could use a portion of the old Butkus property for it. Discussion ensued. Mr. Hart stated that we would have to deliver the waste to Ridgewood Soil and they would charge us \$500.00 a year for the leaf waste and \$55.00 a load if we bring the large dump truck with the other yard waste.

TRACY PETERSON – LIBRARY:

Mrs. Peterson mentioned that she met with the Library Board last night and this is going to be the first year that they will have to dip into reserves. She also mentioned that we are going to be down about \$25,000.00 for passports and pictures.

ROBERT METZGAR – FINANCE:

Mr. Metzgar stated that they need to schedule their next Admin. meeting. He mentioned that if anyone has a questions about last night's Planning Commission meeting to let him know.

LISA GANTNER – RECREATION:

Mrs. Gantner mentioned that she had a couple people ask her if there is anything that can be done for how terrible the golf course looks. Mr. Hart stated that Don Robitzer owns the property now and that he did talk to him about it and he is going to cut a little bit more than he was.

Mrs. Gantner mentioned that the CDC is stating that we can't do door to door trick-or-treating. Council agreed that Trick-or-Treating is voluntary and as long as we make the recommendation that they follow CDC guidelines it should be fine. Mr. Pachulo stated that we can recommend that people hand out candy in their driveways or on the sidewalk. Mrs. Gantner made a motion to set Trick-or-Treat as Saturday, October 31st from 4 p.m. to 6 p.m.; seconded by Mr. Metzgar. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

H. DAVID MILLER:

Mr. Miller mentioned that they found a different pipe supplier for the Broad Street project. Mr. Smith stated that they should be starting soon.

ADJOURNMENT:

Mr. Hoffa made a motion to adjourn the meeting at 7:43 p.m.

Respectfully submitted,



Elizabeth A. Eagelman
Borough Secretary