

**WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
October 6, 2021**

MEMBERS PRESENT:

**JIM SWARTZ, VICE PRESIDENT
LINDA DAPCIC-ANGST
JIM PIERCE
LINDA PALM
DAVID LATINO**

ALSO, PRESENT:

**KEEGAN WORLEY, MAYOR
MICHAEL GOMBAR, SOLICITOR
DEBRA PIERCE, SECRETARY
JENNIFER VELEZ, ASSISTANT SECRETARY
KEN FULMER, GVC
CHIEF LEON GRIM, SOUTH HEIDELBERG POLICE DEPT.
JARED RENSHAW, WESTERN BERKS FIRE DEPARTMENT
GLENN KRAFT, KRAFT CODE SERVICES**

ABSENT:

**STEPHEN PRICE, PRESIDENT
ROBERT GORDON
MICHAEL PALM, BOROUGH EMPLOYEE**

J. Swartz called the Wernersville Borough Council Meeting to order at 7 pm.

Motion made by J. Pierce to approve the minutes from the September 1, 2021 Council Meeting and Special Meeting on September 23, 2021. L. Palm seconded and carried unanimously.

Visitors:

Brian Focht, C2C Designs, for Stone Ridge
Steve Bensinger, Stackhouse Bensinger, for West Ridge Suites
Charlotte Meadows Holt, 62 Pine St
Brad Boltz, Bachman's, for 208 W Penn Ave
John Hoffert, Hoffert Surveyors, for Bachman's
Bill Staudt, 105 S Walnut St

Brian Focht, C2C Designs, for Stone Ridge Subdivision Plan: Mr. Focht requested Council approve execution of the Sewage Planning Module for the proposed Stone Ridge Subdivision now that the Robesonia Wernersville Joint Municipal Authority has lifted the moratorium. It was noted that both the Joint Authority (treatment plant) and Wernersville Municipal Authority have already approved the Planning Module. Motion made by J. Pierce to execute the DEP sewage planning module for the proposed Stone Ridge Subdivision. Motion seconded by D. Latino, carried by a 4-1 vote with opposed by L. Dapcic-Angst.

October 6, 2021

Page 2

Steve Bensinger, Stackhouse Bensinger, for West Ridge Suites Subdivision Plan: Mr. Bensinger asked Council for 4 waivers from the Borough SALDO for West Ridge Suites development.

Per the recommendation of the Planning Commission, motion made by D. Latino to grant the following waivers from the Borough SALDO: (1) Section 5.9922 to not have to provide a Recreation Impact Study, (2) Section 5.9924 to not have to provide a Historic and Archaeological Resources Impact Study conditioned upon inclusion of a Note on the Plan recommended by SSM in its review letter dated September 10, 2021, (3) Section 5.9926 to not have to provide a Hydrogeologic Study conditioned upon the provision of an Environmental Assessment Report to address the Carbonate Area regulations, and (4) Section 7.24 to not have to provide sidewalks on both sides of all streets. Motion seconded by L. Palm and carried unanimously.

Charlotte Holt, 62 Pine St: Ms. Holt attended the Council meeting to find out what Council's decision is on sidewalk installation and waivers for her property. Sidewalk installation had already been waived along Pine St. See Minutes under Engineers Report.

Brad Boltz, Bachman's and John Hoffert, Hoffert Surveyors for 208 W Penn Ave Land Development Plan: Mr. Boltz and Mr. Hoffert discussed the proposed three-story building addition to the existing residential dwelling that is currently vacant. The first floor of the building will be showroom space for Bachman's Roofing, Building & Remodeling, Inc. The second floor and third floor will each be 2-bedroom residential apartment units. Mr. Boltz and Mr. Hoffert requested waivers from the Borough SALDO and conditional Preliminary Plan approval for 208 W Penn Ave.

(1) per the recommendation of the Planning Commission, motion made by J. Pierce to grant a waiver from the Borough SALDO Section 506.5 provided that a six-foot privacy fence (type to be determined in future) is installed along the western side of the property adjacent to a residential property and the installation of 3 foot high low-lying shrubbery along the parking deck of the remainder of the east side of the property. Motion seconded by L. Palm and carried unanimously.

(2) per the recommendation of the Planning Commission, motion made by J. Pierce to grant conditional Preliminary Plan approval conditioned upon compliance with comments contained in the SSM review letter dated July September 10, 2021. Motion seconded by D. Latino and carried unanimously.

Bill Staudt, 105 S. Walnut St: Mr. Staudt told Council his opinions and concerns about the proposed installation of sidewalk on Hill Road and Rebecca St. He indicated that he did not feel there was a reason to put sidewalk on Hill Rd.

Mr. Staudt then addressed his concerns about property maintenance at 36/38 W Penn Ave. He told Council that this vacant property is in disrepair, the grass is not trimmed and last Winter the sidewalks were not shoveled in a timely manner, as stated in the Borough Ordinance.

Glenn Kraft, Kraft Code Services, told Mr. Staudt that citations for property maintenance were issued for this property in September.

Police Report: Written Report Submitted. 444 calls for the Month of September. 89 calls were in the Borough.

Fire Report: Written Report Submitted. 132 Calls for the month of September. 14 calls were in the Borough.

Jared told Council that Wbfd assisted with 46 calls due to Hurricane Ida.

Jared introduced Captain Alex Lupco, who works with their new Drone. The drone was purchased through a Grant and a donation from Kraft Code Services and Kraft Engineering.

Western Berks Ambulance: Written report submitted. 36 calls for the month of September. 6 calls for Phoebe Berks.

Wernersville Public Library: Written report submitted.

Sandy Nevitt, Library Board President told Council that she appreciates all of the Borough's support. She addressed Council about the possibility of turning off the Humidifier in the multipurpose room while holding meetings or events. Council said that they will look into this again.

Engineer Report:

2021 Street Project: PennDOT Municipal Services has closed out the project and the project is all completed.

Trinity Lutheran Church 108/110 S. Walnut St. Sidewalk and Curb waiver request:

Motion made by D. Latino to install Sidewalk and Curb on Rebecca St, up to the utility pole at the intersection with Hill Road. Seconded by L. Palm and carried unanimously. Sidewalk and curbing would not be required on Hill Rd.

131 Hill Rd. Sidewalk and Curb waiver request:

Motion made by D. Latino to install curb and sidewalk on Rebecca St to connect from the existing sidewalk at 111 Rebecca Street up to the East side of the existing driveway. Seconded by L. Palm and carried unanimously. Sidewalk and curbing would not be required on the remainder of Rebecca Street and Hill Rd.

62 N. Pine St. Sidewalk and Curb waiver request:

Motion made by L. Palm to amend the Borough Council's motion from the September 1, 2021 meeting in order to grant a further waiver for the sidewalk to be reduced to 36 inches and be installed around the tree on the property along W. Washington Street. The sidewalk would then be gradually increased back to the standard 5 feet to meet up with existing sidewalk, unless an arborist determines that the sidewalk installation would damage the tree roots in which event the sidewalk should be stopped several feet before the tree to avoid root damage. Motion seconded by D. Latino and carried unanimously.

Zoning and Building Enforcement Report: Written reports were submitted for September.

9 Permits were issued for September. 12 Property Maintenance issues and 6 Zoning issues.

Mayor's Report:

Mayor Worley told Council that The Standard Group will continue to print the Newsletter for the Borough at no charge. The Borough will cover postage.

Council's Report:

J. Pierce told Council that the Police matters are almost finalized for Western Berks Police Department dissolution. We are waiting for the Police Pension Audit and the Final Bill from the Attorney.

L. Dapcic-Angst voiced concerns from the Residents about flooding issues during Hurricane Ida. She also discussed the 911 special needs registry. She also voiced concerns about the parking issues/disputes on W Gaul Street. One resident is stating that people are parking in their driveway and blocking their driveway. Chief Grim told Linda that if people are parking illegally, then the resident should call the Police.

Solicitor's Report: Written report was submitted.

Zoning Ordinance Amendments from Lower Heidelberg Twp: Lower Heidelberg Township is proposing 2 changes to the Joint Zoning Ordinance: (1) changing uses permitted in C-2 district to add the uses permitted in I-1 district and (2) Rezone the Jesuit Novitiate property from A-1 to R-7 to accommodate the proposed purchase by Phoebe. No action required and the proposed ordinance will be advertised for consideration at next month's meeting.

Western Berks Joint Comprehensive Plan: South Heidelberg has proposed some changes based on the 2020 census numbers and a desire to convert some future growth areas to preservation areas. Motion made by J. Pierce to schedule a public hearing to review and possibly take action on the proposed amendment to the Western Berks Joint Comprehensive Plan at next month's meeting. Seconded by D. Latino and carried unanimously.

PPL Tree Trimming: Review request of PPL tree trimming to do work in early 2022 and request for waiver to comply with shade tree ordinance requirements. Motion made by J. Pierce to waive Shade Tree Ordinance and allow PPL to trim trees along Penn Ave as needed, in 2022. Motion seconded by L. Palm and carried unanimously.

Paradise by the Slice: Executive Session Requested due to pending litigation. Following executive session, motion made by J. Pierce to table action until next month's meeting on the request to authorize the filing of civil actions against Paradise by the Slice seeking monetary fines for failing to comply with Notices of Violation issued by Kraft Codes. Motion to table seconded by D. Latino and carried unanimously.

Old Business:

Trees: 27 Properties have not yet trimmed their trees to be in compliance with our Tree Trimming Ordinance. Council suggested that the Borough get quotes on having these remaining trees trimmed and then decide how to proceed.

Resolution for Establishing a Separate Bank Account for the Storm Sewer System (MS4).

Motion made by J. Pierce to enact the MS4 funding Resolution required to comply with Audit review. Seconded by L. Palm and carried unanimously.

New Business:

Crack Sealing: Motion made by J. Pierce to accept the quote from Ronnie C. Folk Paving to have crack sealing done on some of the Borough Streets not to exceed \$10,500. This would be paid from our Liquid Fuels Fund. Seconded by L. Palm and carried unanimously.

Motion made by D. Latino to accept the quote from Ronnie C. Folk Paving to crack seal the Borough Hall Parking Lot for \$1,050. This would be paid from our General Fund. Motion seconded by L. Palm and carried unanimously.

Breakfast for Municipal Government Officials: Friday, October 29, 2021 at Ontelaunee Grange Leesport, PA at 8:00 a.m. Let Debbie know by October 12th if you want to attend.

Storm Basin @ W. Wilson and N. Elm St: Motion made by J. Pierce to rescind the motion from September 1, 2021 meeting conditionally accepting the quote received from AH Moyer and accepting the quote from Bertolet Construction in the amount of \$8,465.00 to repair and replace the storm basin and sidewalk at 161 W. Wilson Ave and replace 15 feet of sidewalk. Motion seconded by L. Palm and carried.

October 6, 2021
Page 6

Monthly Bills: Motion made by D. Latino to approve the bill list and bills previously paid to avoid penalty. J. Pierce seconded and carried. J. Pierce abstained and L. Palm abstained.

Balance Sheet: Motion made by D. Latino to accept the Balance Sheet. J. Pierce seconded and carried. J. Pierce and L. Palm abstained.

Next Council Meeting: Wednesday, November 3, 2021 at 7pm.

Motion by L. Palm to adjourn the meeting at 9:15pm. J. Pierce seconded and carried unanimously.

Attest:

Borough Secretary