

**WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
November 3, 2021**

MEMBERS PRESENT:

**KEEGAN WORLEY, MAYOR
STEPHEN PRICE, PRESIDENT
JIM SWARTZ, VICE PRESIDENT
ROBERT GORDON
LINDA DAPCIC-ANGST
JIM PIERCE
LINDA PALM
DAVID LATINO**

ALSO, PRESENT:

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

ABSENT:

MICHAEL PALM, BOROUGH EMPLOYEE

S. Price called the Wernersville Borough Council Meeting to order at 7 pm.

Motion made by J. Pierce to approve the minutes from the October 6, 2021 Council Meeting.

L. Palm seconded and carried unanimously.

Public Hearing: Borough Council then convened a public hearing in accordance with the PA Municipalities Planning Code in order to receive comment on (1) the proposed Amendment to the Joint Zoning Ordinance to rezone the Novitiate / Jesuit Center property to R-7 in order to accommodate the proposed sale to Phoebe, among other things impacting Lower Heidelberg Township only, and (2) the proposed Amendment to the Joint Comprehensive Plan to reflect changes in land use and future growth in South Heidelberg Township only. The Solicitor provided a brief summary to Council and the public on both items. There were no questions or comments from any Council members or members of the public. Borough Council then adjourned the public hearing.

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Visitors:

Steve Bensinger, Stackhouse Bensinger, for West Ridge Suites

Earl Felty for Wolfskill Subdivision

Ron Swope, 628 Christopher Dr

Greg Mazurek, Wernersville Library Board

Elizabeth Merin, 48 E Washington St

Robert Kearney, ReMax of Reading

Steve Bensinger, Stackhouse Bensinger, for West Ridge Suites Subdivision Plan: Mr. Bensinger spoke to Council about the plan for West Ridge Suites.

Council agreed that the depth for minor street requirements must be 6", not 4.5."

On the recommendation of the Borough Planning Commission, motion made by J. Pierce to grant conditional preliminary plan approval conditioned upon compliance with comments in the SSM review letter and GVC review Memorandum, both dated October 18, 2021, including the installation of all improvements required by the Traffic Impact Study being conducted. Motion seconded by L. Palm and carried unanimously.

Earl Felty, Wolfskill Subdivision Plan: Mr. Felty requested a waiver from Council for subdivision/land development review under the Borough SALDO for the proposed industrial subdivision/annexation off Krick Lane which is primarily located in South Heidelberg Township. Motion made by R. Gordon for the Borough to grant the waiver requested conditioned upon South Heidelberg Township's full review and approval of the plans in accordance with its SALDO and other applicable regulations. Motion seconded by D. Latino and carried, S. Price abstained, since he represents the Wolfskills.

Ron Swope: Mr. Swope suggested the Borough enact an ordinance to implement a sewer lateral inspection requirement at the time of a property transfer. He suggested that this will be another tool available to the Borough and the Wernersville Municipal Authority to assist in resolving the ongoing infiltration and inflow problem into its sewer lines.

Motion made by J. Pierce to authorize the solicitor to prepare and draft an ordinance for review at the December meeting. Motion seconded by R. Gordon and carried unanimously.

Greg Mazurek: Mr. Mazurek thanked Borough Council for their continued support for the Library.

Police Report: Written Report Submitted. 418 calls for the Month of October. 101 calls were in the Borough.

Fire Report: Written Report Submitted. 92 Calls for the month of October. 11 calls were in the Borough.

Jared spoke about the Western Berks Fire Department open house that they are having on Saturday, November 6, 2021 from 11-2.

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Western Berks Ambulance: Written report submitted. 59 calls for the month of October. 8 calls for Phoebe Berks.

Wernersville Public Library: Written report submitted.

Engineer Report:

Stone Ridge Subdivision: K. Fulmer will be reviewing the HOP that the Borough recently received.

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

7 Permits were issued for October. 7 Property Maintenance issues and 6 Zoning issues. Mr. Kraft did request an executive session after the meeting to discuss a potential litigation matter.

Mayor's Report:

Mayor Worley told Council that The Standard Group printed the Newsletter free of charge for the Borough.

Mayor Worley would like the Borough to use the money saved from the Newsletter to fund recreational improvements.

The mayor also asked that the Borough consider sharing a portion of the ARPA funds with the Joint Sewer Authority and the Wernersville Municipal Authority to update old water and sewer lines.

Council's Report:

J. Pierce told Council that the Police matters are almost finalized for Western Berks Police Department dissolution.

D. Latino formally introduced Dan Griffe, Roadmaster. He will be replacing Gary Heydt, who is retiring on December 31, 2021.

He also told Council that the Road Crew is working to confirm part time workers for the Winter.

R. Gordon asked Council about MS4 and retention ponds. He is concerned about the timeline for MS4.

L. Dapcic-Angst voiced concerns about safety on Franklin street, between Furnace Rd and S Pearl. A resident (who lives on Franklin Street) noted that motorists are avoiding exiting onto Penn Ave from Furnace Road by using the alternative route via Franklin Street to Pearl Street as an "easier" exit onto Penn Ave. The resident asked that council consider increasing residents' safety by installing speed bumps in order to slow down motorists driving through this residential street where a number of children reside. Council President's response was that no speed bumps will be installed on borough streets.

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L. Dapcic-Angst also addressed 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.

Amendment to Joint Zoning Ordinance and Amendment to Joint Comprehensive Plan:

Motion made by R. Gordon to enact the Ordinance to amend the Joint Zoning Ordinance and also to enact the Resolution to amend the Joint Comprehensive Plan, both as proposed during the public hearing held at the beginning of the meeting. Motion seconded by J. Pierce and carried unanimously.

Paradise by the Slice: Council decided to defer action until the December 2021 meeting 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.

Zoning Hearing for 138 Mountain Blvd.: Zoning Hearing Board will review application for Mr. & Mrs. Michael Tranquillo, 138 Mountain Blvd. to install a front porch that exceeds setback requirements by 2 feet. This meeting will be held on November 23rd at 6:30pm. Council declined to take any action.

The Solicitor also requested an executive session after the meeting to discuss a personnel matter.

Old Business:

Trees: We received 1 quote from Martin's Tree Service. We are still waiting to receive 2 more quotes. Hopefully we will have the quotes for the December meeting.

New Business:

2022Budget: We will schedule a budget workshop for the week of November 8th.

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

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

Next Council Meeting: Wednesday, December 1, 2021, at 7pm.

Motion by R. Gordon to adjourn the meeting at 8:35pm. D. Latino seconded and carried unanimously.

Attest:
Borough Secretary