

**WERNERSVILLE BOROUGH  
BOROUGH COUNCIL MEETING  
June 7, 2023**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

**MAYOR, MELISSA DEAN  
MICHAEL GOMBAR, SOLICITOR  
DEBRA PIERCE, SECRETARY  
JENNIFER VELEZ, ASSISTANT SECRETARY  
CHIEF HOOK, SOUTH HEIDELBERG POLICE DEPARTMENT  
KEN FULMER, GVC  
GLENN KRAFT, KRAFT CODE SERVICES  
MATT ZERR, ACTING ROADMASTER**

**ABSENT:**

**KEEGAN WORLEY  
JARED RENSHAW, WESTERN BERKS FIRE DEPARTMENT**

D. Latino called the Wernersville Borough Council Meeting to order at 7 pm.

Motion made by J. Pierce to approve the minutes from the May 3, 2023 Council Meeting.  
J. Swartz. Seconded and carried unanimously.

**Visitors:**

Zaida Guadalupe Sanchez, Optimist CDL School, 600 E Penn Ave  
JoAnn Ruchlewicz, Attorney for 600 E Penn Ave  
Attorney Larry Miller Jr, for 600 E Penn Ave  
Patrick Moore, Bachman's Roofing, 208 W Penn Ave, regarding violations  
Scott Sweigart, C2C Design, representing Grande for Stone Ridge Development

Zaida Guadalupe Sanchez, JoAnn Ruchlewicz and Larry Miller Jr: Ms. Guadalupe Sanchez, Attorney Ruchlewicz and Attorney Miller came to speak with Council about their CDL School located at 600 E Penn Ave. The zoning hearing board gave approval with conditions; Hours of operation and paving the lot. They asked Council for changes to these conditions. Motion made by J. Pierce to allow them to temporarily conduct all desired business activities including

Monday through Saturday 8am to 5pm and giving them until August 2<sup>nd</sup> to submit a preliminary unofficial land development plan to Borough Council regarding paving of the property subject to other conditions to be determined by the Borough Solicitor. Motion seconded by L. Palm and carried unanimously.

Patrick Moore, Bachman's Roofing: Mr. Moore came to Council to apologize for the Violations at 208 W Penn Ave with the retaining wall. He informed Council that the wall was removed, and they are making appropriate changes. They will be filing a minor change to the land development plan in the near future.

Scott Sweigart: Mr. Sweigart came to Council representing Grande Construction for Stone Ridge Development.

Motion made by J. Pierce to reapprove the Stone Ridge Subdivision and Land Development Plan for recording purposes due to 90 days elapsing since conditional plan approval last granted pursuant to section 3.52 of the SALDO. Motion seconded by L. Palm and carried unanimously.

D. Pierce will make sure that they are aware of all fees that need to be paid to the Borough.

Police Report: Written Report Submitted. 283 calls for the Month of May. 86 calls were in the Borough.

Chief Hook reported that they now have 13 Full time Officers. He also reported that they will be having the National Night out on August 1, 2023. More details to follow.

Fire Report: Written Report Submitted. 115 Calls for the month of May. 7 calls were in the Borough.

Western Berks Ambulance: Written report submitted. 65 calls for the month of May. 16 calls for Phoebe Berks.

Wernersville Public Library: Written Report submitted.

Engineer Report: Written report submitted.

West Ridge Suites: Nothing to Report.

**Bachman Roofing Land Development 208 W. Penn Ave.:** the final wearing surface for the parking lot has not been placed as of this date. He will notify me in advance when that work is scheduled.

**Stone Ridge Subdivision:** Sent memo to Borough Council May 23, 2023 the preconstruction meeting with Grande's representatives. We have reviewed storm sewer materials submitted and offered comments. We also reviewed the latest rendition of the Homeowner's Association Agreement. We received an email May 31, 2023 addressing our comments, which we are now reviewing.

**Penn Ave. Pedestrian Crosswalks:** Sent an email to PennDOT on May 30, 2023 requesting the status of PennDOT's review. They requested we resend information which was done May 30, 2023.

Motion made by L. Dapcic-Angst to have GVC move forward with PENNDOT to install 4 crosswalks, at Pearl, Walnut, Laurel and S Reber. Motion seconded by D. Latino. Opposed by R. Gordon and L. Palm. Motion carried by a 4-2 vote.

K. Fulmer informed Council that the Crosswalk at Furnace Rd will be put on the back burner since a traffic signal should be installed there in the future.

**DCED Grant Paving Improvements:** Discussion with Borough Council which of the paving projects they wish to proceed with. Projects will include basketball court, walkways, tennis courts and Borough garage. Motion made by R. Gordon to authorize K. Fulmer, GVC, to work on the specs for these improvements and advertise for bids. Motion seconded by L. Palm and carried unanimously. Bidding will open on July 5, 2023.

**Zoning and Building Enforcement Report:** Written report submitted.

4 Permits were issued, 10 zoning issues and 19 property maintenance issues. Glenn Kraft also informed Council that there will be 2 cases reviewed at the Zoning Hearing meeting on June 19<sup>th</sup>. 345 Furnace Road is looking to get approval for a Golf Cart sales and repair shop and 539 W Wilson Ave will be looking to get approval on a variance for a handicap ramp that does not meet the setbacks.

**Public Works:** Written report submitted.

M. Zerr reported that all the new Street Signs have been put up and that the Wernersville cast iron signs are back. He is waiting for the paint to finish the lettering.

**Mayor's Report:** Written Report Submitted.

Mayor Dean thanked all involved for a successful Memorial Day Parade. She will be hosting another small business meeting on June 20, 2023 at 6pm at the Borough. Mayor Dean, along with Linda Dapcic-Angst, recently attended the PSAB convention in Hershey, PA from June 4-June 7. They said it was very informative.

**Council's Report:**

**Jim Pierce:** Borough Email addresses have been issued to the Mayor, Council members and Matt Zerr.

J. Pierce informed Council that he and other Council members are working on revising the Employee Handbook.

**Linda Dapcic-Angst:** L. Dapcic-Angst informed Council that she reviewed the resident surveys and handed out a summary of the responses. She is also working on the possibility of applying for future multi-modal grants.

**Rob Gordon:** Action needed for the final extension of the current Trash Contract for 2024 at an increase tied to inflation/CPI rates. All are hopeful that it will be less than an 8.8 percent increase. Next year the Borough will need to go out for Bids for the 2025 Contract. This will likely be a significant increase in cost.

Motion made by L. Dapcic-Angst to accept the 2024 Trash contract extension with Waste Management. Motion seconded by R. Gordon and carried unanimously.

**Solicitor's Report:** Written report submitted.

**Zoning Hearing Board:** Council discussed the ZHB application received for 539 W. Wilson Ave. to install a handicap ramp 2 feet from the side yard boundary line and decided to not take any action.

**Landlord Tenant Disruptive Conduct Ordinance:** Motion made by J. Pierce to authorize the M. Gombar to advertise the proposed Landlord Tenant Disruptive Conduct ordinance for consideration at next month's meeting. Motion seconded by R. Gordon and carried unanimously.

### **Old Business:**

**Daniel Griffe:** Motion made by J. Pierce to ratify termination of Daniel Griffe's employment with the Borough effective May 25, 2023. Motion seconded by J. Swartz and carried unanimously.

### **New Business:**

**Trinity Lutheran Church Strawberry Festival:** Motion made by R. Gordon to close Hill Rd from Rebecca St. to Lincoln Dr. and Rebecca St. from S. Walnut St. to Hill Rd. on Saturday, June 10, 2023, from 2 p.m. to 8 p.m. Motion seconded by L. Palm and carried unanimously.

**Tree Trimming:** The Public Works Dept. made a list of properties that need to trim their trees. Motion made by J. Pierce to authorize Office Staff to send out letters to homeowners who need to trim their trees. Motion seconded by R. Gordon and carried unanimously.

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

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

**Next Council Meeting:** Wednesday, July 5, 2023 at 7pm.

Executive session to be held after the meeting to discuss a personnel matter. No action would be taken.

Motion made by J. Pierce to adjourn the meeting at 8:45pm. Motion seconded by L. Palm and carried unanimously.

Attest:

Borough Secretary