

WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
WEDNESDAY, JUNE 6, 2018

MEMBERS PRESENT:

STEPHEN PRICE	JIM SWARTZ
BRIAN CLEMENTS	ROBERT GORDON
ROBERT FISCHER	DAVE LATINO
EDWARD EVANS (MAYOR)	

ALSO, PRESENT:

GLENN KRAFT, KRAFT CODE SERVICES
KEN FULMER, GVC
MICHAEL PALM, BOROUGH EMPLOYEE
ANTHONY TUCCI, WESTERN BERKS AMBULANCE
AVERY LESHER, WESTERN BERKS FIRE
MICHAEL J. GOMBAR, JR., MASANO BRADLEY - SOLICITOR

ABSENT:

JIM PIERCE
JARED RENSHAW, WESTERN BERKS FIRE
WILLIAM SCHLICHTER, WBRPD
DEBBIE PIERCE, SECRETARY

VISITORS:

Glenn Guss, 133 Beckley Street
Janet Heilman, Principal, Conrad Weiser East Elementary
William T. Carl, Region 2 CW School Board
Fred Grande, West Ridge Suites
Kirk Barnett, West Ridge Suites
Sam Edwards, 118 N. Rosewood Court
Earl Felty
Eric Keller (potential buyer of 200 North Pearl Street)

S. Price called the Wernersville Borough Council Meeting to order at 7:00 pm. All stood and pledged Allegiance to the Flag.

Motion by J. Swartz to approve the minutes from the May 2, 2018. Motion seconded by D. Latino and carried unanimously.

Public Comment:

133 Beckley Street: Mr. Guss informed Council that his neighbors, Jeffrey D. Stone & Cheryl A. Stone of 16 Lincoln Drive, had parked a truck in front of Mr. Guss' property that was allegedly leaking motor oil. He contacted the Police and the truck was moved off the street. Mr. Guss is still concerned about the oil buildup on the street. Council advised that it will look into the matter.

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West Ridge Suites – Preliminary Plan:

The developer, Grande Land, LP, was present with a “sketch” of a revised Preliminary Plan of the project. The “sketch” shows the installation of: (1) the Furnace Road and Lincoln Drive connection road through the property, and (2) a connection between the new collector road and Columbus Street. Additionally, the project was modified from a proposed 93 unit apartment to a proposed 85 unit apartment and 14 single family dwellings with the proposed acquisition of the adjacent Felty property. The developer agreed that he and Walter Greth would split the costs of the traffic light at Penn Avenue (appx. \$70,000 each). Council indicated that it would prefer for the project to proceed with the Furnace Road and Lincoln Drive connection through the property as shown on the “sketch” and directed the developer to memorialize this in the filing of an official revised Preliminary Plan for future review by the Borough Engineer and the Borough Planning Commission. The developer indicated that it may want to first pursue obtaining any necessary relief from the Borough’s zoning hearing board. The CW School District representatives expressed serious concern about the impact of this development on the schools. A written Study from Muhlenberg Greene Architects regarding potential impacts on the SD budget was provided to Council but not discussed.

In response to the developer’s request for a 90 day time extension to review and make a decision on the Preliminary Plan, motion by R. Fischer to approve the request and extend the time period for review an additional 90 days from the current expiration date of July 10, 2018 to October 8, 2018. B. Clements seconded and carried unanimously.

200 North Pearl Street (Eric Keller): Mr. Keller is negotiating a purchase of the property. He requested approval from Council to raise animals at the property in addition to the primary use as a residential dwelling. Since this is not currently allowed under the Zoning Ordinance, Council directed Mr. Keller to submit a request for relief with the Zoning Hearing Board.

Police Report: Written Report Submitted. 143 Calls for the month of May.

Fire Report: Written Report Submitted. 106 Calls, with 13 being in the Borough were reported for the Month of May. The WBFD was highlighted recently in a national magazine!

Western Berks Ambulance: Written Report Submitted. Mr. Tucci requested Council and public to contact state government officials to request additional funding.

Zoning and Building Enforcement Report: Written report was submitted. 7 Permits issued for the month of May. 13 Property Maintenance Issues, 1 Rental issue and no Zoning issues.

127 W. Gaul St.: Mr. Kraft reported to Council that the property was approved by the Blighted Property Review Committee of Berks County. The property was posted and the process is moving forward.

Engineer Report:

2018 Street Work: The Notice to Proceed was issued to Schlouch Inc. to start work as early as June 11, 2018. Schlouch Inc. will have the work completed before the next Council meeting on July 11, 2018.

MS4: Still no reply from DEP. GVC will continue to monitor the matter.

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Mayor's Report:

E. Evans reported that Troop 459 placed USA flags along Penn Avenue for the Memorial Day holiday. He will send a thank you letter on behalf of the Borough.

E. Evans also reported on some trees in need of maintenance or removal/replacement on Borough property. Council directed that the matter be addressed by the Borough Shade Tree Commission.

Council's Report:

B. Clements reported that the work on the storms drains in W. Wilson Avenue area has been successful and the residents are happy.

B. Clements also reported that GVC has surveyed the pipe at 28 W. Wilson Ave (Margaret Cochran) and discussed the matter with the owner.

B. Clements also reported that work with DEP continues for the Leaf Recycling Facility grant application. It was recommended that an agreement be in place between the Borough and B. Clements who is the property owner of the land receiving the leaves. The Borough Solicitor will be working on an agreement for future consideration by Council.

B. Clements also reported that he will have an update and recommendation at next month's meeting regarding the Borough's wheel loader.

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Solicitor's Report: Written report was submitted. All action items are on the agenda.

Unfinished Business:

2018 Street Work: Motion by R. Fischer to amend the motion from last month's meeting to accept the low bid from Schlouch Inc. in the amount of \$67,597.20 which is \$.15 less than the amount accepted in last month's motion due to a typographical error. B. Clements seconded and carried unanimously.

New Business:

Trinity Evangelical Lutheran Church Strawberry Festival: Motion by R. Fischer to close a portion of Hill Road from Rebecca Street to Lincoln Drive and a portion of Rebecca Street from S. Walnut Street to Hill Road on Saturday, June 9th from 3pm to 7pm (rain date is June 10th). D. Latino seconded and carried unanimously.

Snow Removal Ordinance: Motion made by R. Gordon to adopt the revision to the Snow Removal Ordinance to impose a flat \$25 fine for a violation. D. Latino seconded and carried unanimously.

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Non-Solicitation/Transient Retail Business Ordinance: Motion made by B. Clements to adopt the revised Non-Solicitation and Transient Retail Business Ordinance to impose a fee and licensing requirements, among other things. J. Swartz seconded and carried unanimously.

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93 East Wilson Street – Wheelchair Accessibility Ramp MOU: Motion made by B. Clements to authorize execution of a Memorandum of Understanding with the property owner to memorialize the accommodation made by the Borough. R. Fischer seconded and carried unanimously.

200 North Pearl Street – Municipal Lien: Motion made by R. Fischer to ratify the filing of a municipal lien by the Borough Solicitor against the property in the amount of \$4,106.10 for Borough incurred costs and expenses in maintenance over the years due to the impending sale of the property. J. Swartz seconded and carried unanimously

Monthly Bills: Motion made by B. Clements to approve the bill list and bills previously paid to avoid penalty. R. Fischer seconded and carried unanimously.

Balance Sheet: Motion made by R. Fischer to accept the Balance Sheet. R. Gordon seconded and carried unanimously.

Executive Session: Solicitor requested a brief executive session to discuss a pending litigation matter. No action was required so the Solicitor recommended that the meeting be adjourned so the executive session could take place after the meeting.

Next Meeting: Wednesday, July 11, 2018, 7:00 pm.

Motion by D. Latino to adjourn the meeting at 7:48 pm. B. Clements seconded and carried unanimously.

Attest:

Borough Secretary