

**WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
October 7, 2020**

MEMBERS PRESENT:

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

ALSO, PRESENT:

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

ABSENT:

**ANTHONY TUCCI, WESTERN BERKS AMBULANCE
KEEGAN WORLEY, MAYOR**

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

Motion made by J. Swartz to approve the minutes from the September 2, 2020 Council Meeting. J. Pierce seconded and carried unanimously.

Visitors:

Michael DeAngelis, 267 W. Penn Ave
Randall Leibig Sr. & Randy Leibig, 261 W. Penn Ave.
Calvin & Sarah Lascoskie, 40 N. Pine St
Rachel Herber, 120 N. Walnut St
Sergey Plotnikov, 250 Holland St
Ezra Martin, 250 Holland St
Brian Focht, C2C Design (Stone ridge Development)
Brad Boltz, Bachman Roofing

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267 W Penn Ave and 261 W Penn Ave: Michael DeAngelis and Randy Leibig told Council about their neighborly disputes including a dispute over the parking of vehicles on-street. Council informed Mr. DeAngelis that it was not interested in imposing a 72-hour parking restriction in the area at this time as he requested at the August meeting. Council further directed Chief Grim to attempt to mediate outside of Council chambers an amicable resolution between Mr. Deangelis and Mr. Leibig regarding their disputes. Later, Chief Grim reported that a temporary, verbal resolution had been reached between the neighbors.

40 N Pine St: The Lascoskies came to update Council on the situation regarding their sidewalk installation and lack of a resolution from their realtor or the seller of the property. Steve Price encouraged them to seek further assistance from a lawyer since the previous owner and realtors did not notify them that sidewalk would need to be installed. Council granted a 6-month extension for installing sidewalk.

120 N Walnut St: Ms. Herber asked Council for a temporary waiver to place a 7ft x 7ft shed that does not meet the technical requirements under the Zoning Ordinance. Council told her that she would have to speak with her Neighbor and request a letter or phone call to the Borough stating that she would agree with the shed placement. Council would then reconsider the request on a temporary basis only.

250 Holland St: A motion was made by R. Gordon to approve the Land Development Waiver for proposed addition of a 15 foot loading dock with a roof extension to the rear of the building to serve a new commercial retail cheese shop. This is conditioned upon the review and approval by the GVC and Kraft Code and the payment of all appropriate fees. Motion was seconded by L. Dapcic-Angst and carried unanimously.

Stone Ridge Development: The revised Final Plan was presented for review. C2C addressed several issues with Council with regards to the proposed Stone Ridge Development off of S. Reber St/Lincoln Dr. Planning Commission recommended approval of waivers requested and conditional plan approval at its last meeting. After review and discussion, several items were addressed:

- Motion by J. Pierce to approve the Borough as Agent to sign the HOP for installation of stormwater facilities conditioned upon Developer and HOA signing an agreement to retain maintenance and liability responsibilities. D. Latino seconded and carried unanimously.
- Developer's request for a waiver for payment of recreation fees was denied by Council.

- Motion made by J. Pierce, seconded by Jim Swartz and carried unanimously to approve the following SALDO Waiver requests:
 - Item 14 – allow two flag lots (SALDO section 5.510614)
 - Item 22 – sidewalks on both sides of the street are not necessary between proposed lot 3 and Boito property on Lincoln Drive and south side of proposed lot 7 and Reber Street (SALDO section 7.24) conditioned upon developer installing curb and sidewalk on Herring Property on Lincoln Drive.
 - Item 23 – no stormwater infiltration due to carbonate geology on site. (SWM section 305).
 - Item 26 – 2-year storm conditions reduced to 1-year storm conditions (SWM section 307-308).

- Developer’s request for conditional Final Plan Approval was not given due to issues and concerns with drainage into the quarry at the Bertolet property due to uncertainty about the future of the quarry. Ken Fulmer advised Mr. Grande that he should contact Mr. Bertolet about this issue.

208 W. Penn Ave. Bachman Roofing: B. Boltz of Bachman Roofing wanted to show Council Plans for renovations for 208 W. Penn Ave. Council advised Mr. Boltz that he needs to make a formal request and submit the plans to SSM/GVC/Kraft/Solicitor for prior review and recommendation before any consideration by Council.

Wernersville Public Library: Written Report Submitted. Leigh-Anne Yacovelli, Librarian asked Council if there was more space available in the Borough Building that the Library could utilize. Council stated that there is no unused space available at this time.

Police Report: Written Report Submitted. 376 calls for the Month of September. 91 calls were in the Borough.

Fire Report: Written Report Submitted. 38 Calls for the month of September. 5 calls were in the Borough.

Western Berks Ambulance: Written Report Submitted. 50 calls for the month of September. 8 calls were at Phoebe-Berks.

Zoning and Building Enforcement Report: Written reports were submitted for September. 10 Permits were issued. 13 Property Maintenance Issues and 4 Zoning Issues for the month of September.

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Kraft code spoke to Council about the plan to divide the Borough into 8 sections to inspect the condition of curbing. Curb specs may need to be updated since they are from 1994. The cost for this program would be \$70 an hour and it would take about 8 hours per month, per section. GVC is going to review to see if the Ordinance specs needs to be updated first.

Kraft Code asked Council about the enforcement of rental inspections during COVID19. They have been following CDC guidelines for inspections but have been concerned about non-compliant property owners. Council stated that Kraft Code can continue their rental inspection program while continuing to follow CDC guidelines.

Engineer Report:

2020 Street Work: Motion made by J. Pierce to adopt change order #1 for deviation from estimated quantities to as built quantities and the addition of an ADA ramp at Pine St. and Washington St. Seconded by L. Palm and carried unanimously.

28 W Wilson Ave: Ken Fulmer reported that they reviewed in detail the storm water drainage issues at 28 W Wilson Ave. After lengthy discussion, Council has decided that the Borough is under no legal obligation to rectify this issue.

Mayor's Report:

Keegan reported that The Standard Company will be donating the printing of our 2020 Fall Newsletter. The Borough will be responsible for postage only. Borough Council greatly appreciates this kind gesture.

Council's Report:

None

Solicitor's Report: Written report was submitted.

Wernersville Municipal Authority: Motion made by R. Gordan to approve the License Agreements with WMA and the Lamms to use their private road to get from Point Rd to the Schaeffer property for leaf disposal. J. Pierce Seconded and carried unanimously. Solicitor also noted that DEP permit was issued as of October 7th. So, Borough can begin to use the Schaeffer farm for leaf disposal right away.

DEP Grant: Since we will not be operating a Yard Waste Facility in the Borough, discussions about what to do with the loader will occur at future meetings. It was also agreed that the remaining portions of the previously issued DEP 902 grant are not needed and should be returned.

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Caron Assessment appeal: Solicitor provided a brief update on the hearing held before the County Board of Assessments regarding the School District's challenge of the tax exempt status for all Caron properties in the Borough and South Heidelberg Twp. A decision has not yet been rendered.

Old Business:

Wernersville Municipal Authority: We still need to fill the vacancy on the Wernersville Municipal Authority Board.

New Business:

MMO for non-uniform pension plan: Motion made by D. Latino to approve the Minimum Municipal Obligation for 2021 for the non-union pension plan in the amount of \$15,567. J. Swartz seconded and carried unanimously. L. Palm and J. Pierce Abstained.

MMO for Western Berks Regional Police: Motion made by D. Latino to approve the Minimum Municipal Obligation for 2021 for the Western Berks Regional Police in the amount of \$21, 273. J. Pierce seconded and carried unanimously.

Trick or Treat Night: Motion made by J. Pierce to approve Trick or Treat night for Saturday, October 31st from 6-9pm. J. Swartz seconded and carried unanimously.

Curfew: Motion made by L. Palm to approve the curfew for children under 18 from October 17th to November 2nd, 2020 from 9pm to 6am. J. Pierce seconded and carried unanimously.

Curbing along Stitzer Ave. at Tot Lot: Motion made by J. Pierce to approve the quote from Lord Moyer Contracting for replacing 80 feet of curbing for \$3,675. Seconded by L. Palm and carried unanimously.

Christmas Lighting: Motion made by D. Latino to accept a quote from Schatz Electric to replace 3 breaker boxes and 3 timers for \$3,600. And a separate quote for \$2,540 to mount 4 snowflake brackets and run cables for the new swag and install the electric. For a total of \$6,140. R. Gordon seconded and carried unanimously.

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 and L. Palm abstained.

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

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Next Council Meeting: Wednesday, November 4, 2020

Motion by R. Gordon to adjourn the meeting at 8:50pm. J. Pierce seconded and carried unanimously.

Attest:

Borough Secretary