

**WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
August 3, 2022**

MEMBERS PRESENT:

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

ALSO, PRESENT:

**MAYOR, MELISSA DEAN
KAREN COOK, SOLICITOR (sitting in for Mike Gombar)
DEBRA PIERCE, SECRETARY
JENNIFER VELEZ, ASSISTANT SECRETARY
CHIEF LEON GRIM, SOUTH HEIDELBERG POLICE DEPT.
KEN FULMER, GVC
GLENN KRAFT, KRAFT CODE SERVICES
DANIEL GRIFFE, ROADMASTER
MATT ZERR, PUBLIC WORKS**

ABSENT:

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 July 6, 2022 Council Meeting.
L. Palm seconded and carried unanimously.

Visitors:

Deb West, 309 N Walnut St (no comment)
Scott Wilson, 507 W Penn Ave
Ron Swope, 628 Christopher Dr
Brian Worrell, 54 N Pine St (no comment)
David Narkiewicz, Commonwealth on PA
Rodney Reitz, 205 S Sandy Lane (SHT) (no comment)
Brad Kondrath, 105 N Pearl St
Hadley Donohue, 870 Columbia Ave (no comment)

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Ron Swope, 628 Christopher Dr: Addressed Council about the Master Plan and his input on bringing back community activities.

Scott Wilson, 507 W Penn Ave: Scott agreed with Ron Swope and suggested the Borough look for volunteers.

David Narkiewicz, Commonwealth on PA: Came to speak to Council about the re-zoning of the Wernersville State Hospital campus.

Deb West, 309 N Walnut St: Ms. West addressed her concerns about last Council meeting. She also said she appreciates what the Mayor has been doing in the Community.

Brad Kondrath, 105 N Pearl St: attended to support the Mayor.

Police Report: Written Report Submitted. 349 calls for the Month of July. 76 calls were in the Borough.

Fire Report: Written Report Submitted. 100 Calls for the month of July. 6 calls were in the Borough.

Western Berks Ambulance: Written report submitted. 52 calls for the month of July. 10 calls for Phoebe Berks.

Wernersville Public Library: Written report submitted.

Engineer Report: Written report submitted.

West Ridge Suites: Issued Memo dated May 17, 22 with our comments regarding Final Plan. Transportation Impact Study was received July 19th. We issued a memo 7/29/22 with our comments. K. Fulmer suggested the conditional plan approval not be considered until the comments in both memos have been addressed.

Bachman Roofing Land Development: Nothing to Report. Paving of alley and parking lot anticipated to occur in September or October.

Stone Ridge Development: Nothing to Report at this time.

Wenger's Bakery Lots 1 & 2 Furnace Rd.: Awaiting submission of Stormwater Management Study for both Lots 1 and 2.

108 S. Walnut St.: Submitted copy of curb stake out and cut sheet to the owner on July 11, 2022. Replied to questions on July 25, 2022.

MS4: Awaiting feedback from DEP on technical questions regarding their proposed Stormwater Management Ordinance. Will coordinate this effort with the Borough Solicitor. Ordinance should be ready for the September meeting.

Vacant Lot on Mountain Blvd.: Received a submission from Omega Builders providing information for an infiltration pit for a new home being built on Mountain Blvd. next to 60 Mountain Blvd. We are in the process of reviewing the infiltration pit calculation submission.

MS4 Waiver Process: The Borough was not originally granted a waiver in the current permit cycle for MS4. The Borough received an email from the County of Berks that they received from DEP reminding Municipalities to reapply for their waiver. Council asked K. Fulmer to submit an email to DEP to consider granting a waiver for the Borough, although he is not optimistic.

Zoning and Building Enforcement Report: Written reports were submitted. 5 Permits were issued for July. 13 Property Maintenance issues and 7 Zoning issues. G. Kraft told Council that the paving permit for the CDL School at 600 E Penn Ave was denied. He also told Council that a Notice of Violation was sent to Jack Keener for the old Herb Motor Building.

Public Works: Written report submitted. Dan Griffe reported to Council the work completed in July in the Public Works Department.

Mayor's Report: Mayor Dean made a statement about the importance of stopping for School Buses.

Council's Report:

Linda Dapcic-Angst: Motion made by J. Pierce to approve the job description for Public Works Employee. L. Merin seconded and carried unan.

L. Dapcic-Angst is working on a grant to resurface the basketball court at the playground and the tennis court and path at the tot lot. She said she would like feedback and ideas from Council.

Rob Gordon: R. Gordon reported to Council that the Trash COG passed a 1- year extension to the Trash contract already in place. There is an 8.8% increase due to inflation.

Solicitor's Report:

The meeting was recessed in order to conduct the Public Hearing on proposed Joint Zoning Ordinance Amendments.

PUBLIC HEARING.

The Solicitor gave a short summary and background of two proposed ordinances that would amend the Southwestern Berks County Zoning Ordinance of 2004, as amended, and amend the South Heidelberg Township Zoning Map.

The first ordinance was prepared at the direction of South Heidelberg Township. This ordinance is proposing to update the Joint Zoning Ordinance and rezone certain properties in South Heidelberg in order to comply with the changes made last year to the South Heidelberg Twp. Comprehensive Plan, which was also approved by the Borough. South Heidelberg Twp. was able to recalculate the fair-share analysis to allow for more agricultural and resource preservation lands to be located in South Heidelberg. So, most of the changes are to rezone properties into either agricultural or resource preservation districts. The South Heidelberg Twp Solicitor that there are no specific developments or end users that any of these changes are designed to specifically accommodate. To highlight, the proposed ordinance does the following:

- Creates a new I-3 limited industrial zoning district designed for “lighter” industrial uses than the existing I-1 and I-2 districts and eliminates the Campus-Employment and Transitional Agricultural to Residential districts.
- A portion of the Wolfskill property abutting the Borough boundary line along S. Church Road is rezoned from “Transitional Agricultural to Residential (TAR)” to “R2-Residential.” Although it may seem like a change, it is not since the TAR already allowed R2 residential density and this change is just being done because the TAR District is being deleted.
- Extends the commercial district onto some of the Noss Farm properties to match the pending Krick Lane extension project to Belle Alto Road.

The second ordinance was prepared at the direction of Lower Heidelberg Township. The ordinance is proposing to amend the C-2 Zoning District and Rt 422 Overlay District to prohibit banks, drive-thru restaurants, motor vehicle service stations (i.e. gas stations) and carwashes from being located within 1500 feet of each other. For example, it would prohibit bank-to-bank from being within 1500 feet but it would not prohibit bank-to-carwash. So, it is prohibiting the same use only. This would apply to all properties in the 422 Overlay District and not just Lower Heidelberg. The areas of the Borough Wernersville to be affected are all properties along the south side of S.R. 422 from S. Church Road headed eastward to the Borough boundary at the Kotsakis truck parking lot.

The Solicitor informed Council that both ordinances were reviewed and recommended for approval by the Wernersville Planning Commission at its July 20, 2022 meeting.

The floor was then opened for public comment.

David L. Narkiewicz, Assistant Chief Counsel for the Commonwealth representing the Wernersville State Hospital. He indicated concerns about the proposed South Heidelberg amendments and the impact on the State Hospital property. He requested that Council table the currently advertised new zoning ordinance and work on changes to craft a zoning district that works for both the Commonwealth as owner, among other things.

Sean McKee, Township Manager for South Heidelberg, then provided comment on behalf of South Heidelberg in response and contravention to Atty. Narkiewicz.

The public hearing was then adjourned, and Council reconvened the general meeting returning to the agenda.

Zoning Ordinance Amendment Prepared at the Direction of South Heidelberg

Township: The purpose of the ordinance is to update the Joint Zoning Ordinance and rezone certain properties in South Heidelberg Township in order to comply with the changes made last year to the South Heidelberg Township Comprehensive Plan, which was also approved by the Borough. After receiving public comments from Council members and the public, Council tabled the amendment for consideration at the September meeting.

Zoning Ordinance Amendment Prepared at the Direction of Lower Heidelberg

Township: The ordinance proposes to amend the C-2 Zoning District and the Route 422 Overlay District to prohibit banks, drive-thru restaurants, motor vehicle service stations (i.e. gas stations) and carwashes from being located within 1500 feet of each other. For example, it would prohibit bank-to-bank from being within 1500 feet but it would not prohibit bank-to-carwash, so it is prohibiting the same use only from being within 1500 feet of each other. This would apply to all properties in the Route 422 Overlay District and not just in Lower Heidelberg Township. After receiving public comments from the Mayor, Council members, the Zoning Officer and the public, Council tabled the amendment for consideration at the September meeting.

West Ridge Suites: Motion made by R. Gordon to approve a 125-day extension of time from August 2, 2022 for the review of the pending West Ridge Suites Final Subdivision and Land Development Plan. Motion seconded by L. Palm and carried unanimously.

Old Business:

Gaul St. Swale: L. Palm asked for updates on W Gaul St. swale and who has not yet complied. D. Latino and L. Dapcic-Angst will find out what property is not in compliance and ask M. Gombar to send a letter if needed.

Timeclock: L. Palm will look into getting a time clock app for Borough Employees.

Curbing: Council discussed ideas about dividing up the borough into sections for inspecting curbing. No decision was made.

New Business:

Halloween Parade: Motion made by R. Gordon to approve the Lion's Club Halloween Parade on Saturday, October 29 at 1 pm contingent upon the parade route. Motion seconded by J. Pierce 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, September 7, 2022 at 7pm.

Motion made by R. Gordon to adjourn the public meeting at 9:15 pm. Seconded by L Palm and carried unanimously.

Attest:

Borough Secretary