

**MINUTES OF THE NOVEMBER 9, 2021
MEETING OF TRAPPE BOROUGH COUNCIL**

Council President Cathy Johnson called to order the regular meeting of Trappe Borough Council, held at the Borough Hall at 525 W. Main Street, on November 9, 2021 at 7:00 PM and led the pledge of allegiance.

Those Present Were:

President Cathy Johnson
Vice President Scott Martin
Dave Davis
Tom Lauterio
Mallory Perlin
Stu Strauss
Mayor Matthew Wismer

Also Present:

Manager Marcus Dolny
Solicitor David Onorato
Treasurer Jon Klink
Borough Engineer Doug Brown

Absent:

Pat Webster

Visitors: See Included Sign in Sheet

APPROVAL OF THE MINUTES:

The members of Council reviewed the minutes of the October 5, 2021 regular meeting.

Motion to approve the minutes:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 5/0

S. Martin abstained due to absence from October Meeting

PUBLIC FORUM/AGENDA AND NON-AGENDA ITEMS:

Rachel Riley introduced council to the Valley Forge Tourism and Convention Board and what services and programs they offer. A full copy on the presentation is included with the record.

Greg and Michelle Whitman submitted a letter to council in regards to proposed development which was read to council and will be retained for the record.

Dennis Fonte had concerns that home owners would be required to install sidewalks on their properties due to the Fugo Development. M. Dolny, stated that the idea has not even been entertained and there is no intention to do so at this time.

STAFF REPORTS:

Borough Engineer: A copy of the written report is on file at the Borough Office. M. Dolny went over this month's report, all material was information only.

Treasurer's Report:

John Klink presented the Treasurer's Report dated October 31, 2021 along with a bill list from, two payrolls, and direct charges from Phoenixville Federal Credit, and with checks 3462-3492 for payment totaling \$181,718.08.

Motion to pay the bills as listed:

Moved: S. Strauss

Seconded: T. Lauterio

Approved: 6/0

John Klink presented the Treasurer Report dated October 31, 2021 for the Customers Bank Liquid Fuels Fund direct charges by PECO in the amount of \$2,007.52.

A motion was requested to pay bills as listed:

Moved: S. Martin

Seconded: M. Perlin

Approved: 6/0

John Klink presented the Treasurer's Report dated October 31, 2021 for the Customers Bank Escrow Fund check numbers 1227-1229 in the amount of \$13,409.50.

A motion was requested to the pay bills as listed:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

An additional check to close out the Mullin Escrow dated 11/9/21 in the amount of \$2,051.50, check number 1230.

A motion was requested to the pay bills as presented:

Moved: S. Martin

Seconded: T. Lauterio

Approved: 6/0

C. Johnson clarified that this escrow was being closed due to a new escrow being established by DeLuca Homes.

Mavor's Report:

Was present for Grange's High Tea Gathering, through that and other activities in the Borough happy to see visitation to our community from all areas.

Borough Manager's Report: A written copy of the report is on file at the Borough Office.

Comprehensive Zoning Review:

M. Dolny informed council that the Comprehensive Zoning Review has been drafted and will be submitted to the planning commission for review at the next PC meeting. There will need to be a public meeting for the introduction of the changes. The meeting will be held Thursday December 2, 2021 at 7:00PM. M. Dolny will seek an alternate venue to accommodate a larger audience if needed.

FUGO Tract:

M. Dolny introduced to council representation for the Fugo Tract Subdivision and Land Development. Planning Commission has done an initial review of these plans and has sent 5 of the 7 waivers to council this evening for consideration.

T. Maras, applicant, gave an overview of the project and why he was looking at the waivers he is proposing. They noted that some of the waiver came up due to trying to meet the suggestions of Trappe's professional staff. The subdivision and land development proposed is for 26 single family homes. All roads would be private with no intention of dedication to the Borough, and an HOA would be established with a professional management company that would oversee the

declaration to be determined but will include responsibility for all stormwater reporting and maintenance.

M. Dolny read correspondence from resident Janina Walsh outlining her opposition of the project. Her letter will be added to the official record.

S. Strauss questioned the applicant on his choice to ask for approval of waivers without a plan to review. T. Maras said although it may not be familiar to Trappe that this procedure is generally acceptable as they are looking for guidance. D. Davis called out that less lots could possibly solve the need for some of the waivers. T. Maras acknowledged there is a financial component but that the development, although not the minimum, it also was not the largest possible development allowed.

M. Dolny gave a brief overview of the waivers.

Discussion regarding the waivers:

- To allow a Cul-de-sac more than 500 feet in length in order to prevent a thru street, thus increasing pedestrian safety, PennDOT has explicitly stated that they do not support a connection point for an additional road onto Route 113.
- To allow a Cul-de-sac right of way of less than a 40' radius, for Road "A" only, in order to prevent unnecessary disturbance in floodplain areas.
The Fire Chief and Fire Marshall have signed off on these plans including this waiver request in regards to the plans as presented.
This is being done to create a more favorable area to build and place accessory structures on the lot.
- To allow the sidewalk to be outside of the right of way, for Road "A" only, in order to increase public safety, this is a matter of legal responsibility and definition. Look would remain uniform, and the HOA would have an easement to obtain use of public sidewalk.
- To permit an aerial plan in lieu of existing features within 400 feet to be surveyed. Off sight improvements would still need to be shown per D. Brown.
- To permit a stopping area measured 20 feet behind the curb.
Normally this is measured from right of way line, but due to private nature of road the request is to allow for measurement from the end of the roadway apron to accommodate slope. This was not recommended for approval by the planning commission. Waiting on more information regarding the grade and slope.
- To permit an open space and recreational area to have more than 50% of its area consist of woodlands.
Applicant is trying to save as many trees as possible.
- To permit the applicant to remove more than 15% of the trees which are 6 inches dbh or greater on the site.
This is due to the heavily dense and saturated woodland area that they are looking to develop. Open to a fee in lieu of to be determined by Borough Council. Planning Commission also did not recommend approval of this waiver, as they did not get to see the results of the tree impact study, or a landscaping plan.

Snow Removal Bids:

M. Dolny asked for a motion to award bid as presented to MAK Services Inc., as they were the sole bidder for 2021/2022.

Motion to award:

Motion: S. Martin

Seconded: S. Strauss

Approved: 6-0

Clarification was given in regards to how the services were mobilized during a weather event.

Televising Storm Sewer for 2022:

M. Dolny presented three quotes for CCTV Services. The lowest bidder was Aqualis at a daily rate of \$1,700. Bid proposals to be kept on file.

Motion to award the contract to Aqualis:

Motion: S. Strauss

Seconded: S. Martin

Approved: 6-0

M. Dolny said a request from Senator Mensch's office came in asking we request a speed study be done on route 113 at no cost to us.

Motion for request of said study:

Motion: T. Lauterio

Seconded: M. Perlin

Approved: 6-0

M. Dolny stated that the Trunk or Treat event at Water Works Park on October 30, 2021 was a big success for the first year and he's looking forward to growing it in 2022.

M. Dolny noted that there have been some issues with Liberty Mart. The office is monitoring and violations will be issues if warranted.

M. Dolny advised council that the Limerick Drill will take place on November 16, 2021 and he and Pat Webster will be participating.

Due to the Limerick Drill the November Planning Commission meeting date change has been moved to Tuesday, November 23.

The Permit report for October was provided.

Solicitor's Report:

Ordinance #467 would add smoking and vaping to list of prohibited items within the public park areas.

Motion to authorize advertisement of the proposed ordinance:

Moved: T. Lauterio

Seconded: D. Davis

Approved: 6-0

Motion to accept staff reports:

Moved: S. Martin

Seconded: M. Perlin

Approved: 6-0

COMMITTEE REPORTS

Traffic and Safety:

Monthly reports provided: Trappe Fire Company (October), Ambulance (September & October), PA State Police (October)

S. Martin updated the Council on the proceedings of the Steering Committee for the proposed new Fire House. Next steps will be a series of studies including Survey and Geo Technical. Those studies are estimated not to exceed \$25,000.00.

Motion for approval to reimburse not to exceed \$25,000.00:

Motion: S. Martin

Seconded: S. Strauss

Approved: 6-0

Administrative Services: No Report

Business Committee:

Meeting was held on October 12, will continue to host quarterly meetings

Finance Committee:

2022 Draft Budget was presented to council, along with a budget narrative. The proposed budget stands at a surplus and calls for no recommendation for a tax increase. Council will review for possible action later in the meeting.

Information, Communication, & Technology: No Report

Ordinance Committee:

T. Lauterio just noted that as reported we are proceeding with the Comprehensive Zoning Review.

Parks, Recreation, & Open Space:

S. Strauss just wanted to note that this upcoming budget is a dream for open space. And is excited to see it come to be.

Planning and Zoning:

Update given on 803 W. Main St. Approved by the County Open Space Board, and now goes to the County Board of Commissioners on the 18th of November for approval.

Public Works & CTMA:

Minutes and financial reports from the September 21st meetings were provided.

Regional Sewer: No Report

New Business:

Historic Trappe has requested auxiliary police be available for the annual Christmas Tree lighting on Wednesday, December 1 from 6-8 pm. Also request authorization to use a generator and lights from Water Works. M. Dolny will coordinate.

A list of next year's holidays was circulated to council.

EXECUTIVE SESSION: Personnel

Entered into executive Session at 9:59PM

Reconvened the General Session at 10:26PM

Motion to approve a compensation increase of \$50.00 per month totaling \$1,150 per month payable to the Borough Treasurer, John Klink effective 1/1/22:

Motion: M. Perlin

Seconded: S. Martin

Approved: 6-0

Motion to approve annual compensation to \$51,000 for Ellen Goodman effective 1/1/22 and a payment in lieu of pension totaling 7% of 2021 compensation to be paid the end of current calendar year.

Motion: S. Martin

Seconded: S. Strauss

Approved: 6-0

Motion to approve annual compensation to \$100,000 for Marcus Dolny effective 1/1/22 and a payment in lieu of pension totaling 7% of 2021 compensation to be paid the end of current calendar year.

Motion: S. Strauss

Seconded: T. Lauterio

Approved: 6-0

Motion to advertise the 2022 Budget for adoption at the December meeting, with noted inclusions of the approved compensation from this meeting:

Motion: M. Perlin

Seconded: S. Martin

Approved: 6-0

Council adjourned the meeting at 10:28PM

Respectfully submitted,

Marcus V. Dolny