

**MINUTES OF THE MARCH 7, 2023
MEETING OF TRAPPE BOROUGH COUNCIL**

Council President Scott Martin called to order the regular meeting of Trappe Borough Council, held at the Borough Hall at 525 W. Main Street, on ~~February~~ **March** 7th at 7:01 PM with the Pledge of Allegiance.

Those present were:

Mayor Matthew Wismer
Scott Martin
Stu Strauss
Mallory Perlin
Julie Bechtel
Tara Hiley,
Theresa Pammer

Also present:

Solicitor Dave Onorato
Engineer Paul Schmoll
Engineer Ryan Kern
Treasurer John Klink
Borough Manager Marcus Dolny

Absent: Dave Davis

Representatives of the FUGO Land Development Project and Visitors were present.

APPROVAL OF THE MINUTES:

The members of Council reviewed the minutes of the February 7, 2023 regular meeting:

Motion to approve the minutes:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

The members of Council reviewed the minutes of the March 1, 2023 special meeting for the development and construction of the new Fire House:

Motion to approve the minutes:

Moved: T. Pammer

Seconded: J. Bechtel

Approved: 4/0

S. Strauss and T. Hiley abstained due to not being in attendance.

PUBLIC FORUM/AGENDA AND NON-AGENDA ITEMS:

E. Johnson from the Perkiomen Valley Library Presented to council, speaking in regard to the upcoming Summer Program and Used Book Sale. Information regarding all upcoming programs was left with the Borough Manager.

STAFF REPORTS:

Borough Engineer: A copy of the written report is on file at the Borough Office, no action taken.

R. Kern gave updates on upcoming Borough Projects and statuses of our Grant Program.

Proposed Land Development – FUGO TRACT

M. Dolny gave a brief introduction in regards to the intentions of the applicant appearing before council.

T. Maras, the applicant, stated that they were asking for Council for preliminary approval of the plan in front of them and the consideration of one additional waiver.

M. Dolny noted the plans that are being referenced or revisional 11 dated February 8, 2023.

Council what's provided copies of the March 1st review letter from Barry Isett, the corresponding response letter to the current set of plans from Carroll Engineering, and other informational documents and correspondence from neighbors.

S. Strauss is not seeing a clear plan in his opinion is finding it hard to believe that it's in the best interest of the public for him to approve in this state.

P. Schmoll feels that what we are looking at in reference to the plan would not significantly change in order for the applicant to address the remaining comments. Essentially, the applicant is looking for preliminary approval for the basic design of the development.

T. Maras stated that extensive work has been done prior to returning to Borough Council with the professional staff and borough manager. He also stressed the need to come back to council at least once more for final approval, and noted that they are willing to note and agree to no construction activity or land development prior to getting final approval.

M. Perlin noted that CTMA has not seen revised plans and wondered if their engineer was involved or is that too soon. The applicant note they have notice of capacity and will finalized plans later in the process.

S. Martin clarified that all comments from the engineer are believed to be able to be met under the current plans, and if substantial changes were made regardless of granting preliminary approval the applicant we need to go back to Planning and Borough Council.

S. Strauss asked if we were in the wrong for wanting a cleaner plan. M. Dolny stated council can ask if they wish, but noted in the past Trappe typically was approving preliminary final plans at the same time. This is just preliminary that the applicant is looking for, and that is not uncommon for a larger scale subdivision and land development plan.

S. Strauss asked if FEMA has reviewed. M. Dolny stated it is not common for FEMA to be involved with subdivision and land development, as the requirements for such are laid out in the borough's Subdivision and Land Development Ordinance. R. Kern was not aware of any review from FEMA and doesn't believe they would have any comment due to there being no construction of structures within the floodplain.

There was discussion regarding a small portion of the roadway being in the floodplain and whether or not FEMA would comment in regards to that matter. M. Dolny stated there is a difference between a floodway and a floodplain. Construction in the floodplain is not permitted construction of any sort in the floodway requires a study and calculations be done to account for the handling of storm water. M. Dolny stated the applicant is required to show there is no additional storm water to account for and their calculations are demonstrating a reduction of 30%.

J. Bechtel asked if there is any concern in regards to standing water for basin B1? The engineers for the applicant stated that percolation is believed to remove all water within 72 hours through the ground however the basin will have an emergency spillway pipe in place. The applicant also stated that more testing will be done prior to final approval.

P. Schmoll stated the emergency spillway is that a much lower level than the homes.

M. Perlin asked where does the water go once the Donnybrook floods? T. Maras stated that the basin was designed at a minimum to meet the requirements of 100 year storm. The applicant's engineer noted that the reduction of 30% to current storm water levels will dramatically help this.

M. Dolny noted it's meeting the current SALDO. At this point he stated council, if they wanted, could make a motion with the following stipulations:

A motion to prepare the resolution stating preliminary approval, with stipulations that no earth disturbance is permitted in relation to land development and all comments in the Barry Isett Review letter dated March 1, 2023 be met.

No Action was taken on the floor, M. Dolny stated that Council has to give the applicant direction or explain their reasoning.

S. Strauss wants further clarification and M. Perlin feels there are a number of loose ends.

S. Martin asked what the biggest risk or challenges are to moving forward with a motion to prepare the proposed resolution and what happens if we grant preliminary approval.

M. Dolny stated that nothing is being finalized that the consideration of the Resolution would be at the next meeting, and regardless of whether or not Preliminary is granted the applicant still has to return for Final Approval. P. Schmoll stated the applicant is well aware of the risk if they can not meet the standards as they propose. They would need to come back with new plans at their cost if the testing doesn't go as expected. The applicant holds all the risk.

S. Martin stated that for whatever reason members are hesitant, he believes that we should be relying on our engineers that the plans will be met.

Resident and neighbor to the property, M. Whitman, feels the neighbors will have concerns.

A motion to prepare the resolution stating preliminary approval, with stipulations that no earth disturbance is permitted in relation to land development and all comments in the Barry Isett Review letter dated March 1, 2023 be met, with additional waiver request to permit sidelines to not to be set at right angles or radial to the Right-of-Way lines where not feasible (Sec 295-12.I).

Moved: M. Perlin

Seconded: T. Pammer

Roll Call Vote:

T. Pammer – Yes

T. Hiley – Yes

S. Martin – Yes

M. Perlin – Yes

S. Strauss – No

J. Bechtel – Yes

Motion Passes: 5/1

Treasurer’s Report:

John Klink presented the Treasurer’s Report dated February 28, 2023 along with a bill list for two payrolls, and direct charges from Phoenixville Federal Credit and checks 1296-1331 for payment totaling \$122,968.38

Motion to pay the bills as listed:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

J. Klink presented the Treasurer Report dated February 28, 2023 for the Liquid Fuels Fund direct charges by PECO in the amount of \$2,48.58.

A motion to approve bills as listed:

Moved: J. Bechtel

Seconded: M. Perlin

Approved: 6/0

J. Klink presented the Treasurer’s Report dated February 28, 2023 for the Escrow Fund check number 1025 & 1026 in the amount of \$2,586.50.

A motion was requested to the pay bill as listed:

Moved: J. Bechtel

Seconded: M. Perlin

Approved: 6/0

J. Klink presented the Council all reports for the month of February.

Mayor’s Report:

The Mayor thanked those who attended his Piano Concert.

Borough Manager’s Report:

M. Dolny gave updates on maintenance on Borough Hall, looking into having a company come in to pressure wash areas of Rambo Park, and creating a storm sewer system maintenance program.

ARLE time schedule and bid award will be addressed at the April Meeting as well as Consideration of the new SALDO Ordinance.

M. Dolny informed Council of a request to vacate a paper street, Council is open to the idea and the process will be reviewed by the Borough professional staff.

M. Dolny gave Council a copy of the Permit Report.

Borough Solicitor:

D. Onorato presented RESOLUTION 2023-3 for consideration, a Service Agreement for Traffic Signals along Main St.

Motion to adopt:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

Motion to accept professional reports as presented:

Moved: M. Perlin

Seconded: J. Bechtel

Approved: 6/0

COMMITTEE REPORTS

Traffic and Safety:

S. Martin stated that the Fire Company is requesting Payment for the services of Gorski Engineering in the month of February totaling \$24,700.00.

Motion to approve:

Moved: S. Strauss

Seconded: J. Bechtel

Approved: 6/0

S. Martin gave reports, and an update on the new Fire Station and Grant Funding.

Administrative Services: No Report

Business, Property & Parks:

M. Dolny gave a brief update on the Sisca Community Park and Garden, noted they were on schedule for spring ground breaking.

Finance Committee: No Report

Recreation: No Report

Public Affairs & Legislation: No Report

Street & Development: No Report

Planning & Zoning: No Report

Regional Planning: No Report

Public Works & CTMA:

Reports Provided from February Meeting

Regional Sewer:

Interceptor Project is fully connected, waiting on landscaping to be fully finished and delivery of the generator.

Council was also given copies of the new Tapping Fees Resolution.

Memorial Committee:

R. Rahmer speaking on behalf of T. Hiley stated that the memorial committee recommends installing a new bench and plaque near the frog pond in Rambo Park in honor of the Martorana Family, all cost to be covered by the donors.

Motion to approve:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

Old Business:

None

New Business:

None

Council adjourned the meeting at 8:50PM

Respectfully submitted,

Marcus V. Dolny