

**MINUTES OF THE APRIL 4, 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 April 4th at 7:00 PM with the Pledge of Allegiance.

Those present were:

Mayor Matthew Wismer
Scott Martin
Stu Strauss
Mallory Perlin
Julie Bechtel
Tara Hiley,
Dave Davis

Also present:

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

Absent: Theresa Pammer

Representing the Planning Commission were Mark Schaffer, Ron Rahmer, and Erin Wismer

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

APPROVAL OF THE MINUTES:

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

Motion to approve the minutes with minor correction:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

PUBLIC FORUM/AGENDA AND NON-AGENDA ITEMS:

T. Haflett of 402 Silverleaf Circle spoke in regards to the required replacements for curb and sidewalks along with other neighboring residents. Noting the financial stressors with rising cost and variations of work required. M. Dolny stated that the Engineers are asked to side on the more cautious side of things, but a resident is able to contact the Borough office to arrange for a review of their requirements. R. Kern expressed why the letters are structured the way they are. M. Dolny stated that in some cases repair can be done over replacement but we need to know who will be doing the work and how they will repair. The Council is willing to allow the implementation of new processes that have been brought to the office as options at the risk of the home owners. All work must be permitted. S. Martin did note that the Borough is willing to do the work and offer financing for one year interest free, but then the Borough's Contractor, Drumheller Construction, must be used. M. Dolny also addressed residents that for some reason did not receive their letters, saying that they were sent, and the second round of letters will go out this week.

M. Wittman spoke regarding the effects this past weekend's storm had on her neighborhood, the Borough saw an inch of rain in 20 mins followed by a little over an inch through the remainder of the storm. She will be sending over photos to the office but raised her concerns will this effect from storms like this and how much worse she believes after new development.

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 – RESOLUTION 2023-4

M. Dolny read over a memo outlining the applicant's intentions, noted a detailed response letter to the plans was provided, and as instructed with D. Onorato has prepared a Resolution for consideration. M. Dolny stated that one provision the applicant has agreed to is the inclusion of properties effected by restrictions of the flood plain into the HOA Declarations and agreed to give disclosure to potential homeowners of any designations or restrictions.

S. Strauss noted that he feels the plans should and could have been cleaned up more. D. Davis echoed those comments and was concerned what would happen if the applicant returned with similar comments and issues but was asking for Final Approval. M. Dolny stated if that was to happen it would be his and the professional staff recommendation to deny the application at that time, but in the case of Preliminary approval the applicant has technically met the needed requirements. Council also reiterated to great lengths the insistence of disclosing and informing buyers of lots that are effected by or are in close proximity to the flood plain.

S. Strauss stated he wasn't comfortable with this process. Was noted that in the past we more commonly saw consideration for Preliminary/Final Plans. M. Schaffer for the Planning Commission noted that the Planning Commission has seen these plans and recommends Preliminary Approval, R. Rahmer did note that the acknowledgement and disclosure about the flood plain makes him more comfortable.

M. Wittman, a neighbor to the project offered comment that with 10 homes with Flood Plain designation somewhere on their lot she felt 26 was just too many homes.

M. Perlin stated that there would be no more waivers, and T. Maras of the Applicant stated that was correct

Motion to approve the 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: J. Bechtel

Mayor's Report:

No Report

Borough Manager's Report:

M. Dolny stated that they only received one bidder for the ARLE Project and it came in over \$200,000 more than estimated. McMahon is recommending we reject and rebid.

Motion to reject and direct to rebid:

Moved: D. Davis

Seconded: M. Perlin

Approved: 6/0

M. Dolny presented the revisions to the Borough's Subdivision and Land Development Ordinance. He also presented the counties review, with only two minor comments. M. Schaffer speaking on behalf of the Planning Commission in attendance recommended approval of the ordinance. S. Martin stated why it was long overdue and cited the concerns we currently are facing with applications. Making changes will address most of these concerns.

Motion to advertise for consideration at the May General Meeting:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

A permit applicant accidentally applied for the wrong address and is requesting a refund of the permit.

Motion to grant a refund:

Moved: S. Strauss

Seconded: T. Hiley

Approved: 6/0

M. Dolny as previously reported gathered information regarding options for alternate insurance providers for property and liability. In attendance tonight is R. Neith from the Seltzer Group. M. Dolny has received a proposal and reviewed with M. Perlin for consideration from the Council. S. Martin noted that these risk pools are fairly common and this one is very well backed. R. Neith explained that based on performance the Borough would start seeing dividends returned in year two. Responding to S. Strauss, R. Neith stated that money is returned based on the performance of the group and is backed by reinsurance. Responding to D. Davis, R. Neith stated the membership is 1000+ throughout the entire state and renewals have been running flat for 2.5 years.

Motion to accept the Seltzer Group Proposal for Property and Liability Insurance and allow the Seltzer group to manage the Workers Compensation Policy through AmTrust:

Moved: S. Strauss

Seconded: T. Hiley

Approved: 6/0

M. Dolny noted that the Borough received word that the Grant Application for the Sisca Community Park and Garden through the LSA program was successfully awarded to the Borough and has given us a budget north of 1.2 Million Dollars. He also successfully was able to present the project at the 2023 PRPS Conference.

M. Dolny provided Council with a Memo regarding Police Services and its relations to the Borough of Trappe. Provided updates regarding Signal Replacements and the upcoming Blood Drive.

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

Borough Solicitor:

No Report

Motion to accept professional reports as presented:

Moved: D. Davis

Seconded: J. Bechtel

Approved: 6/0

COMMITTEE REPORTS

Traffic and Safety:

S. Martin gave reports, and an update on the new Fire Station and EMS Services, also noted that a memorial service was held for the anniversary of Branden Sisca's passing.

Administrative Services: No Report

Business, Property & Parks: No Report

Finance Committee: No Report

Recreation: Upcoming new events and a reminder regarding the annual the Memorial Day Parade.

Public Affairs & Legislation: No Report

Street & Development: No Report

Planning & Zoning: No Report

Regional Planning: No Report

Public Works & CTMA:

Reports Provided from March Meeting, D. Davis also noted that due to DEP and EPA increasing the required filtration standards additional costs are going to need to be accounted for and factored into the future.

Regional Sewer: No Report

Memorial Committee:

T. Hiley presented Council with the following recommendation, to be keep on file, for the inaugural and annual Branden T. Sisca Trappe Borough Volunteer Award.

Motion to approve:

Moved: S. Strauss

Seconded: M. Perlin

Approved: 6/0

Old Business:

None

New Business:

M. Dolny noted that the Borough would proceed with sealed bids for retired playground equipment.

Executive Session –Possible Litigation

Entered at 8:49PM

Exited at 9:15PM, with no action

Council adjourned the meeting at 9:16PM

Respectfully submitted,

Marcus V. Dolny