

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 11, 2014

Council President Joe Homan at 7:00 PM called the Schwenksville Borough Council meeting on December 11, 2014, 2014 to order.

Present, Joe Homan, Lee Ann Miller, Craig Dunham, Darren Rash, and Mayor Joe Giunta.

Also, present Dave Leh, Borough Engineer, Blake Dunbar Jr., Esquire, Anne Klepfer, Borough Manager, and Secretary-Treasurer Gail Phillips.

Absent: Lisa Dull

PLEDGE OF ALLEGIANCE: by the assembly

Mayor Giunta administered the Affidavit of Residency and the Oath of Office to Thomas J. Slater, Jr. Council appointed Mr. Slater Jr. to the Schwenksville Authority Board at the November 13, 2014 Council meeting.

SPECIAL BUSINESS:

Conditional Use Hearing – 237A Main Street, Household thrift/consignment store or any retail use.

Mr. Dunbar announced that this is a Conditional Use Hearing at 7:03pm on behalf of Ms. Kathleen Bilotti, who has applied to Schwenksville Borough Council for a Conditional Use. The first exhibit introduced is Board Exhibit 1 which is the legal notice, which indicates that there is a hearing this evening at Borough Hall on behalf of Ms. Kathleen Bilotti 237A Main Street, Schwenksville, PA, the renter of the subject property located in the VC -1 District. Board Exhibit 2 will be the Proof of Publication from the newspaper indicating that this matter had been properly advertised. Board Exhibit 3 that the surrounding neighbors received notice of this hearing. Ms. Bilotti describe the space to be used; 237A Main St. the consignment shop will be 550sq. feet, the other side 235A Main St. is 197sq.feet for a total of 747 sq. feet. The upstairs 237B is a three bedroom; 235B is two bedrooms and 235C, a one bedroom unit is occupied by the applicant for use of the commercial space in 237A for a retail store. Charlotte Smith, the owner of the property is in favor of the proposed retail use. Parking – 12 on street spaces and 10 off street spaces behind the building and accessed from Library Lane. Exhibit 1 design of parking spaces. Exhibit 2, 3, 4 photos clarifying devoted spaces to patrons. Ms. Smith stated that this property has been used for an Office, Carpet Business, Beauty Shop, Barber Shop, Dance Studio, Lunchroom, and Post Office. The concept of shared parking was explored with the discussion concluding that four spaces for residential use, four spaces for commercial use and two additional spaces plus 12 on-street spaces would be acceptable for shared parking for this mixed use property. Although (7) residential spaces are required by Ordinance, these would most likely not be fully occupied during business hours and could therefore be shared with the commercial use.

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 11, 2014

The applicant will need to apply for any permits required, comply with all Borough Ordinances and regulations, signage, lighting, parking for subsequent applications and all applicable State and County regulations. Council voted 4-0 to approve the Application for Conditional use for up to 800 square feet of combined retail space for 235A and 237A Main Street. It was the stated intention of Council that this approval apply for the building in perpetuity, not just for the current application by Ms. Bilotti.

There being no other questions, the hearing closed at 7:38pm. Council has the option to defer or grant the Conditional Use.

Motioned by Craig Dunham and **seconded** by Lee Ann Miller to approve the Conditional Use for the Household Thrift/Consignment Store or for up to 800 SF of any Retail use, at 235A or 237A Main Street. Ms. Kathleen Bilotti must comply with permits needed for the business, the conditions listed herein and comply with the written decision to be drawn up and signed by Council. **Motion Carried 4-0.** A copy of these minutes shall be maintained in the Parcel File for 235 and 237 Main Street.

MINUTES: Dispense with the reading of the November 13, 2014 Regular Meeting Minutes, and approve the same as presented. **Motion** by Darren Rash **second** by Craig Dunham, **Motion carried 4-0.**

AUDIENCE: James Batzell of 83 Main Street (rear) asked if the Borough will be dedicating Montgomery Avenue? Mr. Homan responded that this topic is not on the agenda tonight but that it was mentioned at the Parking Meeting that was held December 4, 2014. There are no active plans to dedicate Montgomery Avenue. Ms. Miller also noted that the S. Main Street Project has nothing to do with ordaining Montgomery Avenue.

Jeannie Catton of 55 Main Street, S. Main Street is zoned Village Commercial, what are the guidelines for parking? Mr. Dunbar; the parking in village commercial is by Use. Ms. Miller also noted that the zoning code currently requires off street parking for every use. In addition, applicants can apply to the Zoning Hearing Board for a variance.

Linda Wilde of 63 Main Street, There is currently no sign coming into town to warn that the Speed limit drops to 25mph. Ms. Wilde thinks there should be a sign installed and has contacted PennDot but they cannot make it happen. Ms. Wilde also wrote the Perkiomen Township Supervisors and no one has contacted her on the matter. Ms. Wilde wrote to Mrs. Klepfer on the matter and Mrs. Klepfer provided Ms. Wilde with the contact information Perkiomen Township and for the Central Perkiomen Valley Regional Planning Commission, but she feels Mrs. Klepfer should have made the appropriate contacts and requested the sign herself. Mayor Giunta said he will bring the topic of the speed change ahead question to the CPVRPC board at the next meeting and advised that Mrs. Klepfer takes directions from Council.

ACCOUNTS PAYABLE AND TREASURERS REPORT:

Gail Phillips reported that for the period ending November 30, 2014, the current invoices due for payment total \$67,676.61. This includes \$23,153.30 from the General Fund, \$22,854.05 from the Liquid Fuels Account, \$8,940.57 from payroll and \$12,728.90 from Capital Fund. **Motion** by Craig

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 11, 2014

Dunham and **seconded** by Darren Rash to pay the bills totaling \$67,676.61. All in favor, **Motion carried 4-0.**

FINANCE REPORT: Mrs. Klepfer's report: For the period January 1, 2014 through November 30, 2014, Total Income for General Fund and Liquid Fuels Funds was \$485,335.68 and Total Expenditures was \$465,828.02 for a net gain of \$19,507.66. General Fund experienced a net gain of \$17,991.61. Assets: General Fund Assets Total \$783,010.31; Capital Fund Assets total \$17,405.89; and Liquid Fuels Fund Assets total \$39,841.37 for a combined Assets total of \$840,257.57.

ORDINANCE NO. 378 Sets the Annual Tax Levy for the Borough of Schwenksville at 4.44 Mills for General Purposes, .36 Mills for Fire Protection, .10 for Library. There was discussion regarding the need for this increase, the first one in eight years. Due to rising insurance costs, increasing maintenance costs and diminishing earned income tax revenue the general consensus was that a tax increase is warranted.

Motion by Lee Miller and **seconded** by Craig Dunham to Adopt Ordinance NO. 378 establishing 2015 Real Estate Levy for Schwenksville Borough. **Motion carried 4-0.**

2015 BUDGET. No written public comments were received following the advertisement of the draft budget. There being no further questions on the proposed 2015 Draft Budget, a **motion** was made by Craig Dunham and **seconded** by Darren Rash to adopt the 2015 Budget as prepared and advertised. **Motion carried 4-0.**

ENGINEER'S REPORT – Centennial Street culvert work is complete. The additional concrete work has not been completed and is not part of tonight's invoice.

SOLICITOR'S REPORT – GoreCon requests a meeting with Dave Leh, and Council agrees that Blake Dunbar also attend to talk about the items on the punch list. GoreCon does not feel they are responsible for the repairs for the driveway apron. Council decided to direct Dave Leh to calculate how much the desired repairs would cost along with his costs and legal costs and suggest allowing GoreCon to be released from their bond if they pay the Borough that sum of money to address the needed repairs.

FIRE COMPANY REPORT – No Report

AMBULANCE REPORT- Gail Phillips read the report for the month of November 2014; there were 8 calls for Schwenksville and 12 calls for Greenfield of Perkiomen Valley.

MAYOR'S REPORT - The State Police report for the month of November indicated 17 incidents. As a reminder, Please lock your cars.

Mayor Giunta's duties under the proposed ordinance are to find a towing service for the towing of vehicles for snow emergency routes. Mayor Giunta will approach the person that he will

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 11, 2014

recommend to council. This person works for the approved towing service for Limerick Township and Royersford Borough.

BOROUGH MANAGER REPORT:

Speed Display Sign: The Authority has a work order to install the sign. Consensus seems to be placing it northbound near the center of town.

Ordinance Update: Minor changes need to be made to the snow emergency map. The Traffic and Park & Rec. Ordinances will be advertised for the January 2015 meeting.

Resignation of Ellen Brinton: Ellen resigned from the Planning Commission due to health reasons. Council can appoint a replacement in January.

Stormwater Phase II Final Rule: This is part of our Stormwater Management Program and Mrs. Kelfer needs to make this available and go over them with Council. The handout goes over what a Phase II Small MS4 Stormwater system is explaining that it is our municipal stormwater management system. There are programs which are designed to reduce the quantity of pollutants that storm water picks up and carries into the storm sewer system, protect water quality, and satisfy the water quality requirements of the Clean Water Act. Different components include; Public Education and Outreach, Public Participation/Involvement, Illicit Discharge Detection, Construction site runoff control and post construction run off control and Pollution Prevention/Good Housekeeping.

The information about this program can be accessed on the Borough websites to the links from DEP, EPA. The Borough also updated the Storm Water Management Ordinance at the beginning of 2014 the borough also participates with the Perkiomen Watershed. Handouts are available here in the office.

Meeting Schedule for Next Year: Council agrees to keep the meeting schedule the same as 2014.

COMMITTEE REPORTS

HISTORICAL PRESERVATION COMMITTEE: Ms. Miller would like to review with Council in the next 2 to 3 months the Committee's progress.

REVITALIZATION TASK FORCE: No Report

ACTIVITY COMMITTEE: No Report

PROPERTY COMMITTEE: Ms. Miller talked with Charles Rittenhouse about the repair needed on the Southside of Borough Hall to prevent leakage; Charles is going to replace the molding. B Q Basements will be doing more work to solve the water problem in the basement. The amount is \$400 and was in the budget.

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 11, 2014

STREETS AND LIGHTS: No Report

PARKS AND RECREATION BOARD: No Report

OLD BUSINESS: None

NEW BUSINESS: None

NEXT MEETING: Thursday, January 8, 2015 at 7:00pm

It was **motioned** by Darren Rash and **seconded** by Craig Dunham **to adjourn** the meeting at **8:41 pm**. All in favor, **motion carried**.

Respectfully Submitted,

Gail L. Phillips
Secretary