

**MINUTES OF THE MEETING OF  
TRAPPE BOROUGH COUNCIL  
August 7, 2007**

The 6:00 PM Conditional Use Hearing for APEX Community Federal Credit Union was scheduled, advertised and a court report present. Neither the applicant nor a representative was present to appear before Council.

6:30 PM President Strauss announced an Executive Session would take place to discuss the union contract to coordinate with Colledgeville and Silver Leaf Farms sidewalk issues.

7:05 President Strauss called the regularly scheduled Council meeting to order.

Pledge of Allegiance to the Flag was led by Mayor Peck.

Roll Call by the Secretary – Those present were Mayor Connie Peck, President Stu Strauss, Vice President Nevin Scholl, Matt Watson, Mark Carrig, Jim Durrell, Steve Kurcik and Ken Fulmer. Others in attendance were Engineer Doug May, Solicitor Dave Onorato, Treasurer John Klink and Manager Chuck Sardo. Nancy Eppley sat as Secretary for this meeting.

Minutes of the Meeting of July 3, 2007 – Everyone received a copy of the Minutes of July 5, 2007. President Strauss called for amendments/corrections to the Minutes.

N. Scholl noted on Page 5, second paragraph, “Motion carried should read: “6-0-1 abstention.” So noted, the Secretary shall make the change.

Presentation of the Bills – J. Klink

Everyone received a copy of Accounts Payable. There were additional bills presented to Council as follows:

Ivan Simpson (Aux Police)	\$ 287.38
Barry Stott (Aux Police)	\$ 143.00
Czop/Specter	\$6,292.30
Berkheimer	\$4,636.00
Sal Capizzi	\$ 195.00

S. Kurcik motioned to pay the bills including the additional bills as presented, second by M. Carrig, all ayes. Motion carried 7 – 0.

Financial Reports – J. Klink

Everyone received a copy of the Financial Statements. There was a question regarding the LED street light credits to be realized on the PECO bill; a letter to the PECO inquiring about the credits due for the signal conversion will be sent; Borough Manager will follow up with PECO.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL  
TRAPPE BOROUGH HALL  
August 7, 2007**

N. Scholl motioned to accept the Financial Statements as presented, second by S. Kurcik, all ayes. Motion carried 7 – 0.

**MANAGER’S REPORT** – C. Sardo (copy of Report on file in Borough Office)  
**Fire Prevention Program** – A request was received from the Fire Marshal for a \$2500 expenditure for pamphlets and materials to be used for the Fire Prevention Week Program that is presented to the various schools and day care centers; this is an annual event.

N. Scholl motioned to approve a \$2500 expenditure for materials for Fire Prevention Week, second by S. Kurcik, all ayes. Motion carried 7 – 0.

**Rambo Park/Pongras** – there was discussion with regard to the Pongras strip of 30’ x 200’ of property abutting Rambo Park to be donated by the Pongras family for use in conjunction with the Park. The Manager advised two proposals for the site assessment were received, each in the amount of \$2100.

N. Scholl motioned to engage in the Phase I Environmental Study contingent on a successful title search by the Solicitor, second by M. Watson, one no vote by J. Durrell, remainder of Council all ayes. Motion carried 6 – 1.

**Travel information** – Various Municipalities are participating in offers for bus trips; information is on [www.trappeborough.com](http://www.trappeborough.com).

**Main Street at Harvard Drive** – The borough Manager met with representatives of PennDOT, college Woods and the borough engineer’s office at the site of Main Street and Harvard Drive to discuss drainage issues. In lieu of a new storm sewer system or new connection being installed at this location, PennDOT suggested working with the borough and college Woods to implement a Main Street modified curb line swale across Harvard Drive to reroute surface drainage better across the entrance condition. The Borough engineer had prepared and presented a \$3500 proposal to survey the entrance and design the pavement modifications. After discussion, Council tabled any action on the proposal to authorize Czop/Specter to begin any survey or design.

**New Playground Equipment** – was shipped yesterday, will arrive and be installed the third week of August to complete this project.

S. Kurcik motioned to accept the Manager’s Report, second by J. Durrell, all ayes. Motion carried 7 – 0.

**ENGINEER’S REPORT** – D. May (copy of Report on file in Borough office)

Everyone received a copy of the Engineer’s Report as reviewed by D. May.

**Harvard Drive and Main Street** – for now, this project is on hold, some information has been prepared with regard to the estimate for the survey at the entrance of the driveway and design pavement modifications.

**Seventh Avenue/Borough Line and Lewis Road Intersection** – D. May gave a brief history of prior year’s applications to PennDOT for both 4-way stop signs and flashing signals at this location (4-way stop was denied, Flashing Signal Permit has

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL  
TRAPPE BOROUGH HALL  
August 7, 2007**

expired). Doug distributed and explained a one-half size print summarizing the results of a Borough requested 7/17/07 PennDOT Comprehensive Study at this intersection. The study recommended additional signing and pavement markings to reinforce the two existing Borough Line STOP sign approaches.

There was a discussion led by M. Carrig in support of a 4-way stop condition at this intersection. Council agreed to implement the elements of the PennDOT Comprehensive Plan recommendations and at the same time contact Representative Vereb's office for guidance and assistance on pursuing a PennDOT approval for a 4-way STOP condition.

**Bycoskie Back Billing** – N. Scholl noted there is an overall attempt to bring legal and engineering accounts current that are not being paid to the Borough in a timely manner. Particularly noted was the correspondence to Mr. Bycoskie as prepared by the Manager.

S. Kurcik motioned to accept the Engineer's Report as presented, second by M. Carrig, all ayes. Motion carried 7 – 0.

**SOLICITOR'S REPORT** – D. Onorato (copy of Report on file in Borough office)

Everyone received a copy of the Solicitor's report as reviewed by D. Onorato.

**Proposed Lighting Ordinance** – The lighting ordinance is being reviewed by the Planning Commission and is in the final stages of preparation.

**Stearly Conditional Use Hearing** – The Solicitor advised that the Longview project for the Stearly property will require a conditional use hearing for the front of the property designated for a bank.

N. Scholl motioned to accept the Solicitor's Report, second by M. Carrig, all ayes. Motion carried 7 – 0

**MAYOR'S REPORT** – C. Peck (copy of Report on file in borough office)

Mayor Peck reviewed her report for Council

**Identification Cards for Auxiliary Police** – Mayor Peck received a request from Auxiliary Policeman, Ivan Simpson, for ID cards for each policeman because on occasions, they are asked to produce identification. The Fire Company has the equipment to make the cards.

M. Carrig motioned to have identification cards made by the Fire Company for each auxiliary policeman, second by M. Watson, all ayes. Motion carried 7 – 0.

J. Durrell motioned to accept the Mayor's Report as presented, second by M. Carrig, all ayes. Motion carried 7 – 0.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL  
TRAPPE BOROUGH HALL  
August 7, 2007**

**OPEN TO THE PUBLIC**

**Trappe Shopping Center** – Shop owners expressed their concerns with regard to the security of the shops in the Center. Outside lights are turned off at 10:00; several of the shops were broken into and robbed. Concern was expressed for State Police response. The Manager will be in touch with the owner/management of the Center, Bill Anderson, to inquire of safety measures to be taken for their merchants.

Council heard concerns and issues with regard to a moratorium and control of the overall development in the Borough and was asked to consider a suggestion for a two-acre zoning requirement for development. Other issues brought before the Council were continuous burning street lights, Trappe Village's Unit #2 storage of appliances, and a question regard expiration of current contract for snow plowing and an invitation to join a Bocce Ball League Special Event, August 18<sup>th</sup>.

**Perkiomen Valley Library** – A representative from the Library was before Council to express appreciation for their support.

**COMMITTEE REPORTS**

**Finance/Waste/Recycling/Streets** – N. Scholl

**Laurel Drive Repairs** – Nevin reported on repairs to Laurel Drive and an unusual legal structure regarding the parking spaces; the Borough has taken dedication of the Laurel Drive, but not the parking aprons off Laurel Drive that are ownership of each property owner. The meeting with the residents was amicable and the Committee will be meeting with legal counsel to discuss the deed issues.

**Property/Open Space/Traffic** – J. Durrell

**College Avenue** – Sketch for College Avenue traffic improvements was distributed and the Engineer was asked to review recommendations, come up with any supplemental ideas for the intersection and bring to the next Council meeting with a report. Some suggestions were speed bumps/hump; previously no one on the Committee had proposed them and was not considered at that time. An invitation was extended to anyone with interest or ideas to attend the next Traffic Committee meeting to share any ideas. Traffic Committee meeting dates are posted on the web site.

J. Durrell motioned to have the Engineer review the sketch presented and return to the next meeting with any further information and recommendations for the intersection at College and First Avenue, second by N. Scholl, all ayes.

Motion carried 7 – 0.

**Open Space** – Jim reported there is an Open Space Committee meeting August 15, 2007. The subject of the meeting will be to discuss the Community Music School shared driveway access concept.

**Main Street Park Committee Meeting** – Jim advised the resident survey will be discussed at this meeting.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL  
TRAPPE BOROUGH HALL  
August 7, 2007**

**Public Safety – K. Fulmer**

**Pennsylvania State Police Report – Reviewed by Ken (copy of Report on file in Borough office)**

**Trappe Days Auxiliary Police – a request for use of Auxiliary Police for traffic control for Trappe Days, August 15 or rain date of August 21 was received.**

**K. Fulmer motioned to approve use of the Auxiliary Police for Trappe Days, 2007, second by M. Watson, all ayes. Motion carried 7 – 0.**

**Ordinances/Personnel/Appointments – M. Carrig**

**Nothing further to report**

**Public Works/CTMA – M. Carrig**

**Meeting with Colledgeville Borough with regard to transfer arrangements went well, will meet again August 9 with the Union. More to come later.**

**Planning and Zoning – S. Kurcik**

**A representative for the CPVRPC will not be appointed at this time.**

**OLD BUSINESS**

**Stearly Tract – Mark Clemm, Counsel for the developer, was before Council with regard to the necessity of a conditional use hearing for the parcel of ground intended for the bank. The Solicitor felt one more hearing should take place; M. Clemm indicated that is okay.**

**Village at Muhlenberg Farms – (Old Middle School) – Attorney Robert Brant representing Strategic Realty Investments, LLC was before Council to present a proposed plan that adjoins the Muhlenberg House property to be developed for 88 homes at the old Trappe School site, corner of College Avenue and East First Avenue. A rendering of the proposed plan disseminated to Council.**

**B. Brant gave a review of the property built in 1939 that is half fields, and half impervious. In 2005 a study revealed that an estimated cost to renovate as a school would be 9.9 million. The building is currently vacant and has asbestos within. The developer is looking to dove-tail the school property to the Muhlenberg House property that will provide 4.5 acres for neighborhood park/open space. The plan is to replace the school building with townhouses, preserve the older trees, the Main entrance off First Avenue and one on College Avenue and two more indicated.**

**There is a zoning issue, currently a split zone R-2 North and V-C south and the developer is proposing all R-3 zoning.**

**Questions and comments from Council relative to the number of units, increased traffic, concerns about cost to demolish the building, asbestos, underground storage, the cost of townhouses (\$300,000+ each), and consideration of being age restricted.**

**There were comments heard from the public with regard to a question of support for the project and the adjoining Muhlenberg property. Some comments suggested a freeze for building in Trappe for a while, no pathway interest at the**

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL  
TRAPPE BOROUGH HALL  
August 7, 2007**

**Muhlenberg property, do we need a zoning change, rather than green space would like less density in zoning, select the next best alternative to development, concerns with park problems, too many townhouses on the proposal as it is, would like**

**sidewalks, sidewalks/trails are needed and concern for the things that have already been done in the Muhlenberg House.**

**B. Brant made a request to hold a hearing to consider re-zoning of property. Solicitor Dave Onorato suggested an overlay district with conditions and to legislate with the ordinance which requires a developer to build what they show, streetscapes, private covenants.**

**The applicant is to submit an application for re-zoning to R3, present to the Planning Commission on August 21, 2007.**

**Apex Conditional Use Reschedule – New date for Apex use hearing to be at 6:00 PM, September 4, 2007.**

**Czop Conditional Use Hearing – Scheduled date for hearing is 6:30 PM, September 4, 2007 for 167 West Main Street.**

**With no other business before Council, by consensus, the meeting adjourned at 10:15 PM.**

**Respectfully submitted,**

**Patricia Katona  
Secretary**