

**MINUTES TO THE MEETING OF  
TRAPPE BOROUGH COUNCIL**

**June 5, 2007**

**President Strauss called the regularly scheduled Council meeting to order at 7:00 PM;**

**Pledge of Allegiance to the Flag was led by Vice President N. Scholl.**

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

**At this time, President Strauss stated there would now be a continuance of the Christina Falcon conditional use hearing and a public hearing would be held for adoption of Ordinance No. 397, an Ordinance adopted to be consistent with the Regional Planning Commission and Ordinance No. 398 an Ordinance addressing abandonment of non-conforming uses. A court reporter was present to record the proceedings of the hearing and adoption of the Ordinances.**

**After the Falcon hearing and input by Pierre Schimek of Continental Caterers, Council agreed to hold a special meeting Wednesday, June 20, 2007 at 7:00 PM at Borough Hall. The purpose of the meeting is to render a decision on the Falcon conditional use hearing.**

**Minutes of the meeting of May 1, 2007 – Everyone received a copy of the Minutes of May 1, 2007. President Strauss called for amendments/corrections to the Minutes; there were none.**

**N. Scholl motioned to accept the Minutes as presented, second by J. Durrell, all ayes. Motion carried 7 – 0.**

**Presentation of the Bills – J. Klink**

**Everyone received a copy of Accounts Payable. There were additional bills as follows:**

<b>Barry Stott (Auxiliary Police)</b>	<b>\$ 26.00</b>
<b>Riley Street Sweeping</b>	<b>\$1,581.00</b>

**N. Scholl motioned to pay the bills including the additional bills, second by S. Kurcik, all ayes. Motion carried 7 – 0.**

**Financial Statements – J. Klink**

**Everyone received a copy of the Financial Statements. There were no questions or comments.**

**N. Scholl motioned to accept the financial statements as presented, second by J. Durrell, all ayes. Motion carried 7 – 0.**

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Input for the public, President Strauss acknowledged a letter received from Representatives Vereb and Rafferty and Senator Dinniman with regard a TCE update acknowledging their support of pressure being put on EPA to reduce the numbers of amounts of TCE found in the air quality in Trappe Borough.

With regard to the PV Middle School on First Avenue in Trappe, President Strauss acknowledge two developers have shown interest in the building – both are welcome to come before Borough Council along with their representative with their proposals, i.e. change the zoning and possible waivers.

**MANAGER'S REPORT – C. Sardo**

**Playground Equipment** – At May's council meeting, the purchase of the equipment was delayed pending the success of the 12" perforated field drain to correct/improve drainage recently installed to keep the northeast corner of the playground dry from standing water. It was determined that the system installed was successful and purchase of the equipment can be made.

M. Watson motioned to purchase the equipment for the playground in the amount not to exceed \$47,000, second by J. Durrell, all ayes. Motion carried 7 – 0.

DCNR grant application for \$5,000 will be used for the purchase of the equipment after the grant is approved.

**Rambo Park** – Two RFP's for engineering fees, design, construction and inspection for Rambo Park were received as follows:

Czop/Specter, Inc.	\$32,618.50
CKS Engineers (Doylestown)	\$64,160.00

J. Durrell motioned to accept Czop/Specter's proposal in the amount of \$32,618.50, second by M. Watson, all ayes. Motion carried 7 – 0.

**Pongras Land Donation** – The Pongras family agreed to donate a piece of their land 50 ft. wide and 250 ft in length that will abut and become part of Rambo Park. The donation will require a subdivision plan and the estimate for the plan will be \$2500 which will include the costs of the survey, pins and legal fees to be paid by the Borough.

M. Carrig motioned to approve the expenditure for the survey in the amount of \$2500, second by K. Fulmer, all ayes. Motion carried 7 – 0.

**Newsletter** – A Newsletter will be prepared and ready for first class mailing by August 15, 2007.

S. Kurcik motioned to authorize the preparation, printing and first class mailing of a Newsletter by August 15, 2007, second by M. Carrig, all ayes. Motion carried 7 – 0.

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**S. Kurcik motioned to accept the Manager's Report as presented, second by N. Scholl, all ayes. Motion carried 7 – 0.**

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

**Stearly Tract – the developer's engineer, T. Woodrow, and Doug visited the site to consider drainage options before submitting a plan.**

**438 West Main Street – Call from Brian Long, Fire Chief, inquiring with regard to the status of the options previously discussed with the Bycoskie engineer – the Borough is waiting for the plan to be re-submitted based upon comments of last fall. Further information will be forwarded from Public Works water mains regarding the tie-in with the inlets and stream on Fifth Street.**

**New Covenant Church – The 18-month maintenance bond was recalculated and all parties were in agreement, minor plan changes are needed on the as-builts, as are metes and bounds on the legal description, both have been made, and as of this afternoon, the revised plans were delivered and response letter that addresses all the comments – regarding the sink hole in the parking lot, it was investigated by the engineer, it does not appear to be a major problem. There is a meeting planned for tomorrow.**

With the above, it is recommended to go into the maintenance period.

**M. Carrig motioned to authorize Escrow Release No.5 of the final 10% of the Borough security in the amount of \$50,794.07 final payment, to begin the 18-month maintenance period and provide proof that the \$34,026.00 maintenance bond is in place, second by K. Fulmer, all ayes. Motion carried 7 – 0**

**College Woods – Main and Harvard – regarding the drainage problem a meeting will be set up between PennDOT, the Borough and College Woods. There was discussion. Copies of documents generated to be distributed to all of Council, and Sam Mancuso, President of College Woods HOA.**

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

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

**The solicitor reviewed his report for Council**

**Silver leaf Farms – there was discussion regarding the punch list items and the number of items that have to be addressed. There was concern that there were not enough funds in escrow to cover pertinent issues regarding concrete sidewalks and a detention basin. The remaining items on the punch list to be addressed in the estimated amount of \$150,000; Council will discuss in an executive session.**

**N. Scholl motioned to accept the Engineer's Report, second by J. Durrell, all ayes. Motion carried.**

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**J. Durrell inquired about enforcement of No Parking by Order of the Fire Marshal signs placed on private (dedicated) roads; he was advised that the Fire Marshal could enforce no parking if violated.**

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

**MAYOR'S REPORT – C. Peck (Copy of Report on file in Borough Office)  
The Mayor reviewed her report for Council**

**S. Kurcik motioned to allow removal of the large shrub blocking the view of Borough Hall, second by J. Durrell, all ayes. Motion carried 7 – 1.**

**OPEN TO THE PUBLIC  
No response.**

**COMMITTEE REPORTS**

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

**Markers – Nevin noted that the Borough boundary markers as one enters Trappe Borough need to be repainted/ replaced/repared/updated. There are two markers on Main Street and two markers on Rt 113.**

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

**Jim advised there will be an Open Space Committee meeting tomorrow at 7:00 PM and tomorrow morning, 9:30 AM, F. Schuetz will be meeting with members of Montgomery County for Rambo Park.**

**The Traffic Committee will meet Thursday night at 7:00 PM. Responses to the surveys sent out have been received and one issue that stood out on the surveys was walkability of sidewalks. Jim suggested that the Engineer investigate the condition of sidewalks along Main Street.**

**J. Durrell motioned to have the Engineer do a sidewalk evaluation and get back to Council with recommendations, second by M. Carrig, all ayes. Motion carried 7 – 0.**

**Mowing of Rambo Park – in the past Public Works has been doing some of the mowing at Rambo Park. There are areas of concern regarding the mowing of Rambo Park and whether or not proper equipment is available. There was discussion regarding the rental of special equipment to cut brush along Seventh Avenue and the stream areas.**

**J. Durrell motioned to pay Public Works \$3500 for mowing of the property, second by M. Watson, all ayes. Motion carried 7 – 0.**

**Public Safety – K. Fulmer**

**Ken reported on the meeting with the Fire Company regarding their discussion as it pertains to their goals and future plans.**

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The Pennsylvania State Police Report for May was reviewed by Ken (copy of Report on file in Borough office). With regard to the tax status with the Fire Company, there will be more information on that at the July meeting.

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

**Zoning Hearing Board Appointment**- Shawn Skelly resigned as an alternate to the Zoning Hearing board due to his recent appointment to the Planning Commission.

S. Strauss nominated David Crist to serve as an alternate zoning hearing board member to fill the position vacated by S. Skelly, second by M. Carrig, all ayes. Motion carried 7 - 0.

**Public Works/CTMA** – M. Carrig

Public Works – Mark commented on the accounting practice cash basis vs. accrual.

**Planning and Zoning** – S. Kurcik

Nothing further to report

President Strauss commented on the upcoming Trappe Days on September 15 and invited anyone who is a vendor or knows of a vendor, they are welcome to participate.

**OLD BUSINESS**

**David Morgan Property – 36 West Third Avenue** – Mr. Bob Newton of Urwiler and Walter, Inc representing the applicant was before Council as a continuance regarding two waivers for the project: the driveway from the PennDOT specifications for an Occupancy Permit to change the width from 24-foot driveway to a 20-foot driveway, and parking stalls not less than 20 feet by 10 feet.

M. Carrig motioned to grant the waiver for the driveway from 24 feet to 20 feet, second by N. Scholl, one nay vote by M. Watson, the remainder of Council aye votes. Motion carried 6 – 1. (Motion withdrawn pending financials in place).

There was discussion regarding the parking stalls and the State mandated 4-degree slope and the requested waiver to approve an 8-degree slope. It was Council's feeling to stay with the State mandate, the motion for this waiver delayed until next month (July). President Strauss stated there must be a developer's agreement and securities in place. Discussion regarding approval of the plan and acknowledged there was no plan ever presented for approval – thus, Council will delay everything until next month until financial securities are placed.

**M C Weeks Conditional Use Decision** – Mr. Boris Dudchenko was before Council to seek final approval for the expansion of their business at 183 West Main Street. Renderings were presented for review by Council. There was discussion and questions raised as to the proximity of the set backs of the new building to be erected to the rear of the property, the shared driveway with the neighbors, removal of the front porch of the existing home, additional parking, repaving of the parking

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lot, pent roofing, new buildings will be of the traditional look. After the presentation of plans,

M. Carrig motioned to accept and approve the development of the plans and have the Solicitor prepare a Decision, second by J. Durrell, all ayes. Motion carried 7 – 0.

**NEW BUSINESS**

**DeMutis Project** – a date to continue with the conditional use hearing was postponed. All of Council was in agreement that the developer post securities before a date for a continence would be determined.

At 10:00 PM council adjourned and retired to executive session.

As a result of the executive session the following motions were made:

N. Scholl motioned to have the Solicitor and Engineer investigate Silver Leaf Farms Bond and itemized punch list dollar amount, second by M. Carrig, S. Strauss abstained, remainder of Council all ayes. Motion carried 6 – 0.

M. Carrig motioned to send Collegetown a letter and copy of complaint in which they have two weeks to respond or Trappe will file a suit, second by M. Watson, J. Durrell nay vote, the remainder of Council all ayes. Motion carried 6 – 1.

Patricia Katona  
Secretary