

MINUTES OF THE MEETING OF  
TRAPPE BOROUGH COUNCIL

June 3, 2008

The regularly scheduled meeting of Trappe Borough Council was called to order at 7:05 PM by President Fred Schuetz.

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

President Schuetz announced that prior to the meeting an Executive Session was held to discuss Personnel matters. No action was taken as a result of the Executive Session.

Roll Call by the Secretary: Those present were Mayor Connie Peck, President Fred Schuetz, Vice President Matt Watson, Nevin Scholl, Steve Kurcik, Catherine Johnson, Lew DiPrete and Paul Edwards. Others in attendance were Engineer John Sartor, Solicitor Dave Onorato, Treasurer Joe Lowe and Manager Tommy Ryan.

Minutes of the Meeting of May 6, 2008

Everyone received a copy of the Minutes for this meeting. There were no noted amendments or corrections.

N. Scholl motioned to accept the Minutes as presented, second by L. DiPrete, all aye votes. Motion carried 7 – 0.

Financial Reports – J. Lowe

Everyone received a copy of Accounts Payable for checks #21543 through #21583

N. Scholl motioned to approve payment of the bills as presented and approval of the electronic transfer, second by M. Watson, all ayes. Motion carried 7 – 0.

Noted was additional insurance coverage to Borough Hall, added the Tot Lot and pavilion, an additional \$44.50 and 4.00 per year is included in the General Liability coverage. Joe noted that the software for the computer at Borough Hall has been installed and should be able to generate checks with that computer for the month of June.

Treasurer's Report - J. Lowe

Everyone received a copy of the Treasurer's Reports. There were not additional comments or corrections.

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

Manager's Report – T. Ryan

**Collegeville Economic Development Corporation (CEDC)** – Pete Scattergood of CEDC was before Council to give a presentation on the CEDC concept and as to how it could encompass Main Street of Trappe. The Borough of Collegeville as well as Ursinus College supports the program for the development of the Main Streets, (Collegeville and Trappe). Mr. Scattergood asked Council for support of the concept and participation in

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the project. He answered questions from Council regarding accessibility of trails, sidewalks to access Main Street and emphases on Main Street small business owners.

President Schuetz stated Council will need to look at the various aspects of the program and come up with ideas working with Collegeville and the Planning Commission. Council thanked Mr. Scattergood for the presentation.

**Resolution No. 2008-07 - 167 West Main Street (Czop) Land Development Application Approval of Waivers** - Attorney Carl Weiner and Lisa D'Andrea, PE of Medveczky Associates were before Council representing the owner of the project Richard Czop at 167 West Main Street. Gilmore and Associates Review letter of May 19, 2008 was addressed item by item.

**II. SUBDIVISION and LAND DEVELOPMENT ORDINANCE REVIEW**

**1. Section 303.D.B** – waiver from paved driveway and parking spaces.

N. Scholl motioned to approve the request for a waiver, second by M. Watson, all ayes. Motion carried 7 – 0.

**2. Section 305.D** – waiver from a not to exceed 4% grade to accept a 10% grade.

S. Kurcik motioned to approve the request for the waiver, second by M. Watson, all ayes. Motion carried.

**3. Section 305.D.5** – waiver on the radii curbing of 10', driveway paved width, and maximum slope.

M. Watson motioned to approve the request for the waiver, second by N. Scholl, all ayes. Motion carried.

**4. Section 305.D.10** –waiver from driveway entrances to match alternatives in Ordinance No. 317 pursuant to PennDOT approval.

S. Kurcik motioned to approve the request for the waiver with PennDOT approval, second by M. Watson, all ayes. Motion carried 7 – 0.

**5. Section 305.E.5** – waiver from parking restrictions.

N. Scholl motioned to approve the request for the waiver from parking restrictions, second by P. Edwards, all ayes. Motion carried, 7 – 0.

**7. Section 305.E.7 and 11** – waiver from parking stall requirement, plan shows 9' x 18' stalls.

M. Watson motioned to approve the request for the waiver from the 9 x 18 ft parking stalls, second by S. Kurcik, all ayes. Motion carried 7 – 0.

**8. Section 309B** – waiver from grading of slopes to be a minimum of 3 feet from property/right of way lines.

M. Watson motioned to approve the request for a waiver from the grading of slopes, second by S. Kurcik, all ayes. Motion carried 7 – 0.

**14. Section 324.C.6** – waiver from park/recreation requirements for fee of \$1,800 for each unit.

C. Johnson motioned for approval of the \$1,800 fee per unit, second by S. Kurcik, all ayes. Motion carried 7 – 0.

**15. Sections 402-C.1 and 402.E.1** – waiver to put existing features within 400 feet of the site shown on the plans.

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M. Watson motioned to waive this Section, second by N. Scholl, all ayes. Motion carried 7 – 0.

Tommy Ryan proposed a motion be made to grant preliminary/final land development approval of the following plan, as prepared by Medveczky Associates:

1. Sheet 1 of 6, titled "Record Plan", dated July 6, 2007 and last revised May 7, 2008;
2. Sheet 2 of 6, titled "Existing Features Plan", dated July 7, 2007 and last revised May 7, 2008;
3. Sheet 2a of 6, titled "Vicinity Aerial", dated July 7, 2007 and last revised May 7, 2008;
4. Sheet 3 of 6, titled "Grading, Utility and SWM BMP Operation and Maintenance Plan, dated July 6, 2007 and last revised May 7, 2008;
5. Sheet 4 of 6, titled "Erosion & Sedimentation Control Plan", dated July 6, 2007 and last revised May 7, 2008;
6. Sheet 5 of 6, titled "Landscaping & Lighting Plan", dated July 6, 2007 and last revised May 7, 2008; and,
7. Sheet 6 of 6, titled "Site Details", dated July 6, 2007 and last revised May 7, 2008.

And with said preliminary/final land development approval being further conditioned upon:

1. the Applicant shall comply with all items in the review letter prepared by Gilmore & Associates, dated May 19, 2008, absent any item pertaining to the waivers enumerated below, and/or subject to the conditions enumerated below.

And with the approval of the following waivers:

1. SALDO 303.D.B - A waiver for the pavement of parking spaces by phase, so as to pave one (1) parking space in Phase I at the time of the paving of the parking spaces in Phase II;
2. SALDO 305.D.1 - A waiver for the maximum driveway grade for that portion of the driveway situate within the stopping distance behind the right-of-way line, so as to allow a grade in excess of four (4) percent at ten (10) percent;
3. SALDO 305.D.5 – A waiver for the minimum driveway width, so as to construct a driveway less than twenty-four (24) feet wide at twenty (20) feet wide; a waiver of minimum curb radius, so as to construct a radius less than ten (10) feet; a waiver for the maximum driveway slope, so as to allow a slope in excess of five (5) percent at ten (10) percent;
4. SALDO 305.D.10 – A waiver of driveway configuration, so as to not construct an opening in accordance with Borough Ordinance No. 317;
5. SALDO 305.E.5 – A waiver as to the parking setback from a property line, so as to locate parking areas less than ten (10) feet from a property line;

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6. SALDO 305.E.7 and 305.E.11 – A waiver to construct parking spaces with dimensions less than twenty feet by ten feet (20' x 10'), so as to construct parking spaces with dimensions of eighteen feet by nine feet (18' x 9');
7. SALDO 309.B – A waiver as to the setback of the bottom edge of slopes to a right-of-way, so as to situate the bottom of a slope less than three (3) feet from a right-of-way;
8. SALDO 324.C.6 – A waiver as to the timing of the payment of open space fees, so as to allow said payment to be made on or before Final Plan recordation; and,
9. SALDO 402.C.1 & 404.E.1 – A waiver as to the surveying of features within four-hundred (400) feet of the property boundaries, in lieu of providing the aerial included in the Plan Set.

And further conditioned upon the Applicant:

1. satisfying all requirements and conditions as set forth in the Conditional Use Approval dated October 10, 2007;
2. constructing the proposed garage and apartment in accordance to the architectural plan as submitted, sheet 1 of 1, dated August 2, 2007;
3. obtaining all approvals from, and pay all required fees to, the Collegeville Trappe Municipal Authority so to furnish public sanitary sewer service to the existing office and to the existing and proposed apartments, prior to Final Plan recordation;
4. obtaining all approvals from, and pay all required fees to, the Collegeville Trappe Joint Pubic Works Department so to furnish public water service to the existing office and to the existing and proposed apartments prior to Final Plan recordation;
5. paying to the Borough of Trappe an open space fee, in the amount of nine thousand dollars (\$9,000.00 = 5 residential units x \$1,800 per residential unit), with said open space fee payable prior to Final Plan recordation;
6. entering into a Subdivision/Land Development agreement with the Borough, in a form acceptable to the Borough Solicitor, which shall include escrows and financial securities pursuant to the Pennsylvania Municipality Planning Code prior to Final Plan recordation;
7. obtaining all required approvals from other government entities, agencies and/or authorities, including but not limited to the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection, the Collegeville Trappe Joint Pubic Works Department, the Collegeville Trappe Municipal Authority, the Lower Perkiomen Valley Regional Sewer Authority and the Montgomery County Conservation District prior to Final Plan recordation;
8. paying all outstanding review fees due as of the date of the Applicant's acceptance of this Resolution; and,
9. posting a five-thousand dollar (\$5,000.00) escrow to the Borough, so to reimburse the Borough for all engineering, legal and other expenses incurred in assuring compliance to this Preliminary/Final Land Development Approval; said escrow shall be posted within fifteen (15) days of the date of the Applicant's

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acceptance of this Resolution and prior to the Borough signing and releasing the Record Plan, and the Applicant shall be required to replenish the escrow to the original amount posted within fifteen (15) days receipt of written notice from the Borough and in the event the escrow balance falls below fifteen-hundred dollars (\$1,500.00); and,

10. furnishing the Borough with two (2) copies of the Record Plan, as recorded at the Office of the Montgomery County Recorder of Deeds, Norristown, Pennsylvania.

M. Watson motioned to approve the preliminary/final land development plan as proposed by Tommy (Resolution 2008-07), second by S. Kurcik, all ayes. Motion carried 7 – 0.

**Resolution No. 2008-08 – Trappe Tavern Approval for Outdoor Seating at 416 West Main St.** – This Resolution was prepared and presented to Council for approval to enact conditions upon the use of an outdoor seating area and abide by all the stipulations stated in Resolution No. 2008-08.

P. Edwards motioned to approve the Resolution 2008-08, second by M. Watson, all ayes. Motion carried 7 – 0.

**Laurel Drive and Lilac Circle** – With regard to the reconstruction of Laurel/Lilac roadway, Dillon Ross, Esq. was before Council representing the Home Owners' Association and outlined cost sharing for the handicap ramps, aprons and curbing. There was discussion.

N. Scholl motioned to authorize the advertisement for bids contingent upon approval of a cost sharing agreement approved between the Borough and Home Owners at the next meeting, July, 2008, second by C. Johnson, all ayes. Motion carried 7 – 0. Advertisement scheduled for June 11, 12, 13 and 16, 17, 18, pre-bid meeting the 20<sup>th</sup> and bid opening on the 30<sup>th</sup> of June.

N. Scholl motioned to authorize the Solicitor to prepare the above referenced cost sharing agreement, second by M. Watson, all ayes. Motion carried.

**Condemnation of Neborlea Way** – Neborlea Way in the Meadow Brook Development has not been properly dedicated to the Borough; therefore, was not placed on the State liquid fuels listing in a timely fashion because the Developer claimed bankruptcy and abandoned the remainder of the project.

N. Scholl motioned to authorize the Solicitor to prepare an agreement for residents of Neborlea Way for their signature stating they are in agreement to have the Borough condemn Neborlea Way street/roadway in order to be properly dedicated, the intent to be advertised for Council action at the July meeting, second by M. Watson, all ayes. Motion carried.

**Street Light Service Vendor** – Tommy presented a Contract Agreement for Lenni Electric to service our street lights; a change of vendor from M J Electric who is presently

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servicing the lights. M J Electric is located in Shoemakerville and there a charge for the distance they travel to and from Trappe for a service call. Tommy is recommending a change of vendors to Lenni Electric, they are local, well qualified and the change would be a great savings to the Borough.

M. Watson motioned to enter into a one year Agreement with Lenni Electric for street light maintenance, second by N. Scholl, all ayes. Motion carried 7 – 0.

### MAYOR’S REPORT – C. Peck

Everyone received a copy of the Mayor’s Report that gave a synopsis of the success of the KaBOOM project at Water Works Park

**New Horizon Sound DJ** – fee for services was \$500 for KaBOOM activities and the Mayor requested payment of the fee.

M. Watson motioned approve payment of the \$500 fee to Eileen Foley, New Horizon Sound, second by L. DiPrete, all ayes. Motion carried 7 – 0.

**Trappe Days Auxiliary Police** – The Committee requested use of the Auxiliary Police September 13, or September 20, 2008 for their Community Day event.

P. Edwards motioned to approve services of the Auxiliary Police for traffic control on the scheduled dates, second by L. DiPrete, all ayes. Motion carried 7 – 0.

### ENGINEER’S REPORT – J. Sartor

Everyone received a copy of the John’s report; there were no further questions or comments.

M. Watson motioned to accept the Report as presented, second by N. Scholl, all ayes. Motion carried 7 – 0.

### SOLICITOR’S REPORT – D. Onorato

Everyone received a copy of the Solicitor’s Report. There were no further questions or comments.

S. Kurcik motioned to accept the Report as presented, second by P. Edwards, all ayes. Motion carried 7 – 0.

### OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

**Shawn Skelly** was before Council with a concern about a sink hole at the top of his driveway. The hole was previously repaired about three years ago and is now in need of repair again. Visible at the bottom of the hole are stones and wires. The Engineer stated he would have to take a look at it to make a determination of the cause.

### COMMITTEE REPORTS

Finance – N. Scholl

Nothing to report

Public Works and Recycling – M. Watson

Nothing to report

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CTMA – M. Watson

No report

Property/Streets/Traffic/Safety – P. Edwards

Nothing to report

Planning/Zoning and Open Space – S. Kurcik

Main Street Park - final documents prepared

Rambo Park -

Personnel/Appointments/Ordinances – L. DiPrete

Nothing to report

OLD BUSINESS

None noted

NEW BUSINESS

Seventh Avenue Storm Sewer Cleaning/Video – A video of the sewer line was completed this past Thursday. Tommy reported that the line is clean of debris however there are portions of the line that will require attention. J. Sartor, Borough Engineer proposed that G&A analyze the video to determine the repairs that are needed; cost \$3,050.

N. Scholl motioned to have the Engineer analyze the video to determine the damage and needed repairs/restoration in a not to exceed figure of \$3,050, second by Cathy Johnson, all ayes. Motion carried 7 – 0.

With no other business to come before Council, the meeting adjourned at 9:20 PM.

Respectfully submitted,

Patricia Katona  
Secretary