

East Greenville, PA
March 1, 2010

Council Vice- President Josiah Pierson called the regular March 1, 2010 meeting of East Greenville Borough Council to order at 7:31 p.m. The meeting was opened with the Pledge of Allegiance. Answering the roll call were: Mayor Ryan J. Sloyer, Tracey Hunsinger, Thomas Kolb, John Naylor, Josiah Pierson, and Ryan Pugh. Also present were: Atty. Barry Tomlinson, Donald W. Huff, James Fry, 2 visitors and 1 member of the press.

The minutes of the regular meeting of February 1, 2010, having been circulated and a copy made available to the public, were presented for Council's approval. There being no additions or corrections, V-Pres. Pierson declared the minutes approved as presented.

Atty. Tomlinson opened a Conditional Use Hearing to consider the application of Nathan Meyer, 3990 Parestis Road, Barto, Pennsylvania for a conditional use, as mandates by Section 95-86A of the Code of Ordinances of the Borough of East Greenville to alter and/or expand the building situate upon premises 115 Main Street in the BR Borough Residential District. Atty. Tomlinson told Council that Mr. Meyer owner of 115 Main Street had a variance approved by the Zoning Hearing Board to change the building into 3 residential units. He wants to enclose the porch to add living space to one of the units. The enclosure must be similar to the existing building and other building in the same zoning district.

Mr. Meyer told Council that he bought the building in November 2009. The building had a small store front and 2 residential units. The store front was so small it was hard for the former owners to rent. The porch is on the side of the building and is in poor shape. The roof leaked and the floor was rotted. He intends to rebuild the porch into living space while keeping within the same foot print as the existing porch. Mr. Pierson asked what the exterior will be finished with. Mr. Meyer said white vinyl siding like the rest of the building. Atty. Tomlinson notes that there is more than 5 feet of side yard between this property and the next property. There will be 2 parking spaces for each unit. Mr. Fry doesn't see any problem with enclosing the porch for living space.

Atty. Tomlinson has 5 conditions that should be included in any motion to approve the application.

1. Under 95-80 – Retaining of the village atmosphere to the greatest extent possible.
2. Under 95-86c – Conform the roof line to the current roof line of the existing building.
3. The alteration should stop within the building envelope of the porch.
4. The increased space in not to add another unit but will increase the space of the unit that already exists on the 1st floor.
5. He will comply with the plans he submitted with the application.

On a motion by Mr. Kolb and a second by Mr. Naylor, which passed, Council approved the conditional use contingent upon Mr. Meyer adhering to the 5 conditions stated by Atty. Tomlinson.

V-Pres. Pierson introduces James Ennis of the Montgomery County Planning Commission. Mr. Ennis is a community planner and has been working to update our Revitalization Plan. He has been working along with our planning commission, U.P. Downtown, Borough Council. Mr. Fry will be presenting the updated plan to the Revitalization Board when completed. Mr. Ennis reviewed Chapter 2 with Council

1. Continue to improve and enhance the Borough's physical character.
2. Signage Improvements.
3. Create more parking where possible
4. Improve traffic flow.
5. Put Yield to Pedestrian signs at cross walks on Main Street.
6. Attract new businesses and assist existing ones in the Borough.
7. Look at economic programs that are available.
8. Hire an Economic Development Director.
9. Do a marketing Study.
10. Create arts & cultural events.

Mayor Sloyer asked if the county would help with the funding of an Economic Development Director and he said yes plus other areas of funding can be found. Mayor Sloyer asked if the position would be temporary. Mr. Ennis said yes and added that once the job is done the person moves on to somewhere else. V-Pres. Pierson thanked Mr. Ennis for the presentation and all his work on the plan.

V-Pres. Pierson recognized Mr. Mark Rober who owns a 3 lot subdivision on Railroad Street. Mr. Rober informed Council he is having a hard time getting the required Letter of Credit. At first the bank was willing to give the Letter of Credit, but after they looked at his Federal Tax Return they said no because the return showed no income. He said that his income is sheltered by all the properties he owns. Atty. Tomlinson told Mr. Rober that we must have the Letter of Credit for the road improvements before he starts any building. Mayor Sloyer asked if we have to go by our ordinance and Mr. Kolb asked if a letter from the bank would be of any help. Atty. Tomlinson said no. We have to record the deeds at the county first. This is a state law. Atty. Tomlinson noted that the 90 day time limit to have the recording done is coming up before our next regular meeting. Atty. Tomlinson told Council an extension can be granted now if Council wishes. On a motion by Mr. Kolb and a second by Mr. Naylor, which passed, Council granted a 90 day extension to Resolution 2009-13. The extension will expire June 5, 2010.

POLICE COMMISSION:

Mayor Sloyer reported that the allocation for March is \$39,093.33 and the amount for utilities is \$825.00. Patrol car 83-5 had some paint work done. The Perkiomen School has asked for police protection. The commission will meet with them to discuss the issue.

SOLICITOR ITEMS:

Atty. B. Tomlinson presented Council with **ORDINANCE 2010-03**. **ORDINANCE 2010-03** amends the code of ordinances of the Borough of East

Greenville by adding thereto a new Chapter, numbered 42, and entitled “Disorderly Conduct”, Article 1 of which shall deal with noise, prohibiting unnecessary or excessive noise within the Borough and defining such noise. On a motion by Mr. Kolb and a second by Mr. Pugh, which passed, Council adopted **ORDINANCE 2010-03**.

WATER COMMITTEE:

Mr. Kolb reported that the supervisors report is available for review. The water committee had a meeting with Mr. Fry and Mr. Boyer to review current issues concerning the water system. Mr. Fry reported that he has contacted Swiftreach a company that provides emergency notifications to citizens when there are emergencies in the Borough. DEP is now making it mandatory for water systems. The cost will be about \$600.00 and they will gather all the data needed to get the system working. On a motion by Mr. Kolb and a second by Mr. Naylor, which passed, Council approved contracting with Swiftreach for the emergency notification system.

We have been contacted and asked if we would provide water service to a property on Bull Road in Pennsburg. Bull Road starts at the south end of Hickory Alley. Mr. Fry stated we should get letters from the Upper Hanover Water Authority and Pennsburg Borough that they have no objection. Mayor Sloyer was concerned that if we service outside our area the PUC may get involved. Mr. Kolb was concerned about liability issues. He also stated that the cost to receive our water may be too much for him to afford. Mr. Fry noted that years ago we had a similar issue and Council declined to provide service. Mr. Fry will draft a letter to the owner, Upper Hanover Water Authority, and Pennsburg Borough.

SOURCE WATER PROTECTION:

Mr. Naylor had nothing to report.

ZONING-PLANNING COMMITTEE:

Mr. Fry reported that the code officer report is on file for review. There were 10 to 12 snow removal violations.

ROADS COMMITTEE

Mr. Naylor reported that the Hill Alley project is moving forward. The matter of line painting for parking spaces was discussed. Mr. Fry stated we can do it, but it could be costly and a lot of work. Mr. Fry will contact Mr. Ennis about a Parking Study.

PROPERTY COMMITTEE:

Mr. Fry reported that he is seeking quotes to determine the value of the old holiday lights. Council affirmed that they are not interested in the DocStar System for electronic filing. There is no money in the budget for such a system.

WASTE MGMT COMMITTEE:

Mr. Naylor reported that bag sales for February were \$7,635.00

RECYCLING COMMITTEE:

Mr. Pierson reported that the recycling report is on file for review.

PERSONNEL COMMITTEE:

Mr. Fry told Council that he would like to establish a Safety Committee. After having the committee meeting for 1 year we can file paperwork and get our W/C insurance premium reduced by about 10%. By common consent Council approved the establishment of a Safety Committee. Mayor Sloyer reported that the Police Commission is looking for an Animal Control Officer who can work for both Boroughs. The job descriptions will need to be reviewed by the solicitor's office.

REVITALIZATION-REGIONAL PLANNING:

Mr. Fry reported that revitalization grants are becoming harder to get from the county. Drew Sonntag of URDC wants us to do 2 phases (VI & VII) at one time in 2011. Our match for the 2 phases would be \$56,000.00. We have \$36,000.00 budgeted for Phase V in 2010. Mayor Sloyer said to submit Phase VII for 2012 and if they reject it ok. On a motion by Mr. Kolb and a second by Mr. Naylor, which passed, Council approved submitting Phase VII for funding in 2012.

SEWER AUTHORITY:

Mr. Pugh had nothing to report.

OPEN SPACE:

Ms Hunsinger had nothing to report

FINANCE COMMITTEE:

On a motion by Mr. Kolb and a second by Mr. Pugh, which passed, Council approved paying the bills for March.

On a Motion by Mr. Kolb and a second by Ms. Hunsinger, which passed, Council accepted the report of the treasurer for February.

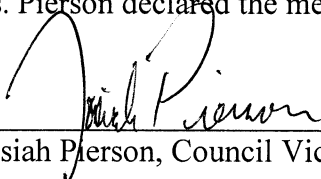
MAYOR'S REPORT:

Mayor Sloyer reported that Community Day will be September 11, 2010.

CORRESPONDENCE:

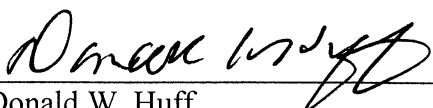
Youth & Family Services submitted an application for a Banner for their annual Plant Sale May 15, 2010. On a motion by Mr. Pugh and a second by Mr. Kolb, which passed, Council approved the request.

There being no further business, V-Pres. Pierson declared the meeting adjourned at 9:00p.m.



 Josiah Pierson, Council Vice-President

ATTEST



 Donald W. Huff