

BOROUGH OF RED HILL
COUNCIL MINUTES
Wednesday, November 11, 2009
7:30 pm

President, Thomas Paul, called CALL TO ORDER a meeting of the Red Hill Borough Council to order on the above date at 7:35 p.m.

MEMBERS PRESENT: Faith Diascro, Paul Snyder, Charles McCleary, John Smith, Mark Rober, Doris Decker

OTHERS PRESENT: Secretary, Darlene Stoudt; Mayor, David Schiffgens; Solicitor, Mark Hosterman; Engineer, Ryan Kern

VISITORS: Luanne Stauffer, Bill Bushnell, representatives for the Upper Perkiomen Valley Library.

ACTION ON MINUTES: A motion to approve the Minutes of November 4, 2009, was made by John Smith and seconded by Paul Snyder. Motion carried unanimously.

CITIZENS PARTICIPATION: -

Bruce Binder, 107 Meadowland Drive, questioned the street that is being worked on near his residence. Tom Paul stated that this street is owned by Carl Pederson. . This 204 Jefferson Street property was recently sold to Pederson and he has secured the necessary permits to perform the work on the street.

Diane Binder, 107 Meadowland Drive asked when the streets signs would be installed at 3rd and Main Street. Charles McCleary stated that Conrad has ordered the signs, and he will instruct Conrad to install the signs upon receipt of the signs.

RHFC/FIRE MARSHALL: - **John Lehr, Fire Marshall**

Events for RHFC:

Charles McCleary made a motion to accept any events for the RHFC until December 20th and John Smith seconded the motion. Motion passed unanimously.

Lehigh Valley Gas Company

John Lehr stated that Jeff Crocus, from the Lehigh Valley Gas Company contacted him to re-open the gas station at 701 Main Street to preserve the grandfathered retail use for the property.

John Lehr stated that he has not received copies on the underground inspection and the request for Corrosion Protection Records from PA Department of Environmental. Documentation must be received by December 2009, in order for the gas station to re-open.

UPPER MONTGOMERY JOINT AUTHORITY: - **Larry Morton**

Larry Morton stated the bid openings for the laterals and man holes are scheduled for December 15th.

RHPC/UPRPC: **David Schiffgens**

BUDGET & PERSONNEL: - **Charles McCleary**

Charles McCleary stated to council the total income YTD is \$68,394.14 and YTD expenses are \$546,621.54 with a net income of \$139,772.60.

CODE REVIEW: - **Doris Decker**

GENERAL SERVICES: - **John Smith**

Conrad Bender will install the Christmas Decorations on November 15th, and he will be ordering LED replacement bulbs for the decorations.

PARKS & RECREATION: Paul Snyder.

Paul Snyder stated that the rubber mulch was ordered for the playground.

SANITATION AND RECYCLING: Faith Diascro**REVITALIZATION - Doris Decker**

Doris Decker also stated that she received an email from Brian O'Leary stating that the 2010 county budget does not have money for plan grant applications.

MAYOR: David Schiffgens

David Schiffgens presented a check to Luanne Stauffer and Bill Bushnell, UPVL for \$3,500.00 in appreciation for their fine efforts and dedication of serving the Upper Perkiomen Valley.

ENGINEER: Ryan Kern, Barry Isett Associates

The following projects are currently under review:

Kershner/Weaver Tract -

Land Acquisition One, LLC received Conditional Use approval for the Kershner Tract and the Weaver Tract with the borough approving a Village Housing Overlay District for both parcels. Mr. Robert Erick contacted BIA to discuss the ultimate right-of-way interpretation of Hendricks Road. BIA recommended that BIA review the previous approved plans for the Weaver tract and offer their interpretation. Coordination with Bob Erick regarding municipal boundary. Preliminary plans will probably be submitted in the fall. Issued general concurrence letter regarding the municipal boundary. **NO changes since last month**

Paone Townhouse Development –

The Borough is in the process of setting up a meeting between RHB, BIA and Bohler engineering to discuss the project. Meeting is tentatively scheduled for April 2009. BIA met with borough officials and developer on 4/20/09. BIA is awaiting a revised cost estimate from the developer for Washington Street. **No changes since last month.**

Preston Court –

The borough officials, BIA and solicitor performed a site walk of Preston Court to review the comments in the 2/19/09 LTL review letter. Outstanding construction items and a list of additional items will be needed to be addressed prior to project completion. BIA will prepare a letter that itemizes the additional construction tasks that need attention. As requested, BIA prepared a supplement punch list for the development and finalized the overall cost opinion. **Awaiting further orders.**

MS4 DEP Permitting –

BIA reviewed the comment letter from DEP regarding MS4 Year 4 and 5 annual report. Upon authorization from Borough Council, BIA is prepared to begin addressing DEP'S comments and prepare the resubmission package for the September 2009 deadline. BIA submitted the updated MS-4 report to DEP on June 4th. The new 5-year permit application is due this fall. DEP will send a certified package to the Borough in the coming months. **No further work at this time.**

Upper Perkiomen HS Athletic Fields -

Eustace Engineering submitted plans and reports (dated 9/4/09) to the Borough in early September. BIA reviewed the submission and provided a comment letter to the borough on October 7, 2009. **Received conditional approval at the October council and planning commission meetings.**

MetroPCS Antenna -

Received MetroPCS Antenna plan submission in late July'09. BIA issued comment letter on August 19th 2009. Attended August 20th Red Hill Planning Committee meeting. The Planning Commission recommended the waiving of land development process and recommended Conditional Use Approval (with the condition of an in lieu of fee for three street trees). **Attended site meeting with applicant's engineer to discuss sidewalk and handicap issues. Awaiting resubmission by applicant.**

Saini Subdivision -

BIA performed a site inspection in early September to view the property, provide photo documentation, and compare construction completeness to the site plans. BIA is in the process of finalizing a completion punch-list. **Issued final punch list letter.**

SOLICITOR: Mark Hosterman

Mark Hosterman addressed the following topics:

Extension of Time Form- Mark Hosterman recommended to council to adopt the new extension of time form, which has been revised with the recent case law.

Doris Decker made a motion to adopt the new extension of time form and John Smith seconded the motion. Motion passed unanimously.

Resolution No. 2009-08

A resolution amending the fee schedule for processing right-to-know requests and restating the procedures and regulations previously adopted relating to processing right to know request, designation an open records officer, Posting certain information on the borough website, and approving forms to be used for submitting right-to-know requests; and vacating and repealing any prior resolutions relating to right-to-know requests that are inconsistent herewith.

Charles McCleary made a motion to adopt Resolution No. 2009-08 and John Smith seconded the motion. Motion passed unanimously.

Resolution No. 2009-09

A resolution eliminating home improvement contractor registration and licensing requirements in the Borough of Red Hill.

Charles McCleary made a motion to adopt Resolution 2009-09 and Faith Diascro seconded the motion. Motion passed 5-1.

Ordinance No, 2009-472

An Ordinance amending Chapter 27 (Zoning), part 8 (Administration), Section 802.2 (Occupancy permit), subsection D (1) (b) (1) by deleting the section requiring two appliance circuits to the kitchen counter.

Doris Decker made a motion to advertise the ordinance and Faith Diascro seconded the motion. Motion passed unanimously.

Mark Hosterman addressed council on the Decision and Order, Findings of Fact on the conditional use application of MetroPCS Pennsylvania, LLC.

Charles McCleary made a motion to grant the order and further execution of the conditional use application and Paul Snyder seconded the motion. Motion passed unanimously.

The order of the conditional use reads as follows:

On November 11, 2009 the application of MetroPCs seeking to co-locate six (6) panel-style antennas to be placed at a height of 120 feet (centerline) on the existing 130-foot water tower owned by the Red Hill Water Authority and located in the Borough of Red Hill with frontage on East 5th Street in accordance with Zoning Ordinance Section 27- 408.5.A (3) and to construct an equipment shelter at the base of the water tower on an 8-foot by 11-foot concrete pad.

SECRETARY/TREASURER: –

A motion was made by Charles McCleary to approve the List of Bills for payment, seconded by Doris Decker. Motion carried unanimously.

A motion was made by Faith Diascro to accept the Treasurer's Report for October 2009 as presented. Paul Snyder seconded the motion. Motion carried unanimously.

PRESIDENT: Thomas Paul

Tom Paul adjourned the council meeting at 8:28pm for executive session for discussion on the Lexon Insurance Company.

Tom Paul reconvened the council meeting at 8:55pm with the following motions:

Charles McCleary made a motion to instruct Mark Hosterman to respond to Harris Beach, attorneys at law, on THP Properties Bond No 1011992 on the completion of the Preston Court Site Improvements and Paul Snyder seconded the motion. Motion passed unanimously.

Upper Perkiomen Valley Library requested a Red Hill Representative to attend their monthly meeting.

Mark Rober made a motion to nominate Faith Diascro as the representative for the UPVL and Doris Decker seconded the motion. Motion passed 5-0 with one abstention - Faith Diascro.

Adjournment: - On a motion of Charles McCleary, seconded by Paul Snyder and a unanimous vote, the meeting was adjourned at 8:55pm.

Respectfully submitted,

Darlene Stoudt