

BOROUGH OF RED HILL
COUNCIL MINUTES
Wednesday, March 10, 2010
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 7:30p.m.

MEMBERS PRESENT: Doris Decker, Faith Diascro, Paul Snyder, Charles McCleary, William Woodward, Mark Rober

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

VISITORS: Jack Barbary, Real Estates Services; Irich, Eberhardt, Meintus Inc.

ACTION ON MINUTES: A motion to approve the Minutes of February 10, 2010 was made by Mark Rober and seconded by Paul Snyder. Motion carried unanimously.

CITIZENS PARTICIPATION: - No Comment.

Jack Barbary, Real Estates Services, Weaver/Kershner Tract

Jack Barbary presented a slide presentation on the Weaver/Kerchner tract stating the proposed particulars of the Weaver/Kerchner Tract:

- 123 houses with 179 garages - (end units with 2-car garage credited for 1 space in Driveway)
- Existing LI zoning - limited industrial - village overlay
- Minimum site area - 10 acres
- Maximum density - 8.2.D.U./acre
- Minimum open space - 50% of gross site area
- Minimum lot area - 2,000 S.F.
- Minimum Building width - 24 feet
- Maximum building coverage -65%
- Maximum building height - 35feet
- Building setbacks:
From cart way - 25ft; - side - 10 ft; rear - 24 ft.

Proposed use;

Single family attached dwellings 24ft wide X 53ft deep

Mark Hosterman stated that Jack Barbary met with the RHPC on February 18th and asked for a “gauge” on the following waivers before Jack Barbary moves forward with the preliminary plan.

- Detention basin setback from Wetlands
- Maximum # of units on a cul-de-sac (Ordinance requires a maximum of 25, the developer is proposing 31 in Road D cul-de-sac)
- Storm Water Methodology - The modified Rational Method will be allowed for drainage area of 5 acres or less.
- Street width - Borough ordinance requires 36-foot wide streets. The developer is proposing no on-street parking.

Mark Hosterman stated that Jack Barbary has met all the criteria that the borough has requested and advised Jack Barbary to move forward on the tract. The borough is okay with a blanket easement, which is not stated on the plan.

RHPC/UPRPC: David Schiffgens

RHPC – David Schiffgens stated Pederson will be on the agenda for the March 18th Planning Commission meeting.

UPRPC - The commission is presently working on the comprehensive plan.

BUDGET & PERSONNEL: - Charles McCleary

Charles McCleary requested an executive session on a personnel issue.

CODE REVIEW: - Doris Decker**GENERAL SERVICES: - Charles McCleary**

Charles McCleary presented to council three proposals for road maintenance:

- Red Hill Borough Recycling Parking Lot - \$2885.00
- Graber alley & 5th & Main Street - \$2930.62
- 11th Street - Pennsburg's side - \$1,111.32

The recycling parking project probably would not qualify for Liquid Fuel Funds, however; general fund money would supplement the project.

Charles McCleary will contact Pennsburg President John Lear for approval of the 11th Street Project.

Faith Diascro made a motion and Doris Decker seconded the motion and unanimous.

PARKS & RECREATION: Paul Snyder**SANITATION AND RECYCLING: Faith Diascro**

Charles McCleary addressed council on savings that the borough would receive by changing the borough's recycling hauler to Green Star.

Charles McCleary made a motion seconded by Doris Decker to change to Green Star as the borough's hauling service starting the 2nd quarter of 2010 and unanimous.

Charles McCleary made a motion to dispose of the borough's dumpster and seconded by Mark Rober and unanimous.

REVITALIZATION TASK FORCE- Doris Decker

Doris Decker stated that Carter Van Dyke and Pennoni are on the agenda for tomorrow night's meeting and she encouraged all council members to attend the meeting.

MAYOR: David Schiffgens**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. The Borough also approved a Village Housing Overlay District parcels. In March of 2009, Mr. Robert Irick contacted BIA to discuss the ultimate right-of-way interpretation of Hendricks Road. BIA recommended that he review the previous approved plans for the Weaver Tract and offer his presentation. Coordination with Bob Irick regarding municipal boundary. Preliminary plans will probably be submitted this fall. Issued general concurrence regarding the municipal boundary. **Reviewed sketch plan submission. Provided review letter. The applicant presented at the 2/18 planning commission meeting. A revised sketch plan was submitted on 2/24/10.**

Preston Court

On March 30, 2009, borough officials (along with BIA and the solicitor) performed a site walk of Preston Court to review the comments in the 2/19/09 LTL review letter. We discussed the outstanding construction items and made a list of additional items that will need to be addressed prior to project completion. BIA will prepare a letter that itemizes the additional construction tasks that need attention. BIA has performed a landscaping inspection of the site and has issued a review letter and cost opinion to the Borough. AS requested, BIA prepared a supplemental punch list for the development and finalized the overall cost opinion. **Awaiting Further orders.**

MetroPCS Antenna

Received MetroPCS Antenna plan submission in late July 09. BIA issued comment letter on August 19, 2009. Attended August 20th RHPC meeting. The RHPC recommended the waiving of the land development process and recommended Conditional Use Approval (with the condition of a lieu of fee for three street trees). **Awaiting contractor notice for construction.**

Pedersen Lot Line Adjustment

On January 6th, BIA received a submission package from Mr. Carl Pedersen for his property on West 2nd Street (& Graber Alley). Previously, he was notified that Land Development would not be required since his driveway was connecting Graber Alley. The current plan shows a Lot Line Adjustment and routes the driveway across the adjoining property to West 2nd Street. Mr. Pedersen called me last week and we discussed submission fees and the land development process. **Applicant presented at the February planning commission meeting. Revised plans have been submitted and they are on the March planning commission meeting agenda.**

SOLICITOR: Mark Hosterman

Mark Hosterman addressed the following ordinances for advertisement:

Ordinance 2010 - 474**Eleventh and Main Street Restrictions**

Charles McCleary made a motion to advertise Ordinance 2010 - 474 seconded by Doris Decker and unanimous.

Charles McCleary made a motion to amend the language on the sign portion in Ordinance 2010-474 seconded by Doris Decker and unanimous.

Ordinance 2010 - 475**Amending The Codified Ordinances Of Red Hill Borough Chapter 13 - Licensed, Permits And General Business Regulations.**

Charles McCleary made a motion to advertise Ordinance 2010 - 475 seconded by William Woodward and unanimous.

Mark Hosterman is requesting an executive session on Preston Court .

SECRETARY/TREASURER: –

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

A motion was made by Faith Diascro to accept the Treasurer's Report for February 2010 as presented. Paul Snyder seconded the motion and unanimous.

Tom Paul adjourned council for an executive session at 9:59 pm.

Tom Paul reconvened the meeting at 10:25pm.

Adjournment: - On a motion of William Woodward, seconded by Mark Rober and a unanimous vote, the meeting was adjourned at 10:26pm.

Respectfully submitted,

Darlene Stoudt