

## WORKSHOP MEETING MINUTES

### BOROUGH OF ROBESONIA

October 20, 2020

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Harvey Marshall called the October 20, 2020 workshop meeting to order at 7:30 PM with the pledge to the flag. Council Members present were Harvey Marshall, Dave Rohrbach, Mark Spotts, Mike Martin, Matt Miller, Dean Johnson and Rod Soliday. Also attending the meeting was Mayor Randy Gartner, Solicitor Andrew George, Engineer Jennifer Van Dyke and Manager Lisa Heilman. Citizens and visitors included Terri Elliott, Brian Focht and Scott Sweigart of C2C Design, David Bright and David Randler.

**VISITORS & CITIZENS** - Terri Elliott noted that her father and uncle have helped her considerably on the repair of her shed/garage to date. She asked if Council has given any consideration to providing a “warning letter” before issuing the more harshly-worded Notices of Violation that are currently sent out. Solicitor George explained that the NOV actually IS a warning letter and such letters must include certain verbiage, including penalties, to allow for prosecution, if necessary, in the case of a resident failing to comply. Mayor suggested we include verbiage to state that if more time is needed to comply to contact the Borough Council with their request. John Ravert brought the matter of trucks going over an old storm sewer grate on Meadow Avenue. It rattles the houses when trucks pass over this grate. Mr. Marshall told him we could throw some cold patch in and see if that helps until we get the street redone next year. Mr. Ravert then asked the status of the Shade Tree Ordinance. Mr. Spotts advised him that the ordinance is being amended to include the \$300 penalty. We will also be including verbiage that property owners will be consulted before a tree is planted within their planting strip.

### **ITEMS FOR DISCUSSION:**

**SONOCO LAND DEVELOPMENT WAIVER:** Engineer Jen Van Dyke explained that Sonoco Products is looking to reconfigure their loading dock to allow easier access by the truck drivers. Their requests requires no new access points and no new impervious surface...therefore no new stormwater management controls. Technicon has no technical objections to the waiver request. Mr. Soliday made the motion to grant the waiver request. Mr. Spotts seconded and Council approved unanimously.

**FURNACE HILL DEVELOPMENT SKETCH PLAN DISCUSSION;** Brian Focht and Scott Sweigart of C2C Design presented their revised sketch plan for the proposed Furnace Hill Development. Mr. Focht explained the development would consist of 93 units (52 apartments, 20 twin dwellings (40 units), and one single family dwelling on the +/- 16 acre parcel. The proposal includes a 2.91 acre lot for the three apartment buildings. The balance of the property is to be utilized for the twin dwellings and the single-family dwelling, each on a fee-simple lot. The balance of the property will be an open space lot owned by an HOA. Each duplex unit will have a two-car garage and two off-street parking spaces. The apartment unit has a parking lot which includes 1.5 spaces per apartment for a total of 78 spaces plus an additional 40 overflow parking spaces. There will be no on-street parking. A snow removal easement has been added. The applicant is proposing to dedicate the road to the Borough. Stormwater facilities will meet DEP requirements and be maintained by HOA...as will the green space. HOA will monitor the age restriction requirements and would provide regular reports to the Borough as required. Mayor Gartner asked how wide Freeman Street will be when widened to allow for parking by property owners on the west side of Freeman Street. Engineer noted that Council, as part of Conditional Use Hearing, could require a certain width to the street to allow for parking. Engineer Jennifer Van Dyke went through the sketch plan review and identified the zoning deficiencies with the plan. It was noted that another Conditional Use approval is needed since the 2005 prior approval was based upon a different AARC configuration. A single HOA must govern both the apartments and the twin/single-family dwellings in order to be considered a single AARC and meet certain Zoning Ordinance requirements. Zoning deficiencies that would require a variance as designed include a density of 5.6 units/acre versus 4 dwelling units/acre allowed, measurement of yard

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setbacks from the required 30' vegetative buffer, and providing of a community center and recreational facilities. The applicant noted that they will comply with all other zoning comments including the side yard setback issue for the apartments. Mr. Rohrbach asked how the 3 people maximum per dwelling unit would be enforced/monitored. The HOA will enforce. Mr. Soliday suggested that, as part of the recreational space requirement, perhaps a walking path could be done to link the development to the new green space obtained by the borough. Mr. Marshall noted that would not be possible because the environmental clean-up work being done on that recently acquired property would place the contaminated soil on part of the property he is suggesting be used for the walking trail. Although the contaminated soil will be capped, this is not up to DEP standards to allow it to be used as public recreation space. Mayor Gartner suggested some type of meeting room, at least, should be included in the apartment building if a community center is not being provided.

Engineer Jen Van Dyke indicated that the Zoning Ordinance does not allow for any modifications of use provisions as part of the Conditional Use approval. Therefore, the applicant would need to seek both variances from the Zoning Hearing Board and a Conditional Use from Council for the project.

Alternatively, the applicant asked whether Council would consider a Zoning Ordinance amendment to Ordinance 143 to modify certain ordinance provisions for an AARC in the RR Zoning District of the Borough (Section 4012.A) including, an allowable density of 6 dwelling units/acre, allowing recreational facilities and community center to be at the discretion of Borough Council and allowing setbacks to be measured from the property line rather than the vegetative buffer. Mr. Spotts made the motion to amend Ordinance 143, Mr. Johnson seconded and Council approved unanimously.

**NEW BUSINESS:** - Manager submitted request from U.S. Naval Sea Cadet Corp for the use of the Borough Council room one weekend/month for the next five months. They agree to follow CDC guidelines regarding masking/sanitizing following use, etc. Since this is a great organization helping the youth of the area, Mr. Martin made the motion and Mr. Marshall seconded to approve their request. Council unanimously approved the use at a reduced rate of \$50/weekend for the next five months.

Mayor Gartner provided Council with a breakdown of the revenue and expenses from the car show. There is a balance of \$3,995.79 from the show that will be carried forward to be used as seed money for the 2021 Labor Day Car Show.

### **OLD BUSINESS:**

### **COMMUNICATIONS-**

- Western Berks Ambulance Association monthly report.

On a motion by Mr. Martin, seconded by Mr. Soliday and unanimously carried, the meeting was adjourned at 8:56 PM.

Attest:

Respectfully submitted,

Lisa Heilman  
Borough Manager