

Green Lane Borough
Green Lane, Montgomery County, Pennsylvania
Borough Council Meeting
August 11, 2022
Minutes

The Borough Council met on the above date in the Borough Office in the Green Lane Fire Company building. The meeting was called to order by President Brian Carpenter at 7 p.m., and the Pledge of Allegiance was recited.

COUNCIL MEMBERS PRESENT: President Brian Carpenter, Vice President Gerald Godshall and Council Members Jack Findley, Darren Landis and Jonathan Guntz.

COUNCIL MEMBERS ABSENT: None.

OTHER OFFICIALS PRESENT: Mayor Lynn Wolfe, Code Enforcement and Zoning Officer John Membrino, Solicitor David Comer, Engineer Joe Carlin and Secretary/Treasurer Mary T. Garber.

OFFICIALS ABSENT: None.

MOTION ON MINUTES: A motion was made by Gerald Godshall to accept the minutes of the July 14, 2022, Council meeting. Second by Jack Findley. Motion passed.

MAYOR'S REPORT:

- St. Luke's volunteers painted curbs in town on Wednesday, July 20, 2022. The Mayor acknowledged and thanked the volunteers for completing the work on an extremely hot day. A letter of thanks was sent to the lead volunteer and Borough resident Rose Discipio for her to share with the others.
- Harleysville Area Emergency Medical Service ("HAEMS") will be merging with Trappe under the new name of Freedom Valley Medical Rescue. HAEMS asked that the Borough donate funds to help pay for audit costs and fund the organization during the transition.
- Emergency management contact numbers have been updated.
- Ready PA guides have been sent out and are available in the Borough office lobby.
- National Night Out at St. John's Church in Sumneytown is on August 20, 2022.

PUBLIC SAFETY/EMERGENCY REPORTS: (State police and fire company reports on file.)

VISITORS: Resident Rick Stamper; Fire Chief Ryan Crouthamel.

- Mr. Stamper asked about putting cones on the street in front of his home to help prevent vehicles from drifting over toward the curb when turning onto Green Street. President Carpenter said to go ahead and put them out, and he said he will check on the placement. The Mayor suggested putting white slashes on Green Street at the turn to help slow traffic at those two corners.
- Chief Crouthamel provided a list of fire company personnel to comply with new workers' compensation laws.

SOLICITOR'S REPORT:

- A September 1, 2022, hearing was scheduled at district court to address the stormwater issues at 417 Walnut Street, although that date is only a placeholder and likely will be changed.
- The Borough engineer has developed a legal description of the property at 303 Main Street which the Borough will be selling. The solicitor will prepare an advertisement for bids to publicize in the newspaper and on the Borough website. He should have the advertisement and bid documents available at the next meeting. The solicitor was authorized to move forward at an earlier meeting. President Carpenter said the minimum bid requirement will be \$50,000.
- A complaint was filed in the County Court of Common Pleas in Norristown against the owners of 750 Lumber Street for alleged ongoing zoning violations in response to their appeal of a district court decision against them. The property owner has 30 days to reply. President Carpenter instructed Zoning and Code Enforcement Officer John Membrino to continue citing the property owners for the ongoing violations. In court, the owner said the property was being used as a parking lot. John Membrino said that its use as a stand-alone parking lot is not allowed. Parking lots are for businesses. Mr. Carpenter said the dumpsters on the property are required to be tethered in the flood plain. Secretary Garber said that a complaint was also received from a neighboring property owner about a crane being brought in to move, load and unload the dumpsters and blocking the road in the process. Mr. Comer said that reimbursement of all legal fees that the Borough has incurred will be requested moving forward and legal fees were included in the judgment awarded by the district court.
- A meeting was held on July 27, 2022, with the property owner of 2963 Real Estate/120 Gravel Pike/Rockwell's and his legal representative, Michael J. Sheridan during which they presented a permit application to install a fence on the property. Mr. Sheridan said they would also be submitting a change of use application to start using the property for bike repairs and sales rather than a restaurant. He also said they were in the process of selling the liquor license and would subsequently be selling the property. Mr. Membrino said he is reviewing the fence permit application and the change of use application.

CODE ENFORCEMENT OFFICER REPORT: (Report on file)

- See solicitor's report.
- The Mayor asked Mr. Membrino to inspect the shrubs on Maple Alley.
- Councilman Guntz asked him to check trees on Main Street that have branches hanging too low for pedestrians to walk under them.

ENGINEER'S REPORT: (Report on file.)

- The Hurricane Ida Hazard Mitigation Grant Program grants are expected to be announced in September. PEMA has contacted the Borough office with questions about

the properties that have applied to the program. The answers have been supplied, and the application is moving forward.

- As mentioned in the July meeting, a proposed modified stormwater management ordinance has been provided for review prior to the September Borough Council meeting. Copies of both the proposed draft ordinance and the current ordinance are in tonight's meeting package. The new Ordinance should be adopted by September 30, 2022. The major changes consist of:
 - Providing requirements for waivers
 - Creation of riparian buffer easements in new developments allowing for the maintenance of stream bank buffer vegetation.
 - A Low Impact Development (LID) requirement that natural stormwater management facilities such as rain gardens (small retention areas with appropriate vegetation) be utilized as the first option before less natural options such as detention ponds and additional stormwater structures be considered for on-site runoff management.

Councilman Guntz made a motion to advertise the ordinance changes. Second by Gerald Godshall. Motion approved and so ordered.

- MS4 Exemption – In researching some of the MS4 requirements, the engineer discovered that, due to the Borough's population size, it would likely qualify to receive an exemption from the MS4 requirements. This does not negate the Borough's ordinance, but it does remove the Borough from the county-wide general permit and the annual reporting and inspection requirements, which could save the Borough thousands of dollars annually.
- The engineer has not received any communication from the owners of the New Covenant Chapel regarding the stormwater issues.
- Regarding the Montco 2040 Grant-Route 29 Sidewalk project, technical questions/comments with PennDOT have been resolved. President Carpenter and the engineer visited several homes and made separate follow-up visits to adjacent property owners regarding their access easement forms. At the time of the meeting, there was only one property owner who had not signed off on the notification. President Carpenter said he is still hoping the project can be completed this fall.
- Regarding the Green Street - DCED (Horse Development and Gaming Act) Local Share Account Grant application, no award information has been released to date.
- The DCED-MTF Grant Application has been submitted for an amount of \$1,568,640 as per the resolution passed at the July meeting.

REGIONAL PLANNING: None.

SEWER AUTHORITY:

- The Authority is considering two applicants to replace Lisa Duemler.

- The Authority was able to collect \$31,000 on unpaid sewer bills.

ROAD COMMITTEE: President Carpenter introduced the idea of contracting with a single trash hauler in the Borough to reduce the number of trash trucks going through town, particularly on the alleys, on a regular basis. He said they would investigate the costs and benefits of making such a change.

PARK COMMITTEE: None.

TREASURER'S REPORT: Councilman Godshall made a motion to approve the Treasurer's report and pay all bills. Second by Councilman Findley. Motion approved. The report included donations to the fire company, ambulance service and local library.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: There being no further business, a motion was made by Councilman Godshall to adjourn. Second by Councilman Guntz. Motion passed and so ordered.

Respectfully submitted,

Mary T. Garber, Borough Secretary