

Green Lane Borough
Green Lane, Montgomery County, Pennsylvania
Borough Council Meeting
Thursday, November 14, 2019
Minutes

The regular meeting of the Borough Council was held on the above date in the Municipal Office, 214 Main Street, Green Lane. President Brian Carpenter called the meeting to order at 7 p.m., and the Pledge of Allegiance was recited.

COUNCIL MEMBERS PRESENT: President Brian Carpenter and Vice President Gerald Godshall and Council Member Salam Majeed.

COUNCIL MEMBERS ABSENT: Darren Landis and Jonathan Guntz.

OTHER OFFICIALS PRESENT: Solicitor Dave Comer, Mayor Lynne Wolfe, Code Enforcement Officer John Membrino, Engineer Joe Carlin, Borough Secretary/Treasurer Mary T. Garber.

OFFICIALS ABSENT: None.

MOTION ON MINUTES: Council meeting minutes of October 10, 2019, were reviewed. Gerald Godshall questioned the accuracy of the number of residents in Candlewyck Development but did not have another number so a motion was made by Gerald Godshall to approve the minutes of October 10, 2019. Seconded by Salam Majeed. Motion passed and so ordered.

MAYOR'S REPORT: Mayor Wolfe shared the following items with the Council:

- Longtime Borough residents Leon Keller, Ginny Zepp, and Betty Martin passed away.
- She performed two weddings.
- The Mayor attended EMS training and was preparing for Limerick Generating Station emergency drill set for Tuesday, November 19.
- She welcomed newly elected Council member Jack Findley, who won the recent election and will be taking the seat being vacated by Salam Majeed in January.

PUBLIC SAFETY/EMERGENCY REPORTS: (police, ambulance and fire reports on file)

VISITORS: David Whetstone, 401 Main St.; Ryan Crouthamel, Fire Company Chief and resident of 187 Gravel Pike; Representatives of Second Street Lawyers, LLC, Villanova, PA; John and Kimberly Keim, Rita Hiriak and Jim Jaman, all of Green Street; Vicki Nyce, 109 Green St.; Vincent Cucchara, 134 Main St.; Richard Moyer, 116 Green St.; Jennifer Shipley, 105 Green St.; Michael Wright, 201 Walnut St.; Nancy Harvey, 121 Main St., Jack Findley, newly elected Borough Council member and resident of 173 Gravel Pike; Harry Tucker, 210 Walnut St.; and Jennifer M. Frieze of the Town & Country Newspaper.

- David Whetsone passed around a newspaper photograph of the vacant building at Main Street and Gravel Pike. He shared an ordinance adopted by the City of Connellsville in Fayette County, PA, and asked if the Borough could consider adopting such an ordinance to require owners of vacant buildings to maintain them. Text of said ordinance is on file. President Brian Carpenter said he would look into it.
- Ryan Crouthamel asked about the pot hole in the alley behind the fire house. President Carpenter said it should be taken care of in the next couple of weeks.
- Representatives of Second Street Lawyers, LLC, Ben Sparango and Michael Compers, presented a conceptual sketch plan for constructing 13 townhomes at the 1.6-acre site of the greenhouses off Second Street between Green Street and Meadow Alley. The new owners answered many questions from residents concerning the impact of such a development on existing wells, the sewer system, traffic, and the school district. President Carpenter emphasized that this is a conceptual plan for which the developer is requesting feedback. He said the property is currently zoned R2, and zoning relief or a change of zoning would be necessary with the conceptual plan. Some residents suggested a 55-and-over community or single homes with a lower density. The new owners said the project has to allow them to make a profit. President Carpenter explained the role of the Planning Commission, and Solicitor Dave Comer explained that if the owner presented a plan that met the Borough's ordinances the Council would be obligated to approve it. President Carpenter said any meeting of the Planning Commission is open to the public and notice of the meeting is advertised.

SOLICITOR'S REPORT: Solicitor Dave Comer shared the following items:

- The transient merchant ordinance is under review and will be presented at a future meeting.
- The resolution to appoint an independent auditor was tabled until next month.
- An easement necessary for the Highland's Trail kiosk will be presented to the Fire Company for review.
- The Codification update is on schedule.
- The biannual reorganization meeting will take place on January 6, 2020. The regular borough Council meeting will be held the same night. A list of all 2020 meetings will be presented for approval at the December Council meeting.
- A motion was made by Gerald Godshall to approve advertising that the proposed 2020 budget is available for review in the Borough office during regular hours. Motion was seconded by Salam Majeed. Motion passed and so ordered.

CODE ENFORCEMENT OFFICER: Code Enforcement Officer John Membrino reported the following:

- A permit was issued for street excavation to PECO for gas installation at 204 Walnut Street.
- He provided information to the Zoning Hearing Board and attended the meeting on November 7, 2019, regarding an application submitted by the owner of the property at 608 Main St., where Independence Propane is located. The Zoning Hearing Board

rendered a decision, and a 30-day appeal period begins from the mailing date of the decision.

- There were eight additional zoning inquiries during the month.

ENGINEER'S REPORT: Engineer Joe Carlin shared the following items:

- The Borough did not receive a grant for which it had applied through the state's DCED Commonwealth Financing Authority to install sidewalks on Route 29 between Main Street and Green Street. Discussion followed on why the Borough did not receive grant.
- The same project was submitted for a grant from PennDOT's multimodal program, but those awards have not been announced. A Resolution needs to be approved to add to the application.
- Gilmore & Associates will be compiling a list of potential grant opportunities for the Borough.
- The engineer will follow up on stormwater runoff issues at 417 Walnut Street.
- The location of the Pennsylvania Highlands Trail Network Kiosk was marked on the Fire Company parking lot along Walnut Street. The Fire Company Chief asked to install a light post there if the Borough is going to be pouring concrete. President Carpenter said bolsters are going to be installed, so there is a possibility of adding a light post. Gerald Godshall asked that the curb at the corner of Walnut and Third Streets be replaced as part of this project. President Carpenter said he would take a look at it, but curbs are generally the responsibility of the property owner.

REGIONAL PLANNING COMMISSION: President Carpenter reported that a project to improve access to the Perkiomen Trail in the Borough is underway, but plans will first go to the regional planning commission before being presented to the Borough.

SEWER AUTHORITY: Gerald Godshall reported that sewer bills will be going up by five percent in 2020. He said the Authority is dealing with deteriorating pipes and equipment that were installed in the 1960s and now need to be replaced or repaired. He also said Authority meetings are the third Monday of each month at 7 p.m., and they are open to the public. The Authority is also applying for a grant for repairs that will include reinforcing the bank of the Perkiomen Creek near the sewer plant.

ROAD COMMITTEE: Nothing.

TREASURER'S REPORT:

- President Carpenter presented a proposed 2020 budget and asked the Council to review it before next month's meeting. He said a motion was needed to approve advertising of the tax ordinance resolution, if needed. Salam Majeed made the motion to advertise the rate if needed; Gerald Godshall seconded. The motion passed and so ordered.
- Gerald Godshall made a motion to accept the treasurer's report and pay all bills. Salam Majeed seconded the motion. Motion passed and so ordered.

CORRESPONDENCE: Council received a call about the condition of the flags in the Borough. Nancy Harvey of the Adornment Committee said that she and Jack Findley will be removing the flags shortly. Mayor Wolfe put out an invitation for anyone interested in joining the committee because there is a great need for assistance.

OLD BUSINESS:

- Salam Majeed thanked the Fire Company for attending the Green Lane Marlborough Joint Authority Open House in October and reviewing safety procedures with the sewer plant staff and engineer.
- Leaf collection will be November 18 and December 9.
- The tree lighting celebration will be December 1 at 5 p.m.
- Secretary Mary T. Garber reported that the Borough can participate in the Upper Perkiomen Valley Chamber of Commerce's Hometown Heroes Banner program if the Borough can have someone install, remove and store the banners. Jack Findley volunteered to help.

NEW BUSINESS: None.

PUBLIC COMMENT:

- John Keim had questions about the rules regarding installation of a shed on private property in the Borough. John Membrino explained that there is a difference between a shed and an accessory building and each has different setback requirements.
- Harry Tucker of 210 Walnut Street aggressively expressed his displeasure with Borough Council and the Borough Secretary about notices he had received from the Borough regarding his property.

ADJOURNMENT: There being no further business, a motion was made by Salam Majeed to adjourn and seconded by Gerald Godshall. Motion passed and so ordered.

Respectfully submitted,

Mary T. Garber, Borough Secretary