

**COOPERSBURG BOROUGH COUNCIL**  
**Regular Meeting Minutes**  
**May 21, 2013**

The meeting of the Coopersburg Borough Council was held on Tuesday, April 16<sup>th</sup>, in the Borough Office at Borough Hall due to the Primary Election. The meeting was called to order by Council President Felch at 7:00 p.m.

**OPENING CEREMONIES**

No Opening Ceremonies

Roll call was taken by Manager Paashaus. Also present were Council Members Balascak, Greenland, Lundy, Walters, Solicitor Gittinger, Engineer Erdman, and Jr. Council Member Hewins. Council Member Minarik arrived late (7:15 PM). Mayor Mack and Council Member Nalichowski were absent.

**AGENDA**

Motion made by Lundy and seconded by Walters to accept the Agenda without changes. **Agenda passed by a vote of 5-0.**

**PUBLIC COMMENT**

Council President Felch welcomed the member of the Public for attending.

**CONSENT AGENDA**

Motion made by Balascak and seconded by Greenland to pass the Consent Agenda - Approve the Previous Meeting Minutes from April 16, 2013, receive the Financial Statements (Balance Sheet, P&L Summary YTD, First Quarter Pension Statements), and Appoint Sharon Riu Porter to be the Borough representative to the Saucon Rail Trail Commission. **Consent Agenda passed by a vote of 5-0.**

**ROUTINE REPORTS**

Routine reports received: Council Information, Police, Police Vehicle Roster (Copies in Official Record). No Fire or Health report submitted

**ACTION ITEMS**

- a. Motion made by Balascak and seconded by Greenland to approve Resolution 2013-5 allowing the Community Outreach Benefit Banner. **Motion passed by a vote of 5-0.**
- b. Motion made by Walters and seconded by Balascak to approve Resolution 2013-6 allowing the Coopersburg Community Day Banner. **Motion passed by a vote of 5-0.**
- c. Motion made by Balascak and seconded by Greenland to approve Resolution 2013-7 allowing the Coopersburg Halloween Parade Banner. **Motion passed by a vote of 5-0.**
- d. Council Member Balascak reported on Action Items D, E, F, & G regarding the Waiver Requests from the Oxford Ridge Subdivision. Balascak gave an explanation of all points listed in the letter from BOLO Engineering (in Record). (Council Member Minarik arrived) There was further discussion regarding the impervious surface requirements, the removal of the emergency access road, and the total subdivision project. Lundy requested a workshop on the process of reviewing and approving development plans. A Motion was made by Balascak and seconded by Greenland to approve the Waiver Request for the Oxford Ridge Subdivision in one motion – Item D to Approve the Waiver Request to reduce the 50’ right-of-way requirement and changing to a 44’ right-of-way; Item E to Approve the Waiver Request to reduce the 34’ paved road

requirement and changing to a 30' paved road; Item F to Approve the Waiver Request to remove the provision of a 5' wide sidewalk around the entire development and allowing a 5' sidewalk only to be erected on the interior loop of the subdivision; Item G to Approve the removal of the emergency access road. **Motion passed by a vote of 6-0.**

- e. There was discussion about Action Item H regarding the potential use of the Ambulance Building. The discussion concerned possible use, renovation, or the potential rental use. Greenland stated that he thinks the building should be rental income generating. Felch stated that this action would not exclude future uses and is only a temporary allowable use. A Motion was made by Walters and seconded by Lundy to allow for the Coopersburg Police Department to use the vacant Ambulance Garage to park police vehicles. **Motion passed by a vote of 5-1 (Greenland = Nay).**
- f. There was discussion regarding the incomplete EDU application (in Record) from Tom Williams. Felch stated that the Council should respond to the application and that he is very reluctant to agree to anything without action with contingencies. Balascak requested that a letter response be drafted to indicate steps to proceed, a sketch plan or written proposal, and a firm timeframe for action. The Committee will be revisiting the EDU Application and paperwork. Council agreed that the Council President and Manager should draft a letter response the EDU application.

## **REPORTS OF COMMITTEES**

- 1. Infrastructure
  - a. Council Member Balascak reported that there were 130 new meters installed. The Municipal Authority is pursuing a loan with PennVest to replace approximately 8,000 linear feet of pipe.
  - b. Council Member Balascak reported that a Preconstruction Meeting is scheduled for Friday, May 24<sup>th</sup> regarding the CDBG project.
  - c. Council Member Balascak reported that the Oil & Chipping for the year was completed and the list of streets was in the council information.
  - d. Council Member Greenland questioned the potential of road repair after the 8,000 linear feet of piping was replaced by the Authority. This will be further researched and the committee will review the impact of this project on the Borough's Infrastructure.
- 2. Public Safety
  - a. Council Member Walters stated that he is upset about the recent vandalism to the political signs located in the Borough. Several signs, on private property, were spray painted by an unknown person.
  - b. The Mayor was absent due to giving a proclamation at the Annual Historical Society Dinner. The proclamation was in honor of Clifford and Lorraine Benner.
- 3. Government Relations
  - a. Nothing to Report
  - b. MECAB – Nothing to Report
- 4. Administration and Finance
  - a. Council President Felch stated that he attended a Zoning class and that it was beneficial. There several facets to zoning that need careful consideration and there is a need to understand zoning as a rule for the future. It cannot be used to “fix” a current non-desirable situation. There was further discussion about non-conforming use and other zoning matters.

## **REPORTS OF PROFESSIONAL ADVISORS**

1. Jr. Council: Hewins stated that it was time to make Pinebrook better. "It has been too long."
2. Solicitor: Solicitor Gittinger reported that two tax assessment appeals were completed. Coop II Associates settled for a reduction to \$1.4 million and 501 Charles Street was reduced from \$253,000 to \$200,000.
3. Engineer: Nothing to Report
4. Borough Manager: Nothing to Report

## **UNFINISHED BUSINESS**

1. Rails to Trails – Remains on Agenda. One vacancy has been filled by Sharon Riu Porter. One spot is still open
2. Consolidation of the Compost Site – Remains on Agenda
3. Ambulance Building – Remains on Agenda
4. The Traffic Signal Issue at Fairmount and Rt 309 will be discussed at the next Infrastructure Committee Workshop Meeting.

## **NEW BUSINESS**

1. Council President Felch stated that the new 7 Star Café, located at the Fire Company owned Social Hall, may be in violation of several things. There was discussion regarding the unfair competitive advantage of operating at a tax-free establishment, non-profit rules & regulations, health inspections, and the original sale of the building to the Fire Company in the past. The Solicitor will research this issue further.

## **ADJOURNMENT**

Council Member Lundy made a motion to adjourn which was seconded by Greenland. The meeting was adjourned at 8:15 PM.

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Timothy Paashaus – Borough Manager

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John Felch, Jr. – Council President