

COOPERSBURG BOROUGH COUNCIL
Regular Meeting Minutes
September 19, 2017

The meeting of the Coopersburg Borough Council was held on Tuesday, September 15th, in Council Chambers at Borough Hall and called to order by Council President Felch at 7:00 p.m.

OPENING CEREMONIES

No Opening Ceremonies.

Roll Call was taken by Manager Paashaus. All present were Council Members Felch, Balascak, Greenland, Poot, Snyder (Arrived Late at 7:05 PM), Thrapp, Solicitor Capehart, and Engineer Erdman. Mayor Hovis and Council Member Pica were absent.

AGENDA

The Agenda was ordered adopted without objection.

PUBLIC COMMENT

No Public Comment

CONSENT AGENDA

A Motion was made by Greenland and seconded by Thrapp to receive the Monthly Reports (Financial Statements, Council Information, Police report, Vehicle roster, Health Report, and Zoning Report), and approve the previous meeting minutes from August 15, 2017. **The Consent Agenda was approved by a vote of 5-0.**

ACTION ITEMS

1. A Motion was made by Balascak and seconded by Poot to approve a Waiver Request for the Cooper Farms Subdivision. The request enables the developer to pay \$28,851.25 for the offsite sidewalk improvements as a substitute for limiting the amount of sidewalk installation in the subdivision. The Developer met with the Infrastructure Committee and agreed to the contribution amount. **The Motion passed by a vote of 5-0 (Snyder was not present for this vote).**
2. A Motion was made by Balascak and seconded by Thrapp to approve Resolution 2017-16 granting Final Approval with Conditions to the Oxford Ridge Subdivision. Solicitor Capehart corrected the word "Condominium" to "Home Owners Association". **The Motion passed by a vote of 6-0.**
3. A Motion was made by Balascak and seconded by Greenland to approve the Waiver Requests for the minor subdivision plan (lot line adjustment) of 510 E Station Avenue. Balascak stated that the Committee reviewed the plan and found that it was a very simple project without any concerns. **The Motion passed by a vote of 6-0.**
4. A Motion was made by Balascak and seconded by Thrapp to give Preliminary/Final approval to the 510 E Station Avenue minor subdivision plan with the conditions set in a letter from Keystone Consulting Engineers, dated September 11, 2017. **The Motion passed by a vote of 6-0.** Solicitor Capehart will prepare a Resolution to finalize this approval for the October Council Meeting.

GENERAL DISCUSSION

1. Council President Felch opened a discussion regarding the Draft Home Owners Association Bylaws and Declarations for Stone Harvest (Previously known as Cooper Farms). There was further discussion regarding the history of the project, the process of approval prior to recording the plan, and other concerns. The Infrastructure Committee will review the documents at their Committee Meeting in October. Council was encouraged to send their comments to the Solicitor and Engineer.
2. Council President Felch gave a brief summary of the Historical Society's plan to renovate and use Borough Hall. There was further discussion regarding the plan, the museum moving to the first level, accessibility, project cost estimates, and lease agreements with the Borough. The Historical Society has hired an architect and museum consultant. When the Society has bids, Council will need to

provide formal approval of the plan and lease. Currently, this is only a concept that Council agreed with in principle. There was further discussion regarding the ability to pay for the renovation, soliciting donations, and a partnership with a governmental entity.

REPORTS OF COMMITTEES

1. Infrastructure
 - a. Council Member Balascak stated that two major subdivisions have started. That is unprecedented in the Borough and will result in tax revenue, utility revenue, and economic development. However, it will also have an impact on traffic and future infrastructure needs. Balascak stated that the Borough is ahead of the curve regarding sewer infrastructure and is currently upgrading the aging water system.
 - b. Council Member Balascak stated that the Borough's MS4 permit renewal (including the PRP) was filed on time with DEP.
 - c. Council Member Balascak stated that the West Fairmount Curb Project was staked out and construction should begin shortly.
2. Public Safety/Governmental Relations
 - a. Council Member Snyder stated that the Health Report was a new addition to the Routine Reports by request from Balascak. This report will be updated biannually.
3. Administration and Finance
 - a. No additional report.

REPORTS OF PROFESSIONAL ADVISORS

1. Solicitor: No additional report.
2. Engineer: No additional report.
3. Borough Manager: No addition report.

UNFINISHED BUSINESS

1. Municipal Parking will remain on the Agenda.
2. RFP for Engineering/Code Enforcement will be reviewed by the Admin/Finance Committee and added to a future Agenda Item.

NEW BUSINESS

There was a brief discussion regarding the 2018 Budget preparation, needs, and concerns.

ADJOURNMENT

Council Member Balascak made a motion to adjourn which was seconded by Felch. The meeting adjourned at 7:41 PM.

Timothy Paashaus – Borough Manager

John Felch, Jr. – Council President