

**HONEY BROOK BOROUGH COUNCIL
FIRST MONTHLY MEETING
APRIL 1, 2024**

The First Monthly Meeting of Honey Brook Borough Council was called to order by Council President Bill Ford at 7:00 p.m. The meeting was held at Borough Hall and all members answered Roll Call except Ms. Hill. Also in attendance were Christopher Falencki, P.E. of McCarthy Engineering, Borough Engineer; Kim Venzie, Esquire, Borough Solicitor; and Tricia Swinty, Borough Clerk/Assistant Secretary.

Citizens Comments on Agenda Items

None

Public Presentations

None

Approval of Previous Minutes

Ms. Cooper made a motion, seconded by Ms. Jenzano, to approve the minutes from the March 18, 2024, meeting with the noted change. The motion passed unanimously.

Payment of Bills

The list of bills for payment was presented; it as requested to add another invoice to the list for \$21.00 payable to PA Turnpike for tolls. Ms. Jenzano made a motion, seconded by Mr. Florio, to authorize payment of bills as presented as well as the addition bill for \$21.00 payable to the PA Turnpike. The motion passed unanimously.

Public Presentations

Seth Hiller, Esquire, of Blakinger Thomas, P.C., was present to represent 450 Pequea LLC relative to Honey Brook Hardware Store building at 450 Pequea Avenue. Mr. Hiller reviewed the plan, to include a proposed bank with drive through. He asked Council to consider a formal land development waiver. He noted that there is less than an acre of disturbance and they would skip straight to the stormwater plan. Todd Schoff of Pioneer Management, also representing 450 Pequea LLC noted that back in September there was a survey done and wetlands were located. They did a Phase I study for bog turtles which resulted in no habitat discovered. They now have a clear PDNI letter. A traffic engineer has completed a traffic impact assessment and a parking analysis. Both existing entrances at the property are proposed to still be used and are still valid to service the property. They stated that they found the original HOP that was issued by PennDOT. They feel there is enough parking spaces to handle the use of the hardware store and the bank. They reviewed the building footprint and noted their plan is for 50,966 square feet; the previous hardware store at that location was 60,660 square feet. They showed an overlay of the previous building with the proposed building. The Chester County Conservation District was contacted; an E&S plan will be submitted. Volume control will need to be addressed. They plan

to do an additional buffer of trees on the east side of the property. They submitted to confirm capacity to both the Water (Borough Authority) and Sewer (NCCMA) authorities and will be submitting a planning module exemption to DEP. They would like to be in the building by August of 2025.

There was discussion by Council regarding waiving of the land development plan. Mr. Hiller noted and provided samples of waivers they had obtained from other municipalities for projects. It was noted that none of their waivers for land development were for projects in Chester County. After additional discussion, Mr. Florio made a motion, based on recommendations by both the Borough Solicitor and Engineer, to not waive land development for 450 Pequea LLC. The motion was seconded by Ms. Jenzano. The motion passed unanimously.

Engineer's Report

Planning – The Planning Commission reviewed the conditional use application of 450 Pequea LLC at their March meeting. He noted that Mr. Licitra was elected Chairman and Mr. Kern was elected Vice Chairman. They will vote for Secretary at their April meeting.

Paving Projects – Mr. Falencki stated that the paving projects are being prepared to advertise for bid.

310 Maple Street Stormwater – Mr. Falencki he is awaiting start of work. It was mentioned that E&W work has begun.

Honey Brook Learning Center – It was noted on the agenda under *New Business* there was a drainage issue at the Honey Brook Learning Center and in the packet there was a letter from HBLC regarding the drainage issue with pictures. Mr. McCarthy stated that he was authorized about five years ago to go out and look at the basin. He state that at the time Waynebrook Village was built, basins were to hold water for an hour and was based on a 100-year event. Today's regulations are different. President Ford stated that the basin used to hold water; now it doesn't. Mr. Florio asked if the HOA has been brought in or notified of the issue. Ted Ford was present on behalf of the owners of HBLC, Matthew and Alicia Ford, as they could not be present for tonight's meeting. He said that they were starting with Borough Council. Mr. Florio stated that he would take the issue to the HOA Board.

Solicitor's Report

No report.

Old Business

Discussion/consideration regarding hiring Dennis Patterson as part-time laborer – It was note that Mr. Patterson was previously hired as a part-time, seasonal snow removal laborer. It is unknown how long Glen Morgan will be unable to work for the Borough and it was asked that Mr. Patterson be extended as a part-time laborer for the Borough as needed. Ms. Jenzano made a motion, seconded by Ms. Wadlinger, to extend Mr. Patterson's employment with the Borough as a part-time laborer at the rate of \$17.00 per hour. The motion passed unanimously.

Consideration regarding authorization relative to “take home vehicle” –

- Mr. Florio made a motion, seconded by Ms. Cooper, to authorize the Public Works Director to take a Borough vehicle home. The motion passed with Mr. Ford abstaining.
- Mr. Florio made a motion, seconded by Ms. Leisey, to authorize Officer Klinger, during the absence of the Police Chief, to take a police vehicle home when he works nights and will be working the following day shift (back/back shift). The motion passed unanimously.

Discussion relative to Joint Comprehensive Plan with Honey Brook Township – Mayor Halvorsen reported that he heard back from the Township Manager that the Township’s Board of Supervisors are agreeable to split the costs relative to the proposed Joint Comprehensive Plan Update. Mayor Halvorsen stated that he is waiting for an eMail confirmation to document the “split” amount as proposed to be 80/20.

Communications/Secretary-Treasurer’s Report

Ms. Rambo stated that BBD has submitted our annual audit to DCED.

President’s Report

President Ford stated that work Borough Authority’s work will be beginning on Route 10. He stated that there may only be one open drive at the post office on Thursday and plans are being made with the post office relative to the parking of their vehicles.

Mayor’s Report

No report

Committee Reports

Finance – Quarterly review meeting is scheduled for later in April.

Parks & Recreation – Ms. Jenzano noted the concerts are scheduled for the year and that she and Polly are going over the garden clean up.

Public Works – Mr. Ford reminded Council that the street sweeping is scheduled for April 22.

Code/Ordinance – Nothing to report.

Personnel – Nothing to report.

Police – Committee met last Thursday. The new vests came in and Officer Klinger will be submitting for the reimbursement grant. The new copier is scheduled to come in next week.

Trash – Mr. Florio stated that he committed the Borough to participate in the COG study for trash options. He noted that Parkesburg Borough and Oxford Borough are considering working together.

COG – Mr. Florio provided a report from the last COG meeting.

New Business

Consideration to respond to Western Chester County COG’s request for interest in participating in COG’s planning initiatives concerning multi-municipal solutions to address issues in trash– Ms. Cooper made a motion, seconded by Ms. Jenzano, to return the form from the COG noting that the Borough is interested in participating in their planning initiatives concerning multi-municipal solutions to address trash concerns. The motion passed unanimously.

Consideration to have our audit files from BBD transferred to WithumSmith+Brown as part of merger – Ms. Rambo stated that she received notification that BBD is merging with another company. It is her understanding that the Philadelphia office that we are serviced from should see no changes. Ms. Jenzano made a motion, seconded by Ms. Wadlinger, to authorize the Borough’s files be transferred from BBD to WithumSmith+Brown. The motion passed unanimously.

Consideration to approve police training class for Officer Klinger – A request form was submitted for Officer Klinger to attend a Close Contact Defense Instructor course in Carlisle, PA, at a cost of \$700 registration plus travel expenses. The course is offered on April 22 through 26, 2024. Mr. Ford stated that April 22 is the scheduled street sweeping and that Officer Klinger’s presence is needed for removal of cars from streets if necessary. There was discussion regarding the towing process and question was asked if one of the two part-time officers could be present that day. Following a discussion, Ms. Leisey made a motion, seconded by Mr. Florio, to authorize Officer Klinger’s registration for the training requested. The motion passed with Mr. Ford voting nay. Officer Klinger, who joined the meeting during the discussion, stated he would asked if another officer could cover on April 22 during the street sweeping.

Consideration to approve purchase of vascar (tracker) for new police car – Estimate from Davidheisers, Inc., was presented for new Tracker for the 2024 Durango in the amount of \$2,085.00. Mr. Ford questioned the need for a third Tracker noting that the Chief in the past did not use the take home car, which did not have the Tracker, when he did traffic patrol but rather used one of the other two cars that did have the equipment. After discussion, Ms. Jenzano made a motion, seconded by Mr. Florio, to authorize purchase of the new Tracker for the 2024 Durango. The motion passed unanimously.

Discussion regarding Post Office Water Bill – Mr. Ford stated that this issue was handled today. No action needed by Council.

Public Presentations

None

There being no further business, the meeting was properly adjourned at 8:48 p.m. and it was noted that Council would be going in to Executive Session to discuss personnel.

Janis A. Rambo, Borough Secretary