

**HONEY BROOK BOROUGH COUNCIL
FIRST MONTHLY MEETING
MARCH 7, 2022**

The First Monthly Meeting of Honey Brook Borough Council was called to order by Council President Jessica Curtis at 7:00 p.m. The meeting was held, Borough Hall. All members answered Roll Call with Ms. Matlock joining the meeting during "Old Business" participating via conference call. Also in attendance were Joe Boulanger, Building/Code/Zoning Officer; Chief Calvin Wilson; Tricia Swinty, Borough Clerk; and Matthew Boswell, Junior Council Member.

Reopening of Conditional Use Hearing

The conditional use hearing for Allen and Angela Dove for 2536 Conestoga Avenue was reopened as continued from the February 22, 2022 hearing for the purpose of rendering a decision. It was noted that the applicants sought conditional use approval pursuant to Section 27-702.C.12 of the Honey Brook Borough Zoning Ordinance to operate a grooming/boarding facility for pet grooming, pet boarding and related services.

The Borough Secretary read the proposed Conditions of Approval:

1. The Property shall be used in accordance with the testimony and evidence presented at the Hearing.
2. The Applicants shall erect a privacy fence on the Property of approximately eight (8') feet in height in the location as described during the Hearing, and of sufficient length to shield the patrons of the adjacent restaurant and the adjacent parking area.
3. The building upon the Property shall house no more than 30 separate kennels.
4. All activities of the kennel operations shall comply strictly with the applicable regulations of the Dog Law of the Commonwealth of Pennsylvania, particularly 3 P.S. § 459-206 and 3 P.S. § 459-207 relating to kennels.
5. The hours of operation are permitted to be seven (7) days a week from 8:00 a.m. to 8:00 p.m. Customers shall not be permitted to visit the facility prior to 7:30 a.m. and no later than 8:00 p.m.
6. The existing building shall comply with all applicable requirements of the Building Code as adopted by Honey Brook Borough, including, but not limited to, the requirement to install a sprinkler system within the building (if indeed required by the Building Code).
7. The Applicants will seek the required permits for any sign installations.
8. In addition to the conditions set forth herein, the Applicant shall comply with the comments and recommendations of Christopher Falencki, Borough Engineer, as set forth in correspondence dated February 14, 2022, marked as Exhibit B-6. The Applicants will not be required to seek land development approvals. Nothing in this provision shall be interpreted to preclude Applicants from seeking necessary and appropriate waivers or zoning relief.
9. To the extent not inconsistent with any of the conditions of approval, the Applicants shall comply with the representations and commitments made in the Record.
10. Prior to being issued a use and occupancy permit for the building upon the Property, the Borough Zoning/Code Enforcement Officer shall be permitted to inspect the interior and exterior of the Property to insure compliance with the above conditions.
11. Within 45 days of the date of the receipt by Applicants of an invoice therefor, the Applicants shall pay in full all fees charged by the Borough consultants for review of the Conditional Use Application.
12. The Applicants shall notify the Board by correspondence or electronic mail delivered to Janis Rambo, Borough Secretary and Treasurer, their full and complete consent to the conditions specified herein above within twenty (20) days of their receipt of this Decision and Order. Failure to accept all of the conditions shall constitute a denial of this Application as their acceptance is necessary to comply with the applicable sections of the Zoning Ordinance.

Mr. Florio made a motion, seconded by Mr. Ott, to approve the Conditions of Approval as read and presented for the application of Allen and Angela Dove for 2536 Conestoga Avenue for 2536 Conestoga Avenue to operate a grooming/boarding facility for pet grooming, pet boarding and related services. The motion passed unanimously.

The hearing was closed.

Approval of Previous Minutes

Mr. Ford made a motion, seconded by Mr. Ott, to approve the minutes of the February 18, 2022, meeting. The motion passed unanimously.

Payment of Bills

Mr. Florio made a motion, seconded by Ms. Jenzano, to approve the payment of the bills. The motion passed unanimously.

Citizen's Comments on Agenda Items

None

Public Presentations

None

Engineer's Report

Mr. Falencki's monthly Engineer's Report was distributed to Council. It was noted that Mr. Falencki had a conflict with this evening's meeting but he had no action items for Council.

Solicitor's Report

Ms. Venzie had a conflict with this evening's meeting and therefore no report.

Old Business

Consideration/discussion regarding Post Office Parking – Mr. Ford advised that a follow up virtual meeting will be held on Thursday with the post office regarding the parking. He suggested that parking be provided for the postal vehicles near the pavilion and/or in the current "Park Patron" parking spaces and that alternate "park" parking spaces be created, if possible, in the park area or somewhere on the municipal property. After discussion, alternate parking spots to accommodate the postal vehicles and having designated park patron parking will be looked and proposed.

Communications/Secretary/Treasurer's Report

Secretary advised that a thank you had been received from Pat Zwiebel as a follow up to her request to Council regarding site distance pulling out of Waynebrook Village onto Firehouse Lane. She appreciated the Borough's immediate response of the curb painting.

President's Report

No report.

Mayor's Report – Mayor Downey advised that she and the Borough Clerk are working with the County for them to be able to post notices on “ready.chesco”. It was requested if the Borough Authority could “piggyback” off of the Borough's account to provide notices related to Borough (water) Authority matters. Council concurred.

Committee Reports

Finance Committee – Committee's first quarter review meeting will be held in April.

Parks & Recreation – Four concerts have been booked for 2022. Jim Rock will begin spring cleanup.

Public Works – It was noted that paint and crack sealer has been received. The CoStars salt participation for the 2022-23 season was completed. Street sweeping will be held on April 7.

Code & Ordinance – Committee will meet meeting on the third Monday at 6:00 a.m. and will be starting to address the property maintenance items as requested; it was noted that due to the possible extent of the items to be covered that the meeting may need to be continued to another date and time which will be properly posted.

MS4 – Retention basin work will be performed in order to get credits.

Personnel – No Report

Police – Minutes from the February 8, 2022, were distributed to Council.

COG – Ms. Matlock reported that the February meeting was held at Valley Township with a hybrid option that worked well. Ken Myers from the Chester County Planning Commission was the guest speaker. She noted that some non-member municipalities were present as a follow up to the Meet and Greet event held in January and for the second straight month the County Commissioners were represented by one of the Commissioners. The next meeting will be held on March 23 at Valley Township.

New Business

Trash Bag Update – Mr. Ford reported that he has inquired about availability of bags. He noted that we will be receiving a sample 1.5 mill bag; the current Borough bags are 2.2 mill. We currently have 3 to 4 months of stock; however, availability and pricing are again a concern and we are looking to be pro-active.

Flag Pole – Mr. Ford reported that the pulley bearings are not in good shape and parts will be required to be purchased.

Addressing of Conestoga Avenue Shopping Center – Mr. Ford note that an issue came up when the Honey Brook Wellness Center was having an issue receiving their mail as one of the businesses in the shopping center had the same address. It was noted that the properties within the shopping center had somehow been using wrong addresses and that Borough personnel and County have worked to readdress those businesses in the shopping center for compliance.

Public Presentations

Ted Ford – Mr. Ford requested that 40 Railroad Avenue be placed back on the next Council agenda for determination if the property is a three- or two-unit building. Secretary advised that she check some older files in the basement file room and could not find any documentation but recalls discussion perhaps at a meeting years ago and that the property owner at that time was “a Mr. Beam”.

Matthew Boswell – Mr. Boswell noted that he is now 18 and if he is able to provide any assistance, he is happy to do so.

There being no further business, meeting was adjourned at 8:14 p.m.

Janis A. Rambo, Borough Secretary