

GLEN ROCK BOROUGH COUNCIL MEETING
November 15, 2023

Present: Rollin Apgar, Joseph DiCandeloro, Joshua Miller and Amanda Rombach

Others Present: Evan Gabel, Esq.; Ronald McCullough, Work Supervisor; Mayor John Trout, Ann Merrick, Sec/Treas; eight visitors

Zoom: Jason Brenneman, P. E., two visitors

The meeting was Called to Order at 7:00PM by President R. Apgar with the pledge to the flag.

No Public Comment

Borough Engineer's Report

1. J. Miller moved to approve a time extension until March 20, 2024 for the Wetzels and Dollar General Subdivision and Land Development Plan, seconded by J. DiCandeloro. Motion carried.
2. J. Brenneman discussed details about Rod Krebs, Ridge Avenue Subdivision and asked for Council's approval of the following waivers/modifications: S-22-203 Waive requirement of Preliminary Plan, S-22-302.2.A(2) Allow sheets 5 and 6 to be 30 scale, S-22-701.1 Waive requirement of widening of existing streets, S-22-703.2 Waive requirement of curbing along Ridge and Winter Avenue, S-22.704.1 Waive requirement of sidewalk, S-22.704.7.C Allow street tree spacing as shown on the plan to avoid utilities, S-22-710.3 Allow 4 concrete monuments to be set. Council made the following decisions:
 - a. J. Miller moved to waive the requirement of preliminary plan, seconded by J. DiCandeloro. Motion carried.
 - b. J. Miller moved to allow sheets 5 and 6 to be 30 scale, seconded by J. DiCandeloro. Motion carried.
 - c. A. Rombach moved to waive the requirement of widening of existing street, seconded by J. DiCandeloro. Motion carried.
 - d. A. Rombach moved to waive the requirement of curbing along Ridge and Winter Avenue, seconded by J. DiCandeloro. Motion carried.
 - e. A. Rombach moved to waive the sidewalk requirement, seconded by J. DiCandeloro. Motion carried.
 - f. J. Miller moved to allow street tree spacing as shown on the plan to avoid utilities, seconded by J. DiCandeloro. Motion carried.
 - g. J. Miller moved to allow for the placement of four concrete monuments for new corners, seconded by J. DiCandeloro. Motion carried.
3. J. Miller moved to conditionally approve the Rodney Krebs – Ridge Avenue Subdivision Plans when the following conditions are met: payment of all fees including Recreation Fees, surveyors' and owners' signatures on the plans, completed DEP Planning Exemption, street addresses on sheet one of the plans, and legal descriptions/deeds for all lots, seconded by A. Rombach. Motion carried.
4. Council decided to keep the suggested blue/green color scheme for the new tennis/basketball courts project.

5. J. Brenneman anticipates the cost of additional engineering for Krebs Park project will be \$8,0000; J. DiCandeloro moved to allocate \$8000 toward the Krebs Park project for engineering, seconded by J. Miller. Motion carried.
6. The deadline to submit applications for the 2024-2026 CDBG Grant Cycle is January 26, 2024, 4PM. All projects submitted must complete income surveys to qualify for low to moderate income.
7. Contractor will mobilize for GR Mill Race project on November 20.

Persons on Agenda

1. Bernard Wigginton, owner of Creek View Apartments, requested an appeal for Notice of Violation and Revocation of Rental Licenses for his four apartments. Rental Inspections have now been completed and passed. J. Miller moved to waive the rental license revocation fees for this first-time offense, seconded by A. Rombach. Motion carried.
2. Charles Wetzel, owner of 139/141 Manchester Street property and Mike Wetzel requested Council’s support for the sale and use of their property. The Borough cannot waive HOP requirements and is willing to accept the Penn DOT requirements. J. DiCandeloro moved to rescind the October 18 meeting minutes decision to approve modifications for curbing and sidewalk and will accept and defer all curbing and sidewalk requirements approved by Penn DOT for 139/141 Manchester Street property, seconded by J. Miller. Motion carried.
3. Susan Hans was not present for the meeting.
4. Via Delavida LLC, Steve Canning, owner of 35 Junior Street, provided an update from the on-site meeting and discussed possible uses for the building. He acknowledged the need to replace the roof; a demo permit has been approved. Mr. Canning is concerned about the flow of water from Glen Avenue. The Borough will revisit curbing on Glen Avenue to eliminate the washout onto 35 Junior Street property. J. Miller moved to grant a ninety-day extension for 35 Junior Street to make a plan for use of building and pause enforcement of permitting for damaged roof, seconded by J. DiCandeloro. Motion carried.

Vacancies

1. One vacancy on GR Planning Commission.
2. J. DiCandeloro moved to remove David Wooden from appointment on GR Water & Sewer Authority, seconded by J. Miller. Motion carried.
3. One vacancy on GR Water & Sewer Authority.

Borough Engineer’s Report continued

8. J. Brenneman discussed the funding for TASA Grant and Multimodal Grant. The TASA Grant does not fund design or engineering costs and the estimated cost of this work is \$175,000 for the Main Street project. The Borough is applying for the Multimodal Grant funds to use toward the design and engineering costs for the Main Street project. J. Miller moved to commit and fund the design and engineering costs for the Main Street project if the Multimodal grant funds are not available, seconded by J DiCandeloro. Motion carried.

No New Business

Approval of Minutes

1. J. Miller moved to approve the October 18 Council Meeting Minutes, seconded by A. Rombach. Motion carried.

**J. Brenneman left the meeting at 8:15 PM.

Recreation Board Report

1. A. Rombach moved to approve the Recreation Board's 2024 Budget as presented, seconded by J. Miller. Motion carried.

Solicitor's Report

1. J. DiCaneloro moved to ratify the approval of placement of a temporary trailer on the property of 144 Walnut Street for one year, while construction is taking place, seconded by J. Miller. Motion carried.
2. If outstanding invoice for 138 Park Avenue is not paid, the solicitor will begin filing a lien and judgement.
3. E. Gabel provided an update for filing judgement for owners of 167 Hanover Street.
4. Amendments to Zoning Ordinance for Zoning Permits has been completed and re-submitted to YCPC for their review.
5. An ordinance addressing zoning determinations has been presented. J. Miller moved to authorize the solicitor to forward zoning determination ordinance to YCPC for their comments, seconded by J. DiCaneloro. Motion carried.
6. Council discussed amendments to grass and weeds ordinance. J. Miller moved to authorize the solicitor to advertise Ordinance 524, amendments to grass and weeds ordinance, seconded by J. DiCaneloro. Motion carried.
7. J. DiCaneloro moved to authorize E. Gabel to draft an amendment to the Rental Ordinance language for Disruptive Conduct Reports, seconded by A. Rombach. Motion carried.
8. Council discussed water shutoff for occupied properties and determined that properties must be posted as unsafe. The Borough will schedule a meeting with GR Water & Sewer Authority.

Work Supervisor's Report

1. While working on leaf pickups, the 2003 Truck sustained brake damages. The quote to repair is \$2942.93. J. Miller moved to approve repair work of 2003 truck, seconded by J. DiCaneloro. Motion carried.
2. WS has noticed a significant vibration in the leaf vac and will continue to investigate causes and determine necessary repairs.

Secretary's Report

1. J. Miller moved to authorize the Mayor as the authority to sign off on any/all changes pertaining to Fire and EMS Run Cards and Responses within Glen Rock Borough as requested each year by YC Dept of Emergency Services, seconded by J. DiCaneloro. Motion carried.
2. Penn Waste will increase the semi-annual rate to \$211.44 effective Feb 1, 2024 due to an increase for disposal of refuse with YC Resource Recovery Facility.
3. A. Rombach moved to approve a proposal from Security Fence Co to repair fences at the park for a cost of \$1925, seconded by J. Miller. Motion carried.
4. A. Rombach moved to approve GR Fire Police to assist New Freedom Boro with their Dec 2 Christmas Parade, seconded by J. Miller. Motion carried.
5. J. Miller moved to approve the transfer of \$6500 from Rental Fund to General Fund for budgeted expenses, seconded by J. DiCaneloro. Motion carried.
6. Council may consider using the Rockville Road Funds toward construction expenses for Krebs Park Improvement project.

7. J. Miller moved to adopt Resolution 2023-16 appointing Kendall Cuthie to the Zoning Hearing Board for a three-year term ending December 31, 2026, seconded by J. DiCaneloro. Motion carried.
8. A. Rombach moved to adopt Resolution 2023-17 appointing Stacy Guess to the Recreation Board, commencing January 1, 2024 and ending December 31, 2026, seconded by J. Miller. Motion carried.

No Animal Control/Zoning Officer Reports/No Mayor Report

Building and Property Report

1. GR Hose and Ladder has an updated deadline of December 1 to complete cleanout of rear room of Neuhaus'es Building.

Public Safety Report

1. When committees are reformed in 2024, please include the Fire Chief on the Public Safety Committee.
2. Police Services Agreement was executed on November 1, 2023.

Ordinance Report

1. Council discussed a potential nuisance property located at 10 Junior Street. DJ Action will not result in injunctive relief and will only provide a fine or the borough may abate the nuisance. Council discussed contacting the group Without a Hook. J. DiCaneloro moved to authorize mailing another letter to property owners, offering assistance for cleanup with a December 20 deadline, seconded by J. Miller. Motion carried.

No Special Projects Report/No Personnel Report/No Strategic Planning Report

Beautification Committee

1. Final clean-up was November 11. Committee will be decorating for Holiday Season.

Finance Report

1. President R. Apgar presented the invoices over \$1000.00 for payment with the General Fund.
2. J. Miller moved to authorize the payment of invoices over \$1000.00 for November 15, using the General Fund, seconded by J. DiCaneloro:

a. CGA Law Firm	\$ 3314.18
b. Fitz & Smith Inc.	13800.00
c. James R. Holley & Associates, Inc.	8549.16
d. HRG, Inc	5545.30
e. Keller Brown Ins Services	1250.00
f. Ream, Carr, Markey, etc.	1750.00
g. South Penn Code Consultants	1525.00

 Motion carried.
3. Council discussed the budget. J. Miller moved to advertise the 2024 Budget for adoption at December Meeting, seconded by J. DiCaneloro. Motion carried.

No Old Business/No President's Report

No Public Comment

Executive Session

**Council recessed to Executive Session at 9:32 PM to discuss the purchase of real property.

**The Council meeting resumed at 9:33 PM.

Amanda Rombach moved to adjourn the meeting at 9:34PM.

Respectfully submitted,

Ann E. Merrick
Secretary/Treasurer