

HATFIELD BOROUGH COUNCIL  
WORKSHOP MEETING  
October 6, 2021

MINUTES

THIS MEETING WAS HELD IN-PERSON  
BOROUGH HALL 401 S. MAIN STREET, HATFIELD  
THIS MEETING WAS RECORDED

CALL TO ORDER AND ROLL CALL:

- (X) John H. Weierman, President
  - (X) John Kroesser, Vice President
  - (X) Salvatore DiLisio Jr.
  - (X) Jason Ferguson
  - (X) Lawrence G. Stevens
- (X) Mayor, Robert L. Kaler III

The record shows that five members of Council were present at roll call, as well as, Mayor, Robert L. Kaler III, Solicitor Catherine M. Harper; Borough Manager Michael J. DeFinis, Public Information Coordinator Lindsay Hellmann, Public Works Director Stephen S. Fickert, Jr. and Assistant to the Manger; Kathryn Vlahos.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Kroesser to Approve the Workshop Meeting Agenda of October 6, 2021. The motion was seconded by Councilmember Stevens and unanimously approved with a vote of 5-0.

2. PUBLIC INPUT: President Weierman asked if there were any Public Input. No Media Present.

Russell Snyder, 24 South Wayne Street, addressed Council with some concerns that he has as a resident. His first concern was the total cost that the Borough spent on the New Borough Building. His second concern is that on his street he is experiencing a problem with stray cats and they are destroying his property including his custom car cover. He would like to Borough to do something about the stray cats.

Justin Long, 151 East Vine Street, addressed Council with a problem that he is having at his residence with debris that is coming from the creek behind his home. He stated that the trash is a safety concern, and during the last storm, he had water coming around both sides of his house. Mr. Long stated that he has come to the Borough with his concerns. President Weierman replied that the Department of Environmental Protection has strict

rules as to what they can do to improve the creek. Solicitor Harper commented that she spoke to Mr. Long on the phone and informed him that Engineer who looked at the creek believes that DEP will require full engineering that could cost tens of thousands of dollars. A lengthy discussion ensued about Mr. Long's concerns. Councilman Ferguson asked for clarification on what Mr. Long is looking for the Borough to do about his concern. Mr. Long replied that he would like to see the Borough reach out to the residents that own the trash that is in the creek and have them clean it up.

3. ANNOUNCEMENTS: Manager DeFinis made the following announcements:

- Borough Offices will be closed Friday, October 8<sup>th</sup> from 8:00 AM to 9:00 AM for Employee Safety Training.
- Borough Offices will be closed Monday, October 11<sup>th</sup> in observance of the Columbus Day Holiday.
- Next Council Meeting October 20<sup>th</sup> Regular Meeting @ 7:30 in Council Chambers.
- HERC is scheduled to meet Wednesday, October 27<sup>th</sup> @ 8:00 AM via ZOOM.
- The Halloween Walk Through will be held Friday, October 29<sup>th</sup> from 5:00 PM until 7:00 PM at the Borough Office.
- Planning Commission is Scheduled to Meet Monday, November 1<sup>st</sup> @ 7:00 PM in Council Chambers.

4. 52/60 N. Market Street Minor Subdivision Sketch Plan Preliminary Presentation:

Manager DeFinis outlined what was in the packet for Council and stated the project was presented to the Borough and there was a preliminary review done by the Borough Engineer. Jeff Wert from Metz Engineering reviewed the following comments from the letter from Bursich Engineering and discussed them with Council.

- A note on the plan indicated that, in the event that only Lot 1 is constructed, a portion of the garage will be removed, and the existing concrete floor will be retained, to provide the required side yard. The concrete floor within the side yard must also be removed.
- Additional dimensions will be needed to show the width of the drive aisle between the parking spaces, and the backup areas, on both lots.
- The proposed common driveway appears to be located within 2 feet from the face of the existing building. If approved, safety features such as bollards should be provided to protect the building.
- A turning template shall be included to confirm the largest vehicle anticipates to access the property (garbage truck, delivery vehicle, moving/furniture vehicle, etc.) can safely access and turn around within the property, and exit the lots onto N. Main Street in a forward motion.
- The plan shall indicate the number of units in the existing building to confirm the proposed number of parking spaces is sufficient, The Borough Zoning Officer should determine if handicap accessible parking and access to the building is required.

- The size and use(s) of a future building on Lot 2 may be impacted by the number of parking spaces.
- Parking lot and accessway lighting will be required.
- Based on the sketch plan and County tax map, the property has a direct connection to an existing alley. If the applicant does not wish to use the alley as a secondary access planting or another type of barrier should be considered to stop unintended vehicular access once the garage is removed. Buffer and screening planting may be required.
- The sketch plan illustrated a potential layout for the two lots when they are built out. An Existing Conditions plan should be provided along with a plan that illustrates the site conditions with only Lot 1 improved.
- If garbage and recycling will not be picked up at the curb designated refuse areas, which can accommodate collection trucks, must be included in the site layout (see Zoning Ordinances section 27-813 for requirements).
- As noted on the plans, a common driveway easement, along with other agreements will be required.
- We recommend the Borough's Emergency Service provides provide input on the proposed layout as it pertains to their accessibility and public safety.
- Additional comments will be provided with future subdivision and land development applications.

Solicitor Harper asked for clarification if the garages that are proposed in the back across the property line? Mr. Wert explained that the portion of the garage and portion of the foundation that is left over will be removed at such time that the subdivision would occur. Mr. Wert said that he will make the change to the plans to reflect the removal when the subdivision occurs.

Hearing no other questions or discussions, President Weierman thanked Mr. Wert for his presentation.

#### 5. REPORTS FROM STANDING COMMITTEES AND MAYOR: NONE

6. PUBLIC POWER WEEK PRESS RELEASE: Manager DeFinis stated in the packet was a press release for Public Power Week. Residents can come into the Borough Building and mention Public Power week to receive an LED light bulb.

7. MANAGERS REPORT: General Report and Project Updates. Manager DeFinis reviewed the reports and made the following announcements:

1. Land Use & Development Updates:

A. St. Mary St Kyrillos Coptic Church/ Use Under Review

B. Hatfield Auto Museum/Nothing New

C. 122 ½ Towamencin Ave, Demolition Permit Uses/ Address Changed to 371 Edgewood Drive

D. Salter's/ Old Fire House Open for Business

E. Edinburgh Square Subdivision. Lot 3 & 4 Notice to Proceed Issues/ Building Permits Issues for Lots 1 & 2

- F. Bennett's Court L.D. Revised Preliminary to be Rc-Submitted
- G. 43 Roosevelt L.D. Final Plan Approved.
- H. 127 Penn Avenue Sketch Plan Submitted Project on Hold
- I. SEPTA Property/ Long Term Lease being Developed
- J. North Penn Industrial Center Preliminary Plan Submitted Planning Commission Review Scheduled for October 4<sup>th</sup> Borough Council Review Scheduled for October 6<sup>th</sup>

2. Utility Billing Update:

- A. Staff continues to monitor Electric & Sewer Past Due accounts. Electric & Sewer delinquent notices are being sent as a reminder.
- B. Email billing is available for Electric & Sewer Accounts. I encourage all account holders to take advantage of the cost-effective billing delivery opportunity.
- C. The Electric Customer Portal has been updated.

3. 2021 Projects

- A. The East Lincoln Avenue Bridge Replacement Project is moving towards completion. The ASA Curb & Ramp Project has been completed.
- C. Roadway Resurfacing Bid has been Awarded.
- D. The 2021 portion of Storm Water Replacement on Jade Drive is completed.

4. PMEA Update-The new website has gone live.

- 5. AMP Pennsylvania R.I.C.E. BTM Peaking Project Update- Supply chain delays and contractor availability continue to interrupt the final installation of the generator.
- 6. AMI Update -The AMI system is functioning as intended.
- 7. HERC Update-October 29<sup>th</sup> the Borough will host a Halloween event at Borough Office from 5:00-7:00 PM.

8. Items of Interest:

- A. HMHS Grand Opening
- B. Hurricane Ida Flood Impact Photos
- C. Pension System State Aid Remittance
- D. DVPLT Dividend Check
- E. ZHB Legal Notice

8. ASSISTANT MANAGERS REPORT: Manager DeFinis reviewed the following items.

- 1. Liberty Bell Trail Feasibility Study
- 2. 309 Connection Update
- 3. Fire Prevention Week
- 4. Curb & Sidewalk Replacements

9. NEW BUSINESS/ DISCUSSION ITEMS:

- A. Resolution No. 2021-23 Transferring Funds Utility Truck

President Weierman stated that this Resolution was for the New Utility Truck that was part of the Bridge Replacement project.

B. Resolution No. 2021-24 Transferring Funds to Harleysville Bank

President Weierman stated that this Resolution was for the transferring of funds back into the account after an earlier transferring out of the fund for tax revenue, etc.

C. Resolution No. 2021-25 Hatfield Troop 51 Centennial Anniversary

Manager DeFinis stated that this Resolution was for congratulating Troop 51 on their Centennial Anniversary for their dedicated service to Hatfield Community.

D. Ordinance No. 541 Regulating Small Wireless Facilities

Solicitor Harper explained that this ordinance is being discussed due to the general government in Harrisburg passed a law that overrode all local zoning in regards to small wireless facilities. They are a microgrids which they want to put in right of ways on the existing telephone, electric poles and traffic lights. The law is that they can do it and the municipality can not prevent them from doing so. If the Borough passes this ordinance, they will have a little more control over the small wireless facilities.

Solicitor Harper stated that municipalities only have 60 days to implement the regulations of their own after the effective date of the state law. Tonight, Council would only be voting on advertising the ordinance.

E. Lincoln Avenue Bridge Replacement Payment Application No. 3.

President Weierman stated that Payment Application No. 3 is in the amount of \$334,297.80.

F. Resolution No. 2021-26 Transferring Funds for Lincoln Avenue Bridge Payment Application No. 3.

President Weierman stated that this transfer is for the fund for Payment Application No.3.

10. REPORTS AND CORRESPONDENCE:

Manager DeFinis and President Weierman updated and answered questions regarding the Reports and Correspondence. Lieutenant Robertson answered questions regarding the Police Report.

- Monthly Investment Report
- Monthly EIT / LST Report
- Police Department Report
- Fire Department Report
- Public Works Department Report
- Engineering Report
- Zoning Officer, Building Code, Property Maintenance Report
- Fire Safety Inspection Report

• Pool Advisory Report

11. ACTION ITEMS:

A. Motion to Consider Resolution 2021-23 Transferring Funds for the Public Works Department Ford F-350 Utility Truck in the Amount of \$64,565.00 (sixty-four thousand five hundred sixty-five dollars)

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2021-23 Transferring Funds for the Public Works Department Ford F-350 Utility Truck in the Amount of \$64,565.00 (sixty-four thousand five hundred sixty-five dollars). The motion was seconded by Councilmember Stevens.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

B. Motion to Consider Resolution 2021-24 Transferring Funds from the General Fund to the Priority Business Savings Banking Account at Harleysville Bank in the amount of \$70,000 (seventy thousand dollars)

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2021-24 Transferring Funds from the General Fund to the Priority Business Savings Banking Account at Harleysville Bank in the amount of \$70,000 (seventy thousand dollars). The motion was seconded by Councilmember Ferguson.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

C. Motion to Consider Resolution 2021-25 Hatfield Troop 51 Centennial Anniversary

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2021-25 Hatfield Troop 51 Centennial Anniversary. The motion was seconded by Councilmember Ferguson.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

D. Motion to Advertise Ordinance No. 541 Regulating Small Wireless Facilities and to Hold a Public Hearing

Motion: A motion was made by Councilmember Ferguson to Advertise Ordinance No. 541 Regulating Small Wireless Facilities and to Hold a Public Hearing. The motion was seconded by Councilmember Dilisio.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

E. Motion to Consider Lincoln Avenue Bridge Replacement Payment Application No. 3 in the amount of 4334,297.80 (three hundred thirty-four thousand two hundred ninety-seven dollars and eighty cents)

Motion: A motion was made by Councilmember Fugerson to Approve Lincoln Avenue Bridge Replacement Payment Application No. 3 in the amount of 3434,297.80 (three hundred thirty-four thousand two hundred ninety-seven dollars and eighty cents). The motion was seconded by Councilmember Stevens.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

- A. Motion to Consider Resolution 2021-26 Transferring Funds for the Lincoln Avenue Bridge Replacement Payment Application No. 3 in the amount of \$334,297.80 (three hundred thirty-four thousand two hundred ninety-seven dollars and eighty cents).

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2021-26 Transferring Funds for the Lincoln Avenue Bridge Replacement Payment Application No. 3 in the amount of \$334,297.80 (three hundred thirty-four thousand two hundred ninety-seven dollars and eighty cents). The motion was seconded by Councilmember Ferguson.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was approved unanimously with a vote of 5-0.

## 12. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Ferguson to adjourn the Regular Meeting of October 6, 2021. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 5-0. The meeting was adjourned at 9:16 PM.

*Executive Session Personnel, Litigation and Real Estate*

Respectfully Submitted,  
Kathryn Vlahos  
Assistant to the Manager