

HATFIELD BOROUGH COUNCIL  
REGULAR MEETING  
April 18, 2018

MINUTES

CALL TO ORDER AND ROLL CALL:

- (X) John H. Weierman, President
- (X) Kenneth V. Farrall
- (X) Jason Ferguson
- (X) Stephen E. Keib
- ( ) John Kroesser – arrived at 7:40PM
  
- (X) Mayor, Robert L. Kaler III

The record shows that four members of Council were present at roll call, as well as, Mayor Robert L Kaler III, Solicitor Catherine M. Harper; Timoney Knox LLP, Borough Manager Michael J. DeFinis and Assistant Manager Jaime E. Snyder. Councilmember Kroesser arrived at 7:40PM.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Farrall to Approve the Regular Meeting Agenda of April 18, 2018 with additions. The motion was seconded by Councilmember Keib and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the January 31, 2018 Workshop Meeting, February 21, 2018 Regular Meeting & the March 23, 2018 Special Meeting.

Motion: A motion was made by Councilmember Farrall to Approve the Minutes of the January 31, 2018 Workshop Meeting, February 21, 2018 Regular Meeting & the March 23, 2018 Special Meeting. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 4-0.

3. PUBLIC INPUT: President Weierman asked if there was any Public Input.  
No Public Input.

Media Not Present.

4. ANNOUNCEMENTS: Manager DeFinis made the following announcements:

- Next month's Council Meetings May 2<sup>nd</sup> Workshop & May 16<sup>th</sup> Regular Meeting @ 7:30PM at the HVFC
- The Planning Commission is scheduled to meet April 30<sup>th</sup> @ 7:00PM at the HVFC
- The Hatfield Chamber of Commerce Luncheon is scheduled for April 23<sup>rd</sup> at 12:00PM in the Hatfield Township Community Room
- HERC is scheduled to meet April 25<sup>th</sup> @ 8:00AM at the HVFC
- HMHS is scheduled to meet May 22<sup>nd</sup> @ 7:00PM at the HVFC

5. Edinburgh Square Subdivision Preliminary / Final Plan Submission / Resolution Review

Solicitor Harper updated Borough Council and Mayor Kaler of where this project stands due to the HTMA capacity issues facing the development. Solicitor Harper stated that it is against the subdivision ordinance and state law to record lots without sewer capacity and this property has only the capacity for one lot not the requested four. Solicitor Harper added that it is law for the Borough to review plans in good faith and a timely manner and there is an extension on this property that would run out April 30<sup>th</sup>. Solicitor Harper explained that because of the lack of sewer capacity, the extension running out and the nonconforming of requested waivers, that she originally prepared a Resolution which would deny this development but recent events from the developer have come in which may allow for further review. Solicitor Harper did add that Mr. Caracausa was informed that an extension was requested till June 30<sup>th</sup> and plans were needed. Solicitor Harper informed Council that the goal would be to give preliminary approval for four-lots and final approval for a two-lot subdivision that would contain one building lot and the other lot would contain the other properties marked not for building on the recorded plans until sewer was available for the other three lots within lot two; part of phase II.

Solicitor Harper stated that since the packet release an extension has been granted by Mr. Carasausa till May 30, 2018 and plans have been submitted.

Chad Camburn, Bursich Associates, the Borough Engineer, informed Council that plans had been emailed to him and then dropped off Thursday. Mr. Camburn discussed with Council the conversation that he had with the developer's Engineer. Mr. Camburn stated that the Engineer was informed that he was to show all the improvements necessary including the demolition and phasing of both lot one and lot two; which include lots two three and four, and the stormwater management and the easements.

Solicitor Harper stated that the recorded plans must state non-buildable lots for lot two in the phasing plan which include lots two, three and four. Solicitor Harper added that the

Borough Planning Commission has approved the phasing on the project so it will not have to go back to the Planning Commission unless Borough Council states so.

Councilmember Farrall stated that he does not believe this board is in the position to grant any approvals this evening for this development and discussed what is needed for the project to move forward for development and approval in May.

A discussion ensued amongst Council about the development phasing and review time of the submitted plans as the time line was extended to May. Solicitor Harper stated that she would work with the Engineer based on his review letter on a Resolution with conditions and waivers for preliminary approval review at the May Workshop Meeting.

Steve Bowers from 510 West Vine Street addressed Council about the fence between his property and the development. Mr. Bowers informed Council of the status of the fence between the properties and explained the communication between him and Mr. Caracausa. Mr. Bowers informed Council that no decision has been reached between him and the developer.

Tim Endrick from 538 Koffel Road addressed Council about the property encroachment issue with the Endrick driveway and the development. Mr. Endrick stated that Mr. Caracausa and he had conversations about a permanent easement, removing property along the property line, the planting of trees along the property line and the possibility of removing the existing pavement which would remove the encroachment. Mr. Endrick informed Council that no formal decision has been reached between him and the developer but the possibility of saw cutting the driveway to eliminate the encroachment seems feasible.

Mr. Endrick brought up the electric pole located on the property and a discussion ensued amongst Council about the placement of the pole and the future use.

## 6. NEW BUSINESS:

### A. MCBA Dinner Invitation

Manager DeFinis stated to please respond to him by Monday.

### B. East Lincoln Avenue Bridge

Manager DeFinis informed Council that the Lincoln Avenue Bridge received a priority zero notice for fallen concrete under the bridge. Manager DeFinis stated that the Public Works Department was looking to receive price quotes to repair the bridge. Manager DeFinis also mentioned that the Borough is on the State Bridge Bill and he has contacted the legislators in case the bridge is in need of replacement.

### C. Zoning Hearing Board Decision

Manager DeFinis stated that the Zoning Hearing Board for the Clegg Property is continued till June 27, 2018 at 7:00PM at the Hatfield Vol. Fire Company as the ZHB has requested the applicant to supply a survey of the property to show where the encroachment is on the set back. Manager DeFinis informed Council that PIRHL was also on the ZHB Agenda and they approved the requested one-year extension.

D. Borough News Letter and Website Awards

Manager DeFinis informed Council that the Borough newsletter placed third place and the website placed second place for PSAB and will receive an award at the annual conference in June.

7. OLD BUSINESS:

8. ACTION ITEMS:

A. Motion to Consider Advertising the Towamencin Avenue Phase II Roadway Resurfacing / Reconstruction Project.

Motion: A motion was made by Councilmember Keib to Approve Advertising the Towamencin Avenue Phase II Roadway Resurfacing / Reconstruction Project. The motion was seconded by Councilmember Farrall.

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 Advertising the East School Street Sanitary Sewer Rehabilitation Project.

Motion: A motion was made by Councilmember Keib to Approve Advertising the East School Street Sanitary Sewer Rehabilitation Project. The motion was seconded by Councilmember Farrall.

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 2018 - 06 Honoring Michael Owens Jr. Eagle Scout Achievement.

Motion: A motion was made by Councilmember Farrall to Approve Resolution 2018 - 06 Honoring Michael Owens Jr. Eagle Scout Achievement. The motion was seconded by Councilmember Keib.

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 Consider Resolution 2018 - 09 Closing Certain Borough Roads for the Annual American Legion Memorial Day Parade May 28, 2018.

Motion: A motion was made by Councilmember Farrall to Approve Resolution 2018 - 09 Closing Certain Borough Roads for the Annual American Legion Memorial Day Parade May 28, 2018. The motion was seconded by Councilmember Keib.

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 Resolution 2018 - 10 Honoring the Hatfield Volunteer Fire Company's Ladies Auxiliary.

Motion: A motion was made by Councilmember Farrall to Approve Resolution 2018 - 10 Honoring the Hatfield Volunteer Fire Company's Ladies

Auxiliary. The motion was seconded by Councilmember Keib.

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.

F. Motion to TABLE Action on the Caracausa Edinburgh Square Development.

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.

9. MOTION TO APPROVE PAYMENT OF THE BILLS:

President Weierman and Manager DeFinis reviewed and answered questions regarding the bill list.

Motion: A motion was made by Councilmember Farrall to approve payment of the bills. The motion was seconded Councilmember Keib.

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

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

10. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Farrall to adjourn the Regular Meeting of April 18, 2018. The motion was seconded by Councilmember Kroesser

and unanimously approved with a vote of 5-0. The meeting was adjourned at 9:18PM.

*Executive Session Litigation and Personnel*

Respectfully Submitted,  
Jaime E. Snyder  
Assistant Manager