

**Work Session Meeting Minutes
September 17, 2014**

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmembers Present: Thomas Wheeler, President, Dan Mandolesi, Debbie Mahon, Judy Coleman, Dale Walton Jr and Mayor Harris

Councilmember's Absent: Raymond Johnson and Nick Lodise

Other's in Attendance: Solicitor Robert DeBias and Secretary Dorothy Omietanski

Guests in Attendance: Francis Ernst, Surveyor, Joseph Kiss, James Esposito Esq. and Donna DeAngelis, Court Stenographer

Call to Order: Mr. Wheeler called the meeting to order at 7:31 pm; all those present joined in the Pledge of Allegiance.

Conditional Use Hearing:

The meeting was turned over to Ms. Mahon because Mr. Wheeler owns land adjacent to the property in question. Mr. DeBias started the hearing by confirming the advertising of the meeting was done, that council had a copy of the ad on file and that the ad was posted outside at borough hall. Mr. DeBias then confirmed that the notice to the land owners was sent out and a copy submitted, that the notice was posted on property site and a picture of the posting be submitted to council. Mr. Kiss did not have a picture to submit at time of meeting and would email Mr. DeBias the picture after the meeting.

Ms. DeAngelis then swore in the witnesses. Mr. Esposito presented the request for conditional use for the location on Main Street Hulmeville. The property is located in the industrial district and includes 6 acres. Out of the 6 acres 1.44 is buildable and the rest is marsh land. The request is to build a building with a parking lot for use by an electrical contractor. The present lease agreement is for 10 years from KKL. The request has been reviewed by the planning commission and a report was sent to council.

Next Mr. Kiss testified. Mr. Kiss explained that one third will be used as office space and the other two thirds will be used as a warehouse. The office space will be two stories and include a kitchen and bathrooms. There will be 5 office staff and 1 warehouse staff. All other workers are in the field and there are no customers on site or any retail outlet. UPS deliveries are expected to occur 2 to 3 times a week and no tractor trailer deliveries are expected.

Next the meeting was opened up for questions from council. Ms. Coleman asked how many trucks come to the site daily. Mr. Kiss owns 4 vans and 2 bucket trucks. The vans go home at night and the bucket trucks will be stored on site. Judy asked if any trees will be planted. Mr. Kiss expressed his desire to put in solar cells on the roof at some point in the future so he was not sure about planting additional trees around the building. The next topic discussed was the variances they are requesting. The wet land buffer requires 50 feet from any building and their plan is asking for 30 feet from the

parking lot and more than 50 feet from the building. Mr. DeBias asked if they had enough parking spaces for employees and the bucket trucks. Their plan shows 16 spaces with handicap space. It was also confirmed that the warehouse will only store electrical supplies. There will be no hazardous materials or controlled materials stored on site. Mayor Harris asked if any tracker trailer trucks will make deliveries on site. Mr. Kiss said only box trucks will be making deliveries and he does not own any job trailers.

Mr. Ernst then explained that his plan complies with all zoning and they have a storm water management system. Mr. Walton asked if they considered making the building smaller to comply with the wet land buffer. Mr. Kiss said right now his current building is 350,000 and he anticipates needing all the additional space. Mayor Harris asked how they will receive water and sewer. Mr. Ernst explained that the sewer tie in is at the street and that they would tie into Hulmeville water interceptor for water and a fire hydrant. The fire marshal had expressed concern at the previous meeting about fire truck accessibility which was brought up and Mr. Ernst said he would need to speak to the fire marshal personally and find out exactly how much space is needed to make it accessible for fire truck access. Mr. Mahon asked what type of sign will be posted for the company name. Mr. Kiss explained the sign will be made to look like old wood sign with a light shining on it.

Motions made by Mr. Mandolesi seconded by Mr. Walton to approve the application for conditional use as per requestor, subject to compliance with the following conditions:

- 1. No tractor trailer truck deliveries**
- 2. No hazardous materials stored on location**
- 3. No vehicle repairs done on site**
- 4. All zoning requirements are met**

Motion passed with all in favor 4-0-0.

At 8:30pm 10 minute recess was requested so that Mr. DeBias could complete the paperwork. The meeting resumed with the work session at 8:47pm.

Solicitor Report:

- Armour preemption device – The device will cost \$9,247 which will be the amount requested on the municipal grant application. The grant request will not include the cost of the PENDOT permit.
- Johnson Hall – A letter did go out to Mr. Cubernot and there has been no response to date.
- Water and Sewer Ordinance – The ordinance has been prepared and copies will go out to council. The next meeting council will vote to advertise the ordinance, November meeting vote to adopt and it will go in effect January 1st.
- Debra Earnest – Mr. Wheeler has not contacted Ms. Earnest yet.
- Flood Plain Administrator - **Motions made by Mr. Walton seconded by Mr. Mandolesi to assign Ms. Mahon flood plain administrator. Motion passed with all in favor 5-0-0.**
- Trash Contracts – Council needs to vote to advertise the contracts in October's meeting, submit the bids in November's meeting and vote in December's meeting. The following items will be added to the contract:
 1. Next day collection after holidays or weather incidents
 2. Event boxes
 3. 10 yard dumpster 2 times a year as a line item for street cleaning
 4. 4-20 yard dumpsters per year for emergencies on an as needed basis as a line item

5. Letter sent out about trash procedures and recycle items to all residents

Old Business:

- Flee market – historical society takes care of contacting police and putting out trash refuse containers
- Washington Ave – Mr. Walton would like to complete this project. He needs someone who can move the concrete barriers into place. Mr. Wheeler will contact Harvey tomorrow to see if he can trim the spot and move the barriers.
- Budget Meeting – Ms. Coleman wanted to remind everyone the meeting is next Tuesday at 7pm.
- Borough Maintenance – Mr. Mandolesi has not contacted a plumber yet regarding the drain issue in the basement. Thursday he has an appointment to look at the boiler and air conditioning issue.
- Amusement Tax – Mr. Wheeler was able to work out the amusement tax payments. So far we have received payments for May and June. July's payment has been sent but not processed yet.

There being no further official business the meeting was adjourned at 9:26 pm; motion made by Ms. Mahon seconded by Mr. Wheeler.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary