

**Work Session Meeting Minutes
March 21, 2017**

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, Debbie Mahon, Vice President, Judy Coleman, Mallory Menta, Mayor Harris, Dan Mandolesi, and Dale Walton Jr.

Councilmember's Absent: Nick Lodise.

Other's in Attendance: Solicitor Chris Steward in for Robert DeBias, Authority Chair Jim Clark and Secretary Dorothy Omietanski

Guests in Attendance: Sheri Wheeler, Matthew Menno, Joe Blackburn, Ed Murphy, Yarek Ostaniewicz, John Menno, Minnie Nicito, Joe Nicito, Ed Preston and Mario Canales.

Call to Order: Mr. Wheeler called the meeting to order at 7:37 pm; all those present joined in the Pledge of Allegiance.

Public Comment:

- The Wall – Mr. Preston just met with Chief Juno regarding the traveling Vietnam Memorial Wall that will be visiting Pennndel from July 14-16, 2017. Mr. Preston wanted to update council on a few items regarding The Wall. The only road that will be closed during The Wall visit will be Walnut from Fairview. Both Hulmeville Road and Bellevue Ave will remain open. They are expecting 10,000-15,000 people to come view The Wall. Parking and shuttle services will be provided from Herbert Hoover Elementary, Cairn University and The Woods School. Saturday night around 8:00 pm there will be a special ceremony honoring all who were lost who were residents of Bucks County. Mr. Preston is looking for volunteers to read names. They will be reading every name on the wall and they expect it to take 31 hours to get through every name. The Wall will be open 24 hours a day, however they are encouraging viewing hours between 9:00 am and 9:00 pm. Transportation to parking lots will be provided from 8:45 am to 8:50 pm. On July 9th there will be a special insert in the Courier Times regarding the upcoming event.
- Proposed Development of Black Property – Mar Mar Builders would like to present to council their initial idea for the development of the Black property as well as request Mr. Wheeler to sign a professional service agreement. The professional service agreement along with a \$2,000 escrow to cover costs allows Mario Canales and others as needed to review their proposed plans and provide feedback.

A motion was duly made by Mr. Walton seconded by Ms. Mahon to allow Mr. Wheeler to sign a Professional Service Agreement which will allow professional services to review proposed plans presented by Mar Mar Builders; motion carries 6-0-0.

Mr. Murphy, attorney for Mar Mar Builders, presented the plan to council. Mar Mar would like to purchase 27 1/2 acres of land to build 47 single family dwellings. Each house will be on a minimum 7,000 square foot lot. They have already had a prior meeting with Mr. Wheeler, Mayor Harris, Mr. Canales and Mr. DeBias to review the plans as well as a meeting with Mr. Swenson of BCWSA. Mr. Swenson informed Mar Mar that they will need to receive a letter from Hulmeville Borough Council requesting that this property be added for sewer connections. The Black family is planning on retaining 4.36 acres of land. After reviewing the proposal council all agreed that they identified two major issues. The first concern is the entrances being proposed for the development. The plans show the entrance located right behind William Penn Fire Co off of Trenton Rd. All agreed this is a very dangerous place to have cars trying to enter and exit.

Note Mr. Mandolesi arrived at 8:00 pm

The second concern council has is regarding storm water maintenance. Mr. Wheeler asked Mar Mar if they would be willing to reduce the number of houses to 40 and they said yes. They anticipate not starting the project for at least 2 years and once they start it would be an additional 2 years until completion. Mr. Canales explained to council that PENDOT cannot deny them access if Trenton Road it the only way to enter the development, which right now it is the only way. He also suggested to council to make any suggestions for changes early in the process that way they have a better chance of having the request honored. There will be an area of land designated for open space toward the back of the property.

Solicitor Report:

- RDA Payment Request – Mr. DeBias submitted a request for payment to the RDA in the amount of \$13,645.35 for the radios.

Water and Sewer: no report

Fire Marshal: no report

Budget: no report

Borough Hall:

- Water Meter Replacement – Yesterday BCWSA came to Borough Hall to replace the water meter. Upon arrival, they discovered that the back-flow preventer was leaking, and that there was a gas leak as well. Mr. Wheeler contacted a plumber who came out and rebuilt the back-flow preventer. The plumber will be coming back tomorrow to fix the gas leak. Once the meter was installed they also discovered that all the toilets were leaking. The plumber is also scheduled to repair all the vales to the toilets at Borough Hall.
- Front Door – Ms. Mahon wanted to bring to Mr. Mandolesi’s attention that she had difficulty locking the main door to Borough Hall. Mr. Wheeler also confirmed that he has issues with it locking as well. Mr. Mandolesi was not aware of the problem and will look into it.

Mayor: no report

Zoning Report: Mr Mandolesi read the zoning report for March 6, 2016. Ms. Juno sent zoning information to Carl Hebling of 227 Main Street regarding construction of a second-floor addition to her home. Ms. Juno advised Ms. Hebling to make an application to the Board of Historical and Architectural Review. Ms. Juno also responded to fence requirements for 1 McCarthy Drive and reviewed information from FEMA that Ms. Mahon had forwarded to her. She also attended a meeting with council on 2/16/17.

Old Business:

- April 18th Power Point – Ms. Mahon invited FEMA, DEP and NFIP to the meeting. Ms. Mahon did hear back from FEMA and they will not be able to attend due to conflicts with a large meeting they are having the same day. Ms. Mahon also emailed council the changes everyone suggested making to the flyer, which will be distributed in flood plain areas, regarding the meeting. Ms. Mahon asked that everyone take another look at the flyer and provide any additional feedback.
- Open Space Grant – Mayor Harris and Mr. Wheeler will be giving a 5-minute presentation tomorrow night.

- Spray Paint Markings on Water Street – Ms. Menta has a neighbor who requested that Ms. Menta see if she can determine who painted orange spray paint on Water Street. A tree stump in her neighbor’s yard was spray painted orange and she is very upset over it. Mr. Wheeler as well as Mr. Clark feels that the markings were left by BCWSA for work on the interceptor. The markings are always done in the right of way, and make note of water lines. Mr. Clark will confirm this with BCWSA when he talks to them this week.
- Ford Ave Water and Sewer Connection – Mr. Clark received a call from an owner of a property on Ford Ave. He would like to request water and sewer connection and Mr. Clark wanted to know what the process was for making these requests. Mr. Wheeler informed Mr. Clark that the water connection is through Hulmeville Borough, and he just needs to complete a permit application. As far as sewer is concerned he would need to talk to BCWSA.

Note at 9:15 pm Ms. Omietanski needed to leave the meeting and Ms. Wheeler took over the responsibility of finish the minutes.

Renter Registration Application Discussion:

- Rental Applications – One question that needs to be discussed is do landlords who own more than one unit at one address get a discount. In the borough for example you have Greg Soto who owns 20 apartments at 611 Main St. to Mr. Wheeler who has two units connected at 108 and 110 Trenton Ave. Two suggestions are \$100 per unit \$50 for additional or bill each tax parcel separately. Council decided to table this issue until a later date.
- Flood Insurance – A question came up do renters who rent in flood zone need flood insurance. Council feels that landlords do need to inform tenants if they are in flood zone.
- Wording of Document – Council did make a few edits to the wording on the application form.
- Notifying the Community – Council discussed how best to notify residents of this ordinance. The time line is to have the rental inspection in place by the end of 2017.

Old Business:

- Osco Snow Plowing – Mr. Mandolesi received one complaint about the snow plowing. Mr. Mandolesi did talk to one of the drivers and the issue was resolved. There was a general consensus that Beaver Street was not plowed well curb to curb. Mayor Harris also had a neighbor complain about PENNDOT plowing.

There being no further official business the meeting was adjourned at 10:20 pm; motion made by Ms. Menta seconded by Mr. Mandolesi.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary