

WEST GROVE BOROUGH COUNCIL

MAY 6, 2009

The Regular Meeting of the West Grove Borough Council was held on Wednesday, May 6, 2009 in the West Grove Borough Municipal Building. The President, Richard S. Turkington, called the meeting to order at 7:30 p.m.

ROLL CALL: Mr. Stephen B. Black, Mayor
Mr. Richard S. Turkington, President
Mrs. Barbara Wood, Vice President
Mr. Joe Colon
Mr. Chris Ferrier
Mr. Clyde Jacobs
Mr. Curtis Barr
Mr. Mark Johnson
Ms. Sharon B. Nesbitt, Secretary

MINUTES:

April 1, 2009: Mrs. Wood moved to approve the minutes of the April 1, 2009 Borough Council Meeting. Seconded by Mr. Ferrier.

Motion Passed

FINANCIAL REPORT:

Mr. Johnson moved and Mr. Barr seconded to approve the April Financial Report.

Motion Passed

TRANSFERS:

Mr. Ferrier moved and Mr. Jacobs seconded to approve the May transfers.

Motion Passed

BILLS:

Mr. Barr moved and Mrs. Wood seconded to approve the May bills.

Motion Passed

VISITORS:

Lois Zunino, 5 Morningside Court: Mrs. Zunino discussed with Borough Council the proposed parking ordinance for Morningside Court. Several Morningside residents felt that the proposed ordinance should be revised but could not come to a consensus as to revising the ordinance. Mayor Black recommended that the residents meet to discuss their options and get back to Borough Council with their recommendations for the parking on Morningside Court.

281 East Evergreen Street: Mr. Regan requested waivers of the Stormwater Management Ordinance for 281 East Evergreen Street as follows:

1. Section 304.2D – Significant Features within 500 feet of the site

The applicant is requesting a waiver of the requirement to provide existing features within 500 feet of the project site to be included on the plan. The justification provided by the applicant for the waiver request is that the improvements to the site should not have any adverse impact on the adjacent properties.

The Borough Engineer, Farley Fry, PE, recommends approval of the requested waiver based on the justification provided.

2. Section 404.8.H – Easements around Seepage Beds

The applicant is requesting a waiver of the requirement to include seepage beds within storm water management easements. The applicant is proposing to provide a blanket easement over the site. The justification provided by the applicant for the waiver request is that the proposed storm water management facilities are for a single use on a single property, the applicant indicates a “blanket easement” has been proposed, giving the Borough the ability to enter the property, to inspect the facilities and to require corrective action. Also, the applicant points out that the standard Borough Stormwater Operation and Maintenance Agreement is required for the site, giving the Borough the ability to monitor and enforce the proper function of the stormwater management facilities.

The Borough Engineer, Farley Fry, PE recommends approval of the requested waiver based on the justification provided and the fact that the Borough has allowed blanket easements in the past.

3. Section 405.27 – Stormwater Facilities shall be enclosed within Easements

The applicant is requesting a waiver of the requirement to provide stormwater facilities not located within a public right-of-way to be centered in an easement having a minimum width of 18 feet plus the diameter of the pipe or 20 feet, whichever is greater. The applicant is proposing to provide a blanket easement over the site. The justification provided by the applicant for the waiver request is that the proposed stormwater management facilities are for a single use on a single property, the applicant indicates a “blanket easement” has been proposed, giving the Borough the ability to enter the property, to inspect the facilities and to require corrective action. Also, the applicant points out that the standard Borough Stormwater Operation and Maintenance Agreement is required for the site, giving the Borough the ability to monitor and enforce the proper function of the stormwater management facilities.

The Borough Engineer, Farley Fry, PE recommends approval of the requested waiver based on the justification provided and the fact that the Borough has allowed blanket easements in the past.

Mr. Ferrier moved and Mr. Johnson seconded to approve the three Stormwater Management Ordinance waivers as stated above and in Hanover Engineer's letter of April 29, 2009.

Motion Passed

R3F Zoning District Zoning Ordinance Amendment: Mr. Johnson moved and Mr. Barr seconded to authorize the amendment to the R3F Zoning District be sent to the Chester County Planning Commission and the Borough of West Grove Planning Commission for their review.

Motion Passed

COMMUNITY YOUTH CENTER:

President Turkington invited the residents to comment on the Community Youth Center that is proposed for 30 Prospect Avenue.

The following is a summary of those comments:

David Reedy, 207 Chestnut Road, is concerned as to whether the Youth Center would be a draw for gangs and if so would the West Grove Borough Police Department have the personnel to handle the problems from the Youth Center.

Stephen Crossan, 117 Murray Avenue, is concerned about the safe crossing of Prospect Avenue to the Youth Center.

Susan Surplus, 139 Prospect Avenue, informed Borough Council that the residents that signed the petition to oppose the location of the Youth Center signed for the love of the town and the safety of the kids crossing the street.

John Campbell, 140 Murray Avenue, is concerned about the condition of the existing building and if it would be upgraded. President Turkington informed Mr. Campbell that the building would have to meet all existing building codes.

Dolores Facchiano, 207 East Evergreen Street, inquired as to whether an application for the youth Center had been submitted. President Turkington informed her that the Borough has not received an application for the Community Youth Center.

John Ruffini, 103 Rosehill Avenue, informed Borough Council that as a business operator he was opposing the Community Youth Center because of the limited parking in the downtown area.

Jackie Mace, 126 E Harmony Road, informed Borough Council that she was impressed by The Garages' presentation at the April 1st meeting with the number of volunteers and mentors who work with the youth.

Stephen Surplus, 161 East Evergreen Street, was concerned about the actual number of kids and volunteers that would be at the Youth Center at any one time.

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Bill Mea, 113 Prospect Avenue, asked Borough Council the timetable to hire new police officers. Mayor Black explained that Council will hire part-time officers first and that the Borough of West Grove Civil Service Commission will hire the full-time officer.

Patricia Jacobs, 107 East Summit Avenue, is concerned about safety for the pedestrians crossing to the proposed Youth Center and that the building would be better used as retail space to be a part of the the Borough's Revitalization Plan.

Penny Germ, 120 Prospect Avenue, complained about the loud music. Mayor Black told her that she must complain when the loud music is playing.

Mark Swanson, 1 Morningside Court, agreed that he felt that a retail use would be a better use for the property located in the downtown than the Youth Center.

Tom Arthur, 170 West Evergreen Street, felt that the Youth Center was a great idea and would be good for the Avon Grove area youth.

Michael Schunke, 203 Prospect Avenue, feels that 30 Prospect Avenue is one of the few real prime sites for a business to locate and questioned as to whether the proposed Youth Center meets the Revitalization Plan.

Bob Barnett, 122 Prospect Avenue, feels that it is not the right location for a Youth Center in the downtown area.

Patricia Jacobs feels that this a prime retail location for the Borough of West Grove.

Dolores Facchiano asked how the project was being funded. President Turkington informed her that an investor is purchasing the property and leasing it to the proposed Youth Center for a nominal fee.

Susan Surplus informed Borough Council that she had a business opened in another town and that her patrons did not come to her business because kids were hanging out after a dance.

Victor Troutman, 148 East Evergreen Street, likes the proposed location for the Youth Center and was involved with The Garage Youth Center. Mr. Troutman recommended the residents to visit The Garage located in Kennett Square.

The West Grove Borough Council listened to the comments pro and con from the residents attending the meeting.

President Turkington felt that the same issues of additional traffic, pedestrian safety and parking would be whether the property was a Community Youth Center or Retail Use. The Community Youth Center has been endorsed by the Kennett Square Mayor, Chief of Police, Kennett Consolidated School District Superintendent and the Kennett District Justice. The Avon Grove School District Superintendent has endorsed the Youth Center.

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There are many concerns from Borough residents that there would be additional crime issues with the Youth Center in the Borough but the Borough has heard from Kennett Square's officials that juvenile crime has actually gone down. President Turkington asked the audience if they felt that our children are worse than the children in Kennett Square.

President Turkington feels that The Community Youth Center is a proposed use and they have the investor to upgrade the property to meet current building regulations. A new Retail Business would have to upgrade the building and also have the startup funds to open a new business; which is not the best situation in these economic times. The present owner needs to sell the building.

President Turkington challenged the residents to form a committee to find a retail use that would be interested in upgrading and opening a business in the building. Borough Council Member Colon offered to serve on that committee.

FINANCE ISSUES:

Ms. Nesbitt, Borough Manager, announced that the Borough had applied for a COPS Hiring Grant for an additional full-time police officer. The Borough is planning on applying for a park grant for Memorial Park and the Authority is applying for a grant to upgrade the sewer plant and pumping station.

PUBLIC WORKS:

PUBLIC SAFETY:

UNFINISHED BUSINESS:

Zoning Ordinance Amendments:

Commercial District – Outside Seating Zoning Ordinance Amendment – permission to advertise: Mr. Johnson moved and Mrs. Wood seconded to authorize the advertisement of the amendment to the Commercial District to permit outside seating.

Motion Passed

Wireless Antenna Zoning Ordinance Amendment – permission to advertise: Mr. Barr moved and Mrs. Wood seconded to authorize the advertisement of the Wireless Antenna Zoning Ordinance Amendment.

Motion Passed

NEW BUSINESS:

Mr. Johnson moved and Mrs. Wood seconded to appoint Tim Reilly to the Borough of West Grove Zoning Hearing Board for a three year term.

Motion Passed

ADJOURNMENT:

Mr. Colon moved and Mr. Johnson seconded to adjourn the meeting.

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Meeting adjourned at 9:37 p.m.

Respectfully submitted,

Sharon B. Nesbitt, Secretary