

**BOROUGH OF ST. LAWRENCE  
MEETING MINUTES  
THURSDAY, JUNE 10, 2010**

**ATTENDANCE:**

Mr. Robert J. May, Council President  
Mr. David W. Eggert, Council Vice President  
Mr. D. Michael Bennethum, Councilman  
Mrs. Joan Eshelman, Councilwoman  
Mr. James Simmons, Councilman  
Mr. Warren Lubenow, Councilman  
Mr. Cary G. Whitman, Councilman

**OTHERS IN ATTENDANCE:**

Ms. Allison Leinbach, Borough Manager  
Mrs. Susan Eggert, Borough Secretary  
Ms. Joan London, Borough Solicitor – Kozloff Stoudt  
Ms. Pamela Stevens, Borough Engineer – SDE  
Dr. Ronald Ivison, Borough Mayor  
Mr. Daniel Andrews, Reading Eagle  
Ms. Debbie Kenderdine, Borough Resident  
Mr. Michael Fields, Borough Resident  
Ms. Pamela Hilbert, Borough Resident  
Mrs. Marilyn Gross, Borough Resident  
Mr. Brian Wegman, Borough Resident

Prior to the regular monthly meeting the Borough held a public hearing for the discussion of the proposed Zoning Ordinance amendment. The hearing began at 7:00 PM.

**CALL TO ORDER:** The meeting of the St. Lawrence Borough Council was called to order by Council President, Robert J. May, at 7:14 PM.

**APPROVAL OF THE MINUTES:** The minutes from the May 13, 2010, meeting were distributed to the members of Council for review. There were no questions, corrections or clarifications to the minutes. **MOTION:** Mrs. Joan Eshelman made the motion to approve the minutes of the May 13, 2010, meeting as presented; seconded by Mr. David Eggert; all were in favor and the motion carried.

**TREASURER'S REPORT:** The treasurer's report was distributed to the members of Council prior to the meeting for review. There were no questions, corrections or clarifications to the treasurer's report. Ms. Leinbach indicated that the report could be accepted as presented and filed for audit. **MOTION:** Mr. Eggert made the motion to accept the treasurer's report as presented and filed for audit; seconded by Mr. James Simmons; all were in favor and the motion carried.

**GENERAL:** \$266,718.65 **SEWER:** \$141,974.44 **CAPITAL RESERVE:** \$141,974.44 **LIQUID FUELS:** \$177,635.47

**APPROVAL AND PAYMENT OF THE BILLS:** The bills requiring payment and ratification for the month of May were distributed to the members of Council for review. There were no questions. Bills requiring payment and ratification from the general fund total \$56,549.55 and the sewer fund bills total \$43,592.41. **MOTION:** Mr. Eggert made the motion authorizing payment and ratification of all bills presented; seconded by Mrs. Eshelman; all were in favor and the motion carried.

**PUBLIC HEARINGS, PETITIONS:**

**Mr. Brian Wegman**, 3407 St. Lawrence Avenue - Mr. Wegman presented to Council about a concern that he noted at the rear of this property. Mr. Wegman indicated that he lives at 3407 St. Lawrence Avenue and that in the rear of his property there is about a 10 ft wide strip of land that is really “No man’s land” that holds up Jacksonwald Avenue. Mr. Wegman indicated that he does maintain the weeds in this area to keep it looking nice however this area has deteriorated significantly over the past few weeks. There is about a 4 ft retaining wall made of railroad ties that are deteriorating and falling apart and that actually holds up Jacksonwald Avenue. Mr. Wegman told Council that he has noticed that Jacksonwald Avenue itself is now actually shifting a bit and the curbing is pushing away. There was some research done a few months ago on this area and it was noted to belong to Met Ed. Ms. London was instructed to contact Met Ed and the Borough Engineer was instructed to take a look at this site to determine what may need to be done. Mr. May thanked Mr. Wegman for the information.

**REPORT OF THE CODE ENFORCEMENT OFFICER - WILLIAM DANIELS**

Mr. Daniels was not in attendance this evening however Ms. Leinbach indicated that there was nothing to report. Mr. Whitman indicated that he has noticed a lot of properties with overgrown weeds and high grass and felt that the Borough should be more proactive in dealing with the situation. Mr. Simmons mentioned that there is a property on Parkview Road who has grass higher than the fence in the rear. Ms. Leinbach indicated that we will need to code enforce Borough wide and not just certain areas if Council wanted enforcement action to be taken. The Borough staff will be more proactive on this matter.

**REPORT OF THE BOROUGH SOLICITOR - JOAN LONDON**

**ORDINANCE #403** - Ms. London indicated that there was a public hearing held this evening prior to the regular meeting to answer all questions and concerns from the public. Ms. Leinbach indicated that the changes being made to the zoning involves two properties, 3131 St. Lawrence Avenue which is the old Wachovia Bank property which is currently zoned residential however it has always been a commercial use and basically was missed in past zoning changes as well as the small parcel on Adams Street which is a garage and small yard which was missed on the last zoning change as well which would change this from C10 to BC. Ms. Leinbach went on to add that this is basically a cleanup of the zoning map. Mayor Ivison asked a question about apartment conversion which Ms. London answered; Ms. Steven’s reiterated that this was not a change this actually exists in the current zoning; Mayor Ivison indicated that he was just looking for some clarification. **MOTION:** Mr. Eggert made the motion to adopt Ordinance #403, a zoning amendment changing the zoning of two properties that were missed in past zoning changes as stated above; seconded by Mr. Warren Lubenow; all were in favor and the motion carried.

**PNC RESOLUTION** - The paperwork for the financing from PNC Bank was ready to be adopted. Ms. London indicated that she had all of the paperwork in order and Mrs. Eggert had the signature cards for the account. This will be done by way of Resolution. This will be Resolution 699-2010 executing the loan from PNC in the amount of \$620,000. **MOTION:** Mr. Eggert made the motion to adopt Resolution 699-2010 to secure the loan from PNC in the amount of \$620,000; seconded by Mr. Simmons; all were in favor and the motion carried.

**REPORT OF THE BOROUGH ENGINEER – PAMELA STEVENS, SDE**

**FIRE LANE ISSUES** – Ms. Stevens indicated that the more that she and Ms. London looked into the fire lane issue the more complicated it has become than originally thought. There was a short discussion as to how Council would like to handle this matter. It was decided that the best route to take with the fire lane issue is to do a new Ordinance. Mr. May asked that the Borough staff compile a list of all of the properties affected by the Ordinance so that they can be contacted and informed about the Borough’s intention to pass a new ordinance. Mr. Lubenow asked that all Council members be informed as well.

**THREATENED LITIGATION** - There has been threatened litigation which will be discussed in executive session.

**BRIDGE SCOURING** - At last month’s meeting there was a discussion about the bridge scouring on the bridge over Antietam Creek on Parkview Road. This will need to be monitored if we receive more than 4.7” of rain over a 24 hour period. Ms. Steven’s will put together a power point to train all Council members to be able to inspect the bridge if this occurs.

**FIBERTECH FOR AERIAL NETWORKING** - There was a request from Fibertech to install an aerial network in the Borough in the area that will be affected by the detour for the bridge project. This will either need to be done before the road project or after the road project.

**SOLAR LIGHT** - The Borough did receive a letter from a resident on Orchard Court who has had been robbed and vandalized. The resident feels that this happened because the area is dark since the street light was damaged and not working. The Borough has been looking into this matter since early fall of 2009 however once winter set in nothing more could be done until spring. The quote received from Telco to rewire this light was around \$10,000. The Borough has looked into solar lighting; Ms. Leinbach met with the gentleman from Fromm Electric who is getting more information to questions that were asked by Ms. Leinbach such as about long the batteries would last, if there is no sun will the light work and etc. He will hopefully get back to Ms. Leinbach with this information next week so that we can get more quotes in time for the July meeting.

#### **REPORT OF THE BOROUGH MAYOR - RONALD IVISON**

Mayor Ivison went over his report in detail. He reported the number of incidents that Central Berks responded to during the month of May and the location of the majority of the “criminal” offenses. These criminal offenses were mainly in the area of Elm, Patton, and Poplar which is adjacent to Community Park. Mayor Ivison indicated that he actually drove around these areas after dark and went down into Community Park which was still loaded with people. Mayor Ivison felt that there is not sufficient lighting in the park and that this is really a public safety issue. It was felt that there is no lighting in the park because there are signs indicating that the park is closed from dusk to dawn. There was a lengthy discussion about the Community Park and the problems that we have been experiencing over the last few years. Mr. May indicated that so far this year the Borough has collected about \$3,800 in fines from vehicle and code violations and would like to know how Council would feel about authorizing the police chief to do extra patrolling in the park not to exceed \$3,800 to see if some of the problems could be eliminated. Also Mayor Ivison indicated that Chief Garipoli received a grant from the Click it or Ticket which will pay for an officer’s overtime to enforce the law for seat belt traffic violations at no extra cost to the Borough. Chief Garipoli has also requested a donation from the Borough to help sponsor National Night Out which is scheduled for August 3 at the A-field. There will be demonstrations and free food. Mayor Ivison and Chief Garipoli did a visual inspection of the shopping center and some suggestions were made to make this safer. A letter will be sent to them with regard to these recommendations. **MOTION:** Mr. Eggert made the motion authorizing a \$500 donation to Central Berks for National Night Out; seconded by Mr. Cary Whitman; all were in favor and the motion carried. With regard to the Community Park issue the Borough staff was authorized to send letters to Exeter Township and Exeter School District to insure that proper signage is in the park to make enforcement enforceable. **MOTION:** Mr. Eggert made the motion authorizing Central Berks to do extra patrolling of Community Park not to exceed \$3,800 to try to get some problems under control; seconded by Mr. Whitman; all were in favor and the motion carried. For other details on the Mayor report please see attached report.

#### **BUDGET & FINANCE - ALLISON LEINBACH**

**TAX COLLECTOR AUDIT** - The tax collector audit was available for review. There were no findings other than the usual segregation of duties.

#### **PLANNING COMMISSION**

Planning Commission has not met for the last two months. There will be a meeting this month since Goodwill has submitted new plans.

#### **SANITARY SEWER - ALLISION LEINBACH**

**SEWER PROJECT** - The financing has been secure and the notice to proceed has been issued.

#### **RECREATION - DAVID EGGERT**

The playground program is scheduled to start on June 17. The concession stand has been rewired and is being renovated.

**EMERGENCY MANAGEMENT COORDINATOR - ROBERT MAY**

Mr. May indicated that he attended the meeting of the Exeter Fire Advisory Board however he had nothing major to report. There was also discussion with regard to who was authorized to make changes to the run cards for the Borough. There was a short discussion and it was noted that since Council and the Borough are ultimately responsible they would like to be the only ones authorized to make any changes to the run cards. The County Communication Center will be notified of this decision. **MOTION:** Mr. Eggert made the motion to notify the County that any change to the run cards for the Borough of St. Lawrence must be done by Council; seconded by Mrs. Eshelman; all were in favor and the motion carried.

**MUNICIPAL LANDS**

**BASKETBALL NET** - Mr. Lubenow asked if the basketball net is going to be installed because he has been asked again about at the status of the nets. Mr. Daniels has this on his list of things to be done and Mrs. Eggert indicated that she thought that this was going to be done this weekend.

**INSURANCE - ALLISON LEINBACH**

Ms. Leinbach indicated that she has a meeting with Gallen Insurance who was getting us quotes on health insurance.

**NEWSLETTER - ALLISON LEINBACH**

The newsletter went out earlier this week. Mr. Eggert indicated that he received a compliment on the newsletter from a business owner and Lower Alsace resident .

**LIBRARY LIAISON - WARREN LUBENOW**

The library board has been discussing fundraising.

**UNFINISHED BUSINESS**

**CLAMBAKE** - Clambake reservations are needed by the end of the month. The clambake is scheduled for July 16.

**NEW BUSINESS**

**CONDITIONAL USE HEARING** – Ms. Leinbach indicated that the Borough is in receipt of a conditional use hearing application for the property at 3131 St. Lawrence Avenue for a car wash. This will involve traffic studies, paving, plan review and conditions that will be placed on the property. There were some questions asked by neighbors of that property that were answered and they were encouraged to attend the hearing to voice any concerns. The hearing will take place at the next Council meeting. The regular Council meeting will be held at 7:00 PM with the hearing to take place at 8:00 PM.

**INCOMING & OUTGOING COMMUNICATIONS**

**SCHOLARSHIP WINNER** - PSAB offers a scholarship to a student in each of the six districts of Pennsylvania. A resident of the Borough, Alex Muret, of Parkview Road has won the scholarship. Congratulations to Alex.

**GENERAL COMMENTS**

**SUBURBAN PETROLEUM PROPERTY** - Mr. Simmons asked for an update on the Suburban Petroleum Property. There is a chance that the sale of the property will be void and it will be turned over to the receivership. Once an owner is established enforcement will be taken.

**EXECUTIVE SESSION** - At this time Council went into executive session to discuss potential litigation. **MOTION:** Mr. Eggert made a motion to go into executive session to discuss potential litigation; seconded by Mrs. Eshelman; all were in favor and the motion carried. Council went into executive session at 8:33 PM. Council came out of executive session at 9:05 PM.

**ADJOURNMENT: MOTION:** Mr. Whitman made the motion to adjourn; seconded by Mr. Simmons; all were in favor and the motion carried. The meeting of the St. Lawrence Borough Council adjourned at 9:05 PM.

Respectfully submitted,

Signed/Susan D. Eggert

Susan D. Eggert  
Borough Secretary