

Palmyra Borough Council Meeting  
 Tuesday June 28, 2022  
 7:00 PM

President Beth Shearer called the meeting to order at 7:00 PM in Council Chambers of the Palmyra Municipal Center, located at 325 S. Railroad St. Other Council members in attendance included Don Barry, William Garber, Tom Miller, Jane Quairolì, and James Tesche. Also, in attendance were Mayor Fred Carpenter, Police Chief Andy Winters, Borough Manager Roger Powl, and Assistant Borough Manager Brenda Pera. Anthony Catalani was absent from the meeting.

Public Comment Period #1

- Maddie Reed, 233 E Hazel St, questioned the number of parking spaces for the new apartment building planned on N. Harrison Street. She also complained about the bollards around the municipal building needing to be painted again.
  
- Dave McCloskey, 212 E Ridge Rd, questioned the waivers on the agenda concerning the E. Ridge - Melrose Plan. President Shearer asked him to wait until Council gets to that item on the agenda.

Consent Calendar

The following agenda items were acted upon by a single motion:

- a. Approve the minutes of the June 14, 2022 Borough Council meeting.
- b. Approve payment of all bills listed on the May 2022 Detailed Check Listing Report.
- c. Approve the Treasurer’s Report for the period May 1 through May 31, 2022:

	General Fund	Sewer Fund	Refuse Fund	Capital Reserve Fund	Special Sewer Fund	Liquid Fuels Fund
YTD Revenue	\$2,360,794	\$790,575	\$544,397	\$28,036	\$5,431	\$217,169
YTD Expenses	\$1,512,460	\$418,081	\$453,634	\$36,526	\$20,183	\$0
Difference	\$848,335	\$372,494	\$90,763	\$ (8,490)	\$(14,752)	\$217,169
Fund Balance	\$1,550,996	\$338,373	\$321,354	\$1,337,294	\$2,187,171	\$265,865

	Library Tax Fund	Police Health Care Fund	Joint Fire Apparatus Fund	Cemetery Fund	Employee Benefits Fund	Fire Protection Tax Fund
YTD Revenue	\$27,051	\$54,572	\$103	\$286	\$170,015	\$229,488
YTD Expenses	\$12,000	\$3,818	\$0	\$0	\$0	\$63,299
Difference	\$15,051	\$50,754	\$103	\$286	\$170,015	\$166,189
Fund Balance	\$17,705	\$313,447	\$120,764	\$42,827	\$534,125	\$166,189

*Motion: To approve the consent calendar with a correction to the minutes. Motion by Jane Quairolì, second by James Tesche. Motion passed.*

Action & Discussion Items

a. 320-332 W. Main St (Mrakovich/Filling Station) – Preliminary/Final Subdivision Plan:

*Motion: Approve the recommendation made by the Planning Commission to grant a 60-day time extension for the review of the plan, expiring August 27, 2022. Motion by Jane Quairolì, second by Tom Miller. The motion passed by a 5-1 vote with Beth Shearer voting against the motion.*

b. East Ridge Road – Melrose – Preliminary Land Development Plan: Bob Riahi and Heather Fremont from Millfield Construction Company, Bill Swiernik from David Miller Associates, and Claudia Shank from McNees Wallace & Nurick were in attendance to represent the Melrose Plan. Mr. Swiernik explained and discussed each of the individual waiver requests that were recommended for approval by the Planning Commission.

After several minutes of heated discussion on the topic of stormwater in that area, President Shearer called for last minute questions or comments. Hearing none, she called for a motion and second as follows:

*Motion: To approve the recommendation made by the Planning Commission to approve the following requested waivers from the Palmyra Subdivision & Land Development Ordinance (SALDO):*

- *Section 318-25.E.1 (Temporary Cul-De-Sac Required) for the end of Tweed Lane: Proposing Tweed Lane north of intersection with N. Lincoln St remain private street and maintained by HOA. Intersection will provide the turnaround.*
- *Section 318-26.D (Streets Constructed in Accordance with Chapter 314): Proposing no improvements to existing adjacent roadways because current configuration is adequate to accommodate traffic flow*
- *Section 318-26.L.5 (55' Radius Required for Cartway edges at Collector/Arterial Streets): Proposing 25-foot radius*
- *Section 318-28.A (Sidewalks Required Along All Street Frontages): Proposing sidewalks were shown on the plan to limit impervious surface coverage where sidewalks are not really needed/serve little purpose*
- *Section 318-28.D (Sidewalks Constructed in Accordance with Chapter 314): 5-foot sidewalk width required. Proposing 4-foot width*
- *Section 318-29.C (Vertical Curbs Required): Use of slant curbs requested*
- *Section 318-40.A (Mandatory Park Land Dedication - 0.026-acres per dwelling unit): Proposing payment of \$42,500 Fee In Lieu of Park land dedication to be specifically earmarked for related off-site stormwater management improvements downstream of the development*
- *Section 318-15.E(4) (Traffic Impact Study): Proposing to provide a trip generation report to show anticipated traffic within the peak hour.*
- *Section 310-16.C(11) (Storm Sewer Facilities): Proposing to provide a modification of the inlet tops to allow for a "slant curb" inlet top.*

*Motion by James Tesche, second by Tom Miller. The following Councilors voted for the motion: James Tesche, Tom Miller, and Jane Quairoli. The following Councilors voted against the motion: Beth Shearer, Don Barry, William Garber. The Mayor cast the tie-breaking vote in favor of the motion. Motion passed by a 4-3 vote.*

*Motion: To approve the recommendation made by the Planning Commission to grant conditional Preliminary Plan approval, contingent upon all Borough Solicitor comments, and all comments listed in the Borough Engineer's letter dated June 14, 2022 being satisfied.*

*Motion by Jane Quairoli, second by James Tesche. The following Councilors voted for the motion: James Tesche, Tom Miller, and Jane Quairoli. The following Councilors voted against the motion: Beth Shearer, Don Barry, William Garber. The Mayor cast the tie-breaking vote in favor of the motion. Motion passed by a 4-3 vote.*

c. East Ridge Road – Melrose – Phase 1 Final Land Development & Lot Add-on Plan:

*Motion: To approve the recommendation made by the Planning Commission to grant conditional Final Phase 1 Plan approval, contingent upon all Borough Solicitor comments, and all comments listed in the Borough Engineer's letter dated June 14, 2022 being satisfied. Motion by*

*Motion by James Tesche, second by Tom Miller. The following Councilors voted for the motion: James Tesche, Tom Miller, and Jane Quairoli. The following Councilors voted against the motion: Beth Shearer, Don Barry, William Garber. The Mayor cast the tie-breaking vote in favor of the motion. Motion passed by a 4-3 vote.*

Reports

- a. President's Report: President Shearer did not have a report.
- b. Financial Report: Mr. Powl provided a copy of the May 2022 Financial Statement.
- c. Fire Department: There was no report.
- d. Library Report: Councilor Quairoli provided a copy of the June 2022 report.
- e. Police Department: Chief Winters provided a copy of the May 2022 report and reported that Officer Miller recently completed bike patrol school. Chief Winters also provided a copy of the minutes from the May 9, 2022 North Annville Township Board of Supervisors meeting. The minutes include a presentation by the Borough of Cleona Mayor, Larry Minnich, who made comments about a past regional police study consisting of the Borough of Cleona, Palmyra, and the Township of Annville. Chief Winters informed Council that this statement is inaccurate, and he has addressed the comments with the Cleona Mayor and Cleona Chief of Police by asking for a copy of the study. The study referenced by Mayor Minnich did not include Palmyra Borough.
- f. Recreation Commission: Councilor Quairoli reported that the Commission did not have a quorum at the last meeting, so there will be no report for June.
- g. Solicitor's Report: There was no report.

- h. Borough Manager's Report: Mr. Powl announced that staff will be participating in a three-part webinar series about downtown revitalization being offered by the PA State Borough's Association. The sessions are scheduled for Aug 10<sup>th</sup>, Aug 17<sup>th</sup>, and Aug 24<sup>th</sup> from Noon to 1:30 PM. He invited any Councilors interested in this topic to participate with staff. Councilors Quairolì and Tesche inquired if they can be registered to watch it from their respective locations.

#### Other Business

- Councilor Miller provided an update on his quest to add recreational space at the Shaffer-Erb tract along the 900 Block of E. Cherry Street.

#### Public Comment Period #2

- Greg Reed, 233 E. Hazel St, asked where the sewer would be connected for the E. Ridge-Melrose plan and questioned if there is adequate sewer capacity for the proposed development.
- Dave McCloskey, 212 E. Ridge Rd, mentioned his recycling was not collected last week. He also inquired about conversations that took place prior to the meeting regarding the \$42,500 fee in lieu of payment for stormwater. Mr. Powl stated that the only conversations were through the normal land development plan review process between the developer, and his design staff, and the Borough Engineer, Solicitor, and himself. He further explained that a request was made to the developer to create a letter listing everything that the developer has agreed to in regard to installing the pipe through the Hackett property and the \$42,500 fee in lieu of dedicating park land money. Mr. Powl explained that Mr. Riahi has produced the letter and it has been sent to the Solicitor for review. President Shearer asked Mr. Powl to forward Mr. Riahi's letter to Borough Council.
- Nancy Fleegle, 127 E. Maple St, told Council that she loves the speed tables that were installed on E. Cherry St.

#### Announcement

President Shearer announced that Borough Council will conduct its next public meetings on Tuesday, July 12, 2022, and Tuesday, July 26, 2022 beginning at 7:00 PM.

#### Motion to Adjourn

*Motion to adjourn the meeting by Jane Quairolì, second by William Garber. The meeting adjourned at 8:37 PM.*

Respectfully submitted,

Roger E. Powl  
Borough Manager