

A G E N D A

Borough Council Meeting - Virtual

May 19, 2021 @ 7:00 PM

Borough Council Members:

Michael Galey, Esquire	President, 3 rd Ward	Term Expires: 12/31/21
Donald Braceland, Vice President	Vice President, 5 th Ward	Term Expires: 12/31/21
William J. Scott, Esquire	Member, 1 st Ward	Term Expires: 12/31/21
Nick Allen	Member, 2 nd Ward	Term Expires: 12/31/23
Michael Stefano	Member, 4 th Ward	Term Expires: 12/31/23
Bernie Flynn	Member, 6 th Ward	Term Expires: 12/31/23
Lisa Dorsey	Member, 7 th Ward	Term Expires: 12/31/21

Mayor: Jordan Norley

Borough Manager: Michael A. Perrone, C.B.O.

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- 1) Call to Order - WebEx Meeting Information
 - 2) Pledge of Allegiance
 - 3) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda
 - 4) Comments by the Borough Council and the Mayor
 - 5) Announce the May 11, 2021 Executive Session held by Borough Council:
 - a) Appoint Michael G. Crotty, Esquire with Siana Law, as Special Counsel for legal matters related to the Wyeth Land Development project
 - b) Appoint Jerry R. DeSiderato, Esquire with Dilworth|Paxson, LLP., as Special Counsel for legal matters related to the Borough-owned property on Snyder Avenue, West Goshen Township
 - Administration, Communication & Technology Committee
 - 6) Approve renewing the lease agreement with Confiserie Curtin ET Companions, Inc., Eclat Chocolate – 24 South High Street – Unit A, for renewable terms until 2035 (*attachment*)

Committee Recommendation 3-0
 - Public Works Committee
 - 7) Enter into a contract with Hudak Infrastructure, for the Chestnut Street Garage Repairs, in the amount of \$240,292.50 (*attachment*)

Committee Recommendation 3-0
 - 8) Enter into a contract with Alpha Space Control, to install hot thermoplastic long lines, in the amount of \$15,020.40 (*attachment*)

Committee Recommendation 3-0

- 9) Approve the donation of a park bench, with memorial plaque, for installation at Everhart Park (*attachment*)

Committee Recommendation 3-0

- 10) Enter into a contract with MGK Industries, Inc., to perform emergency repairs to the College Avenue Pump Station discharge lines, at a cost of \$10,749.00; and, to the Miner Street Pump Station at an approximate cost of \$10,000-\$12,000 (*attachment*)

Committee Recommendation 3-0

➤ *Parking Committee*

- 11) Schedule a Public Hearing, and authorize the Solicitor to prepare an ordinance, to amend Chapter 104-32, *Parking Prohibited During Certain Hours*, to include several sections on the south side of Rosedale Avenue, from South Adams Street to Joseph Alley on Wednesdays, from 8:00 a.m. to 11:00 a.m. (*attachment*)

Committee Recommendation 3-0

- 12) Schedule a Public Hearing, and authorize the Solicitor to prepare an ordinance, to amend Chapter 77-3(B)(1) "*Permit Area A*" to include the 200 Block of Lacey Street between Maple Alley and South Franklin Street (*attachment*)

Committee Recommendation 3-0

➤ *Public Safety, Events & Quality of Life Committee*

- 13) Schedule a Public Hearing, and authorize the Solicitor to prepare an ordinance, to install a stop sign at the intersections of Miner/Darlington Street and Miner/New Street (*attachment*)

Committee Recommendation 2-1

- 14) Approve hiring part-time Dispatchers to correct scheduling issues

Committee Recommendation 3-0

➤ *Smart Growth Committee*

- 15) Approve the 2-Lot Reverse Subdivision at 631 North Matlack Street, Parcels #1-05-0006 and #1-05-0007 (*attachments*)

Committee Recommendation 3-0

- 16) Approve the 2021 Rental License Fees (\$44.00 Residential Unit/per unit and \$42.00 Rooming Unit/per unit) and a Zoning Review Fee (\$50.00); and, approve a Resolution to revise the Borough of West Chester Fee Schedule (*attachment*)

Committee Recommendation 3-0

- 17) Approve the endorsement of the Public Art Commission “Piano in the Plaza” Application #2021-1 (*attachment*)

Committee Recommendation 3-0

- 18) Approve the April 2021 HARB Certificates of Appropriateness (*attachments*)

- a. 2021-12: 108 S. High St. – Rachel Stadler/Chester County Cat Hospital
Proposed work: Repairing the damage to back and side of building caused by falling tree with new brick to match existing; Also, two new basement windows with iron window bars on front façade of building; Also, new decorative metal gate at front entrance to alley between properties and wooden gate and fence at rear of property; Also, new two-story addition at the rear of building.

Recommendation from HARB: *Approved with the following conditions:* The Board recommends a Certificate of Appropriateness for Application 2021-12 with the additional requirements; that all new windows be simulated divided lite wood windows, that the shutters on the front façade be wood, that the railing be the azek timber-tek product presented and that all the brick within the reconstruction match the existing and therefor be salvaged from the site and reused.

- b. 2021-13: 18 N. High St. – Ding Sen Zheng/Tsaocaa -
Proposed work: One proposed building mounted PVC cutout sign on the front façade of the building over the first story commercial windows.

Approved as presented from HARB

- c. 2021-14: 201 W. Gay St. – James Breen/St Agnes Prep
Proposed work: Proposed new front door on front façade of building.

Approved as presented from HARB

- d. 2021-15: 21 W. Washington St. – Emily Pisano/Rep. Diane Herrin Office
Proposed work: Proposed new hanging sign from the existing iron bracket mounted in the brick wall at the corner of Church St. and Washington St.

Recommendation from HARB: *Approved with the following conditions:* The Board recommends a Certificate of Appropriateness for Application 2021-15 with the additional requirements; that the pure white of the sign be toned down to an off white.

- e. 2021-17: 119 W. Market St. – Denis McLaughlin/Classic Kitchens
Proposed work: Proposed new building mounted sign with illumination to be installed on the front facade of the building. The sign is to be halo lit channel letters mounted to a 1” deep raceway.

Recommendation from HARB: *Approved with the following conditions:* The Board recommends a Certificate of Appropriateness for Application 2021-17 with the additional requirements; that the background of the sign be extended east and west to match the distance shown from the top and bottom from the edge of the façade detail, and that the light behind the signs be the warmer of the two light options, and that a dimmer be included.

- f. 2021-18: 125 E. Market St. – Anne Seelaus
Proposed work: Repointing the brick on three sides of the building; including the front façade.

Approved as presented from HARB

Committee Recommendation 3-0 to approve HARB Certificates of Appropriateness a) thru f)

19) Other Business:

- a) Approve the April 20, 2021 and April 21, 2021 Borough Council Meeting Minutes
- b) Enter into an agreement with Econsult Solutions, Inc. to perform an Economic Impact and Equity Study for a potential extension of the SEPTA Media-Elwyn-Wawa line to West Chester, in the amount of \$26,000 (*note: the actual dollar amount requested is \$6,000*) (*attachment*)

Adjournment

NOTE: *Borough Council will hold a virtual Special Meeting on Wednesday, May 26th at 6:30 P.M. to discuss the revisions to the Zoning Code, Chapter 112*

**How to Engage in Public Comment During a
Borough Council or Committee Meeting**

Public Comment is heard at three different points during Borough Council meetings:

- **BEFORE CONSIDERATION OF ITEMS ON THE AGENDA** - The public is permitted to make public comment on any matter not on the agenda. You will have three minutes to make your statement, unless the President or Chair has announced otherwise, so please come prepared.
- **BEFORE ACTION** on a motion or an agenda item. Public Comment at this stage is limited to the item under discussion. As above, please keep your comments to three minutes.
- **AFTER ACTION ON ALL AGENDA ITEMS HAVE BEEN ACTED.** Public Comment is open to any legitimate item of business that can be considered by Council or the Committee. Again, please keep your comments brief.

How to make a comment:

- The President or Chair will announce an opportunity for public comment, either on a specific issue or generally, depending on where we are in the agenda (see above).
- After you are recognized by the President or Chair, come to the microphone, and state your name and address for the record.
- You may then make your comment or ask your question. As noted above, you will have three minutes to make your statement, unless the President or Chair has announced otherwise.