

COLLEGEVILLE BOROUGH
COUNCIL MEETING MINUTES
AUGUST 2, 2023

The meeting was called to order at 6:30PM by Council President Cathy Kernen.

ROLL CALL: President Cathy Kernen, VP Gary Hoffmann, PPT Craig Farr, Marion McKinney, Valarie Beckius, Kathy Costello and Dean Miller

ALSO IN ATTENDANCE: Solicitor Rebecca Geiser, Engineer Dave Leh, Police Chief Bart Bucher, Manager Tamara Twardowski and Assistant Suzanne Robertson

MOTION to approve minutes from the July meeting by McKinney with a second by Costello
MOTION carries 7-0

Ms. Kernen noted that there was an executive session prior to the meeting to discuss a legal matter.

Ms. Kernen introduced attorney Wendy McKenna and developer Chris Kulp to discuss a project concerning 942 & 944 E Main Street.

Ms. McKenna offered a presentation to illustrate Mr. Kulp's vision to rehab these two properties that were formerly student housing for Ursinus College, into 9-10 luxury apartments. The plan would be keep the exterior the same and upgrade the inside to be studio, 1 bedroom and 2 bedroom apartments.

PUBLIC COMMENT: There was a lengthy discussion amongst the residents, mostly from 10th Avenue, along with 9th Ave. and Main Street, and council about this change. Largely, the residents feel strongly that they would much rather have single family homes than apartments. Traffic, not enough parking, added car volume and lowered property values were the main concerns expressed by the residents. Mr. Kulp noted that there are thirty-three students housed in these two buildings now and they propose to have possibly fifteen or so tenants. The council members then gave their opinions. Ms. Kernen explained that Mr. Kulp came in as a courtesy to present his plans, but noted that the Zoning Hearing Board has the final say on the issue and that council does not override the ZHB.

Ms. McKinney made a point to say that this project was not discussed with council before tonight. She mentioned that the only meeting that had occurred was with the manager, council president, Mr. Kulp and his attorney.

William Rogers 21 10th Ave – Mr. Rogers asked if curbing and sidewalks on 10th would be necessary. Ms. McKenna said this is not a Land Development project so it will not trigger that road work.

Cheryl Flora – 939 E Main St – Ms. Flora said her main concern is parking. She already has trouble getting out of her driveway. Mr. Kulp noted that access for these buildings is on 10th Ave not Main St.

Barbara Bouchard 25 10th Ave – Ms. Bouchard noted that if overflow guests parked both sides on 10th Avenue, a thru car would not be able to pass. She is against this project.

Bev Altamose 33 10th Ave – Ms. Altamose thinks the apartments could be a good use of the buildings
Steve Sellet 34 10th Ave – Mr. Sellet said he likes Collegeville the way it is and doesn't like the idea of apartments proliferating through the borough

Rachel & Damien Brewster 42 10th Ave – Ms. Brewster felt strongly that the potential high volume of cars could be dangerous to her children playing outside. Mr. Brewster feels renters are not as committed to property maintenance as owners.

Jared Alvare 52 10th Ave – Mr. Alvare said he does not love the idea of apartments, but that townhouses do not bother him.

Jim Traupman – 256 E 9th Ave – Mr. Traupman asked if the parking lot is expanded, will there be new stormwater plans. Mr. Kulp said they are not expanding the parking lot, so no need for a stormwater review.

Jessica Naessig 904 E Main St – Ms. Naessig complained about the rentals that already surround her and the parking issues. She worries that more apartments will bring more of the same.

Charles LaBella 943 E Main St – Mr. LaBella said he grew up in Collegeville and bought a home here because he likes the small town feel. He opposes the apartments.

Pat North 946 Chestnut St – Mr. North noted how narrow 10th Avenue is and said that the dorm kids were quiet and gone in the summer, so not an issue.

Jeanette Korenkiewicz 234 Liberty Court – Ms. Korenkiewicz asked if there will be a fence or bushes installed to separate the parking area from the house next to it (her parents). Mr. Kulp said he is open to suggestions from the homeowners as to what they would prefer.

Chris Louten 39 E 4th Ave – Mr. Louten expressed concerns about the sewer.

Ray Korenkiewicz 43 W 9th Ave – Mr. Korenkiewicz worries about the parking from the businesses on Main Street and the potential apartments. It seems to him that people will use W 9th Avenue to park.

Penny Balzereit – 232 Freeland Dr – Ms. Balzereit asked that as Ursinus is allowed to sell this property on the free market, what is our role here regarding influencing that sale. Ms. Kern explained that Mr. Kulp did not have to come to this meeting, but did so to gauge support for the project. We can only give our opinion. If he buys the properties, he has the right to tear them down and put up three duplexes without needing zoning relief.

Jeanette Korenkiewicz 234 Liberty Court – Ms. Korenkiewicz asked if the borough is responsible for the sidewalk and curbing on 3rd Ave in Heritage Park. Ms. Twardowski said that is to be maintained by the HOA. She also noted that the push button for crossing at 2nd & Main St is not working.

Kelly Taylor 424 Chestnut St – Ms. Taylor asked for permission to close part of Chestnut Street for a block party. Chief Bucher asked for the parameters, date & times in writing and said it will not be a problem.

COMMITTEE REPORTS

BUDGET & FINANCE:

MOTION to approve the checks #6280-6335 and disbursements in the amount of \$328, 075.57 by McKinney with a second by Costello

MOTION carries 7-0

BUSINESS DEVELOPMENT: Ms. Kern reported that meetings have begun to map out the use of the \$74K grant the borough received to update the 400 block of Main Street. Workshops for resident input will begin in September. Ursinus College is applying for a grant that would connect the campus to the Perkiomen Trail. Core Development is planning to demolish the Marzella's building & Tait house and the

Commonwealth and Maples Buildings and replace them with mixed use buildings that will have retail/restaurants on the first floors and apartments above.

CPVRPC: Ms. Beckius reported that the committee met on July 17 and continues to work on updating the regional plan. This project will take at least a year. They stressed the importance of obtaining survey responses from residents, business owners and visitors. They are seeking community input for future planning for the region's housing, recreation, transportation, economic development and quality of life. Other topics of discussion were municipal walkability in and between housing developments and the challenges of providing additional sewer and water facilities due to the influx of new housing in our neighboring rural towns. The next meeting is September 18.

CTMA/PUBLIC WORKS: No report

LPVRS: No report

PARKS: Ms. Costello noted that the tree work in Hunsberger Woods is finished. The Bigg Romeo concert is scheduled for September 28 at 6:30PM.

PERSONNEL: Ms. Kernan reported that Tom Gamble has resigned from the Planning Commission and that Damien Brewster has agreed to take his place. A new chairperson will be nominated at the August meeting.

STREETS & PUBLIC SAFETY: No report and there will be no meeting in August.

ADMINISTRATIVE REPORTS

ENGINEER:

MOTION to approve payment in the amount of \$187,010.75 to Innovative Construction Services contingent on receipt of a maintenance bond for the paving project by McKinney with a second by Miller
MOTION carries 7-0

MOTION to approve awarding the Creekside Park project to Floyd G Hersh, Inc by Beckius with a second by Costello

MOTION carries 7-0

SOLICITOR: Ms. Geiser gave an update for Glenwood Reserve project. The planting will be completed this fall and the developer has agreed to install a new property pin that was damaged. She reported that the executive session before the meeting was to advise council that the borough's citations were upheld by the judge on July 26 and that Council discussed filing an injunction against the owner of the Perkiomen Bridge Hotel. This next step would, if upheld, allow the Borough to remove the damaged additions of the hotel, secure the building, and put a lien against the hotel for the cost.

MOTION to file an injunction against the owner of the PBH by McKinney with a second by Beckius
MOTION carries 7-0

MANAGER:

MOTION to approve Resolution 2023-10 authorizing a cable franchise agreement with Comcast Cable by McKinney with a second by Costello

MOTION carries 7-0

Ms. Twardowski introduced the subjects of sober living facilities and food trucks for discussion. She said that she has been approached in the last few weeks with questions from potential real estate buyers about these uses. To date, the Borough does not have any Ordinances that relate to these topics and she thinks that needs to be addressed.

Ms. McKinney expressed concerns about the sober living facilities and asked that when the meeting that delves into that possibility comes up that it be advertised for public input.

MOTION to approve Resolution 2023-11 for old records destruction by McKinney with a second by Hoffmann

MOTION carries 7-0

POLICE:

MOTION to approve closing Main Street from 3rd Avenue to 5th Avenue on October 25 for the Halloween Parade from 6PM-8:30PM by Costello with a second by Beckius

MOTION carries 7-0

MAYOR: No report

FIRE: Mr. Penuel reported 24 calls and 418 hours of service to the community. The Antique Car Show is August 13. They expect the new pumper truck at the end of the month.

AMBULANCE: Report on file

MOTION to approve all reports by McKinney with a second by Farr

MOTION carries 7-0

PUBLIC COMMENT:

Linda Korenkiewicz 43 W 9th Ave – Ms. Korenkiewicz asked if there is anything to be done about the deer population.

Ms. Beckius asked for donations at Redner's Supermarket on August 26 from 9AM-3PM to benefit Daily Bread Food Pantry.

MEETING ADJOURNED AT 8:50PM