

**A G E N D A**

Borough Council Worksession Meeting - Virtual  
March 16, 2021 @ 7:00 PM

**Borough Council Members:**

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

➤ Administration, Communication & Technology Committee

- 4) Approve the installation of art barriers in Hoopes Park (*attachments*)

*Committee Recommendation 3-0*

- 5) Approve the updated Community Services Program; and, the management of community service hours, by the Director of the Parks & Recreation Department

*Committee Recommendation 3-0*

- 6) Create a 501(c)(3) for the Railroad Restoration Committee (*attachment*)

*Committee Recommendation 2-1*

➤ Public Works Committee

- 7) Enter into a 3-year agreement extension with McGovern Environmental for wastewater treatment; and, enter into a 1-year agreement extension for sludge removal (*attachment*)

*Committee Recommendation 3-0*

- 8) Enter into a 1-year contract with Univar Solutions USA, Inc., for the supply and delivery of soda ash for a total amount of \$75,000.00 (*attachment*)

*Committee Recommendation 3-0*

- 9) Enter into a contract with Mayfield Gardens, Inc., to purchase and plant 200 trees for a total amount of \$62,575.00 (*attachment*)

*Committee Recommendation 3-0*

- 10) Enter into an agreement with Hough Associates for a 904 Recycling Performance Grant (*attachment*)

*Committee Recommendation 3-0*

- 11) Approve a \$1,000 donation to the CRC Watershed 23<sup>rd</sup> Annual Clean Up (*attachment*)  
*Event Date: March 20, 2021*

*Committee Recommendation 3-0*

- 12) Approve the request from the West Chester Tree Team to remove invasive plants at Goose Creek; and, approve debris disposal by the Public Works Department (*attachment*)  
*Event Date: April 17<sup>th</sup> with a May 1<sup>st</sup> rain date*

*Committee Recommendation 3-0*

➤ *Parking Committee*

- 13) Direct the Solicitor to prepare an ordinance to amend Section 104-3, “Temporary and Emergency Regulations”; and, schedule a date for a public hearing (*attachment*)

*Committee Recommendation 3-0*

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

- 14) Adopt a Resolution to approve the revised Emergency Operations Management Plan (*attachments*)

*Committee Recommendation 3-0*

- 15) Approve submitting the Gay Street Closure application to PennDOT (*attachments*)

*Committee Recommendation 3-0*

➤ *Finance & Revenue Committee*

- 16) Discuss reallocating monies to fund the following projects:

- |                               |          |
|-------------------------------|----------|
| a) Gay Street Closure -       | \$15,000 |
| b) Police Dispatch Monitors - | \$6,000  |
| c) Diversity Consultant -     | \$20,000 |

*Committee Recommendation 3-0 for a) b)*

*Committee Recommendation 2-1 for c)*

- 17) Authorize the Borough Manager to sign both Mortgage Closing documents and Mortgage Satisfaction for the West Chester Public Library (*attachment*)

*Committee Recommendation 3-0*

➤ Smart Growth Committee

- 18) Discuss Zoning Hearing Application (*attachment*)

- a. ZHB #978 – 605 Price Street – Thomas Morton, Jr & Lisa DiProspero / Brian Nagle  
Applicants seek to subdivide the Property into two parcels to allow a new single-family dwelling to be built on the subdivided Lot 2. Applicants request dimensional variances from Sections 112-14.A related to minimum lot width at street line and 112-88.J related to five-foot minimum side yard setback for the driveway.

*Committee Recommendation 3-0 for no Solicitor attendance at the Hearing*

- b. ZHB #979 – 701 South High Street (Twisted Taco) – WCU of Pennsylvania / Brian Nagle  
Applicant requests a variance from Section 112-83.A.(9)(b) and well as Section 112-83.A.(10) to allow for a sign larger than 4 square feet and for that sign to be illuminated.

*Committee Recommendation 3-0 to direct the Borough Manager to send a letter to the Zoning Hearing Board, on behalf of Borough Council, to oppose the application (see attached letter)*

- c. ZHB #980 – 511 Hillside Drive – Jeff Vaughan  
Applicant is seeking relief from Section 112-881(1)(2) to allow projection of covered porch into required front yard setback. Also seeking relief from Section 112-14A related to front yard setback to allow front porch expansion.

*Committee Recommendation 3-0 for no Solicitor attendance at the Hearing*

- d. ZHB #981 – 139 East Marshall Street – Rosalie Stancato / Brian Thomas  
Applicant requests a variance from the 50% maximum impervious coverage as well as a 30-foot front yard setback requirement of Section 112-14 in order to replace the original front porch that was removed at an unknown date.

*Committee Recommendation 3-0 for no Solicitor attendance at the Hearing*

- 19) Approve the February 2021 HARB Certificate of Appropriateness (*attachment*)

- a. 2021-02: 5-9 North Walnut Street – Lee Smith/Limoncello  
*Proposed work:* Replacing the doors and windows of the front façade of the buildings. New doors and windows to be of wood; windows to be similar to those of Lorenzo Pizza at the corner of Gay and High.

*Committee Recommendation 3-0*

20) Other Business:

Approve the February 16, 2021 and February 17, 2021 Borough Council Meeting Minutes

***Adjournment***

March 17, 2021

*Public Hearings @ 7:00 P.M.*

*Chapter 104, Vehicles and Traffic  
Verizon Pennsylvania, LLC– Cable Franchise Renewal Agreement*

March 25<sup>th</sup> @ 5:30 P.M.

*Special Smart Growth Meeting to present and discuss the revisions to Chapter 112, Zoning Code*

**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.