

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, OCTOBER 23, 2023**

- 1. CALL TO ORDER:** The October 23, 2023, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President, Jeffrey Sharer, called the meeting to order at 7:32 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes*	
Council:	Jeffrey Sharer	Brent Smith
	Matthew Mayes	Robert Olsen
	William Benonis	Timothy Hayes
	Philip Kessler	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E. / Brian Cicak, P.E.
Police Chief:	Michael Regan*
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

- 2. Pledge of Allegiance:** President Sharer led Council and the audience in the Pledge of Allegiance.

- 3. Council President Announcements:** There were no announcements at this time.

- 4. Public Comment on Non-Agenda Items:** There were no public comments at this time.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting of October 10, 2023:**

Motion by Mr. Benonis, seconded by Mr. Olsen and unanimously carried, the minutes of the October 10, 2023 meeting were approved, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated October 23, 2023 in the amount of \$29,447.16 (all funds):**

Motion by Mr. Benonis, seconded by Mr. Mayes and unanimously carried, Council approved the bills list dated October 23, 2023, in the amount of \$29,447.16.

7. Discussion Items:

7.1. Resolution 2023-10 Updating Stipend for First Responder Recruitment Program:

Motion by Mr. Benonis seconded by Mr. Timothy Hayes and unanimously carried, adopting Resolution 2023-10 Updating the Stipend for the First Responder Recruitment Program to \$500.00 for each member who satisfies the minimum requirements as set forth.

7.2. Request for Temporary Sign Approval at Dublin Town Center: The applicant withdrew their application prior to the meeting. No action was taken.

7.3. Discussion on Fee/Stormwater Process for Chicken Coops: Ms. Pursell advised that Council needs to set the fees for the Permitted Keeping of Chickens (Ordinance No. 336) which should include the cost for stormwater management. Mr. Zarko stated that anytime you increase impervious surface i.e. the addition of a patio, shed, etc. a stormwater management plan is required, as set forth by DEP. The addition of a chicken coop would also trigger stormwater management. In the past, Council requested CKS establish a design for residents that would be subject to a stormwater review, so they would not have to hire an outside Engineer. Mr. Zarko explained that the stormwater plan for a chicken coop could be a simple plan. The stormwater study would consist of a stone bed below the coop which would help infiltration of the ground water. The size of the stone bed would be determined by the Engineer's review. Ms. Pursell recommended that the permit and stormwater management fee be combined for a total cost of \$200.00.

Sarah Totans of Village Green Lane stated that her coop is similar to a child's playhouse and does not feel it would require stormwater. Mr. Zarko stated that if the item being installed requires a permit, then it would require stormwater or if it is increasing impervious surface. Ms. Totans was not in agreement with the outcome and requested Council consider imposing this ordinance on residents who already have chickens without a permit.

The consensus of Council was to send letters and permit applications to homeowners who have installed chicken coops without permits.

Motion by Mr. Smith seconded by Mr. Benonis and on a vote of 6 - 1, Council adopted Resolution 2023-11 updating the Fee Schedule to add a fee of \$200.00 for the Limited Residential Chicken Permit which includes a Stormwater Plan for the Chicken Coop.

7.4. Discussion on Perkiomen Apartments Zoning Hearing Board: Ms. Pursell informed Council that she received a Zoning Hearing Board Application from Perkiomen Apartments (Dublin Village), who will be going before the Zoning Hearing Board on November 8, 2023. The applicant proposes to construct two (2) three-story apartment buildings with 24 units (12 in each building) and parking areas. They will be seeking the following relief – **A.** §27-903.3.B: A special exception to expand the existing non-conforming B-6 Garden Apartment use by less than 50%, **B.** §27-505.B(B6)(2): A variance to permit four (4) B6 apartment buildings on 3.337 acres, where four (4) acres is required as the minimum lot size per building is one (1) acre and **C.** §27-505.B(B6)(4): A variance to expand an existing non-conforming condition to provide less than the required minimum two parking spaces per unit. Specifically, Applicant proposes 34 parking spaces for the proposed 24 units, where 48 parking spaces are required.

The following were in attendance representing Perkiomen Apartments: Matt Johnson, Tom Borghetti and attorney Dan Lyons. Mr. Johnson Director of Development stated to Council that it is their goal to meet the 50% expansion of non-conforming use with special exception. The total amount of land with all the apartments is 3.337 acres. Mr. Lyons indicated they did submit an application for a Sketch Plan Review that was exceeding 50%, but for the Zoning Hearing Board application they reduced the size of the two buildings which will now be under 50%.

After a brief discussion on the plan, Mr. Kracht reminded Council that they need to either give an opinion or support the application or not support the application or have no comment at all. Mr. Johnson suggested that they come back to Borough Council for their support, after they receive their review letter from Mr. Zarko.

After a brief discussion, the applicant advised they will be requesting a continuance from the Zoning Hearing Board Solicitor in order to provide the Borough Engineer time to review the submitted plan. Mr. Smith asked if the applicant will be upgrading the existing apartments. Mr. Johnson stated there are 111 apartments in Dublin I and 34 apartments in the Dublin II buildings. The apartments will all be receiving upgrades.

8. Committee Reports: Mr. Smith announced there was a Finance Committee Meeting held before the Council Meeting and Ms. Pursell has produced a workable budget. Mr. Zarko was in attendance to discuss Capital Projects. Mr. Smith advised that overall, we try to endure 5-years' worth of expenses so we do not have to make annual increases. It has been 5 years, so we are considering an increase in water and sewer due to them being a little under budget at this time.

9. Public Comment: There were no public comments.

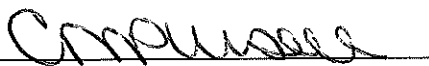
10. Comments from Council Members: Mr. Mayes expressed his appreciation to Council for raising the stipend amount for the First Responders Program.

11. Executive Session: Mr. Sharer announced Council would be meeting in Executive Session to discuss personnel and litigation. Council will not be reconvening after Executive Session.

12. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

Date Approved: 11/13/2023


Colleen M. Pursell, Manager/Secretary