

**AVONDALE BOROUGH COUNCIL SPECIAL MEETING
AUGUST 3, 2023
7:00 PM**

Council Members Present: President, Paul Morgan, Vice President Stephanie Reichert, Council members Mike Essmaker, Janet Watts and Lucas Ortiz. Mayor Susan Rzucidlo, Solicitor Kim Venzie, Engineer Tom Wilkes and Treasurer Joan McVaugh were also in attendance. Bill Romanelli, the applicant and applicant attorney, Marc Kaplin, were also present.

Call to Order – President Paul Morgan called the meeting to order at 7:00 PM and announced the meeting is being recorded. The meeting commenced with the Pledge of Allegiance.

Public Comment – There was no public comment.

Announcements: Mr. Morgan announced that there was an Executive Session prior to tonight's meeting to discuss legal issues.

BUSINESS:

Ordinance 2023-278 Public Hearing - this agenda item is a continuation of the public hearing held at the July 18, 2023 Borough Council meeting. If enacted, this ordinance would amend Chapter 430 of the Borough Code, to replace Article VI R3 residential district to update area and bulk regulations and to update design requirements for townhouse developments, and to amend the Subdivision and Land Development Ordinance (Chapter 375 of the Borough Code), to replace Section 375-32 to amend and expand provisions related to recreational areas, open space and fee in lieu provisions. Solicitor Venzie opened the Public Hearing explaining that the regularly scheduled meeting of August 1st was cancelled to hold this special meeting to continue this review. She reviewed that from the last meeting, the Council decided to take a closer look at the ordinances to make certain that certain environmental protection provisions of the Borough Code were covered. Tom Wilkes, Borough Engineer, presented his findings which were that the Borough's Code requirements are robust and up to date. The recently enacted updated stormwater ordinance is more stringent than required and meets the requirements throughout. He presented his findings in a document which was presented as an Exhibit to the hearing. In summary, Ms. Venzie and the Council felt that the Ordinance was properly vetted, advertised and has had plenty of discussion and therefore, they had no concerns. Mr. Morgan asked for public comment. There was no public comment. Mr. Morgan called for a motion. Council member Mike Essmaker made a motion to enact Ordinance 2023-278 to update area and bulk regulations and to update design requirements for townhouse developments and to amend Chapter 375 to replace Section 375-32. Council member Janet Watts seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0.

Wilkinson Church Street Properties (Quarry) Conditional Use Application Public Hearing - this agenda item is a continuation of the public hearing held at the July 18, 2023 Borough Council meeting. with respect to the conditional use application of Wilkinson Homes, LLC, who seeks conditional use approval pursuant to proposed Section 430-26.B of the Borough Zoning Ordinance, and such other related relief as may be required, to permit construction of a Townhouse Gross Density Development in compliance with the provisions of proposed Section 430-27.1 of the Borough Zoning Ordinance upon property located near the intersection of Church Avenue and East Third Street and northwest of Baltimore Pike in the Borough (Chester County Tax Parcel Nos. 4-1-199.1, 4-1-200, 4-1-201, 4-1-202, 4-1-203, 4-1-204, 4-1-208, 4-1-209, 4-1-211, 4-1-212, 4-1-213, 4-1-215, 4-1-216, 4-2-13.1, 4-4-2.1) Ms. Venzie opened this continued hearing by asking about the 9 acre parcel across the street from the quarry property being removed from this application. The applicant agreed to remove the parcel as it cannot be used for any purpose with respect to this plan. Discussion between Council and the Applicant then included the following topics: woodlands, sidewalks, access from the proposed development to Church Street via a path, phasing of the project, concerns about construction traffic on Church Street, water and water pressure requirements, and the PennDOT permit for the entrance from Baltimore Pike. Ms. Venzie made a suggested motion. Mr. Essmaker made a motion to approve the conditional use application submitted by Wilkinson Homes for the project located at Church Street and East Third Street subject to a formal written decision being issued with

conditions. Ms. Watts seconded the motion. Mr. Morgan called for the vote. The motion carried 5-0. Ms. Venzie closed the public hearing.

ANNOUNCEMENTS

Mr. Morgan made the following announcements:

1. The Cochranville Fire Company Carnival is being held Tuesday August 2 – Saturday, August 6th from 6 PM – 10 PM. Have fun and support our local fire companies.
2. The next Borough Council Meeting is Tuesday, August 15, 2023 at 7 PM

Public Comment – There was no public comment.

Adjournment – The meeting adjourned at approximately 7:45 pm.

Respectfully submitted,

Sharon Morris

Sharon Norris, Secretary