

**AVONDALE BOROUGH COUNCIL
DECEMBER 2, 2025 MEETING**

Call To Order: President Morgan called the meeting to order at 7 pm

Pledge of Allegiance

Council Members Present:

President Paul Morgan, Vice President Michael Essmaker, Stephanie Reichert, and Janet Watts. Lucas Ortiz was present via phone.

Others Present: Solicitor Kim Venzie, Mayor Susan Rzucidlo, Treasurer Joan McVaugh, Administrator Sharon Norris, Court Reporter Mark Hagerty.

Also Present: Applicants William Lopez Luna, Rafael Lopez and Alexander Lopez Luna.

Public: No members of the public were present.

Public Comment

There was no public comment.

Announcements:

There will be an Executive Session after tonight's meeting to discuss legal issues.

BUSINESS

Conditional Use Hearing – Seeking Conditional Use Approval: Section 430-34B(5): Self-Service Laundromat

Solicitor Venzie opened the Conditional Use Hearing regarding the application submitted under §430-34B(5) of the Borough Code to operate a self-service laundromat at 93 Pennsylvania Avenue in the Town Center District.

Exhibits Presented:

BC-1: Application dated October 1, 2025

BC-2: Letter and notice to the applicant

BC-3: Proof of publication (November 11 and 18)

BC-4: Certificate of posting (November 18)

BC-5: Verification of mailing notices

Applicant Testimony:

Applicant Alexander Lopez Luna was sworn in and provided an overview of the proposed laundromat layout and operations, including equipment placement, coin-operated machines, hours of operation, lighting plans, and parking layout.

Council discussed water recycling, signage, plumbing capacity, noise mitigation, payment systems, seating, detergent sales, and machine capacity. Operational logistics will be addressed following Conditional Use approval.

Motion: Mr. Morgan moved to approve the Conditional Use application; Mr. Essmaker seconded. Motion passed 5-0. Solicitor Venzie will issue a written decision within the 45 day timeframe.

Wilkinson Quarry Development Preliminary Plan

Solicitor Venzie reported receipt of the Wilkinson plan, which was forwarded to the Borough Engineer for completeness review since the Borough does not have a Planning Commission. Mr. Wilkes deemed the submission complete, triggering the 90 day review clock to begin. Differences between the submitted plan and the previously approved Conditional Use decision were noted. The Solicitor will be preparing a resolution addressing these changes and she and Engineer Wilkes will meet with Bill Romanelli, the applicant's Engineer and their attorney Marc Kaplan prior to the Engineer issuing his review letter. This discussion is scheduled for January 9, 2025.

Motion: Mr. Essmaker moved to accept the Wilkinson plan; Mr. Morgan seconded. Motion passed 5-0.

Third Street Park

Solicitor Venzie will follow up with Bill Romanelli regarding the Third Street Park property boundaries.

Emergency Services Millage Redistribution

Solicitor Venzie noted that per the PA Borough Code, the millage allotment for the Fire company can be no higher than .7 mills and for EMS services, the millage allotment can be no higher than 50 mills. Council discussed reallocating 0.2 mills to the General Fund, leaving 0.5 mills each for Fire and EMS. No budget re-advertisement is required.

Discussion included municipal fund structures, fire company audit, and inviting a representative from the fire company to address questions.

A tax levy resolution will be added to the next agenda.

Mayor Report

PennDOT Update – Mayor Susan contacted PennDOT about a program operated by the Chester County Commissioners which helps formerly incarcerated individuals find jobs. PennDOT has had difficulty hiring in Chester County and they were pleased to be informed of this program and would like more information. Mayor Susan will get them contact information.

Santa Train: This was a very successful event and lots of fun. Next year there will be two additional stops and the team will coordinate directly with Toys for Tots.

Grant Update: LSA Grant: Submitted on November 29; last year's awards are expected in January..

Announcements:

- The next Borough Council meeting will be held on Tuesday, December 16, 2025 at 7 p.m.
- The Holiday Lights Contest has begun. Judging is held December 13 and 14 between 6:30 p.m. and 9 ;.m. Cash prizes will be awarded at the December 16th meeting. Winners will receive a yard sign on their lawn.

Adjournment - Meeting adjourned at 8:11 p.m.

Respectfully submitted,

Sharon Novis, Secretary