

**AVONDALE BOROUGH  
COUNCIL MEETING  
MARCH 1, 2022  
7:00 P.M.**

**COUNCIL MEMBERS PRESENT:** Paul Morgan, Mike Essmaker, Stephanie Reichert, Janet Watts

**GUESTS PRESENT:** Kim Venzie, Mayor Rzucidlo, John Watts, Bob Tucker, Bill Romanelli, Marc Kaplan-via speaker phone

After the Pledge of Allegiance, the meeting was called to order by President Morgan at 7:00 p.m.

There was an executive session before this meeting.

**WILKINSON - BFD PROPERTIES - INFORMATION ON PROPOSED FUTURE DEVELOPMENT**

Bob Tucker said last month we had a productive conversation about possibly rectifying the zoning ordinance and the way we left it we were going to prepare a sketch plan for the potential development and we have done that.

Bill Romanelli gave the following presentation:

We reduced the density. Originally, we were at 190-220 homes and we cut it down to about 160 homes. Last month, traffic was a main concern and we are showing the different traffic patterns on the sketch we could do. The intersection at Church Street and Route 41 should be a no left turn. If the development happens, we could make it a right turn only out of the development on Church Street. Depending on where they want to go; they could go down Church Street to Polo Road, then Newark Road to either go to Route 1 or towards Toughkenamon. You could also go down Third street and make a right on Pennsylvania Avenue. To go locally, they could go down Third Street, make a left on Chatham, right on First Street to the traffic light.

This sketch plan did not have any egress onto Baltimore Pike and they are not proposing an egress off of Baltimore Pike. It would be a massive undertaking to take down the quarry wall to get the correct slope and grades and be able to get through that wall. We are proposing on the sketch plan an access easement that would go through a cul-de-sac and then right pass the gas station parking lot. This is a recorded easement and would be served as an emergency access.

Council discussed the concerns with having an access off of Church Street and routes Bill suggested. Council asked for a design with an access off of Baltimore Pike even if it means an increase in density. Bill said if its ok with Council, he would come back with a sketch with the main access off of Baltimore Pike and then Council can decide if it is worth a zoning change to make it happen. If we all agree to do that, then we move forward with both aspects at the same time. Moving forward with the zoning change and getting the costs associated with taking down the wall. Bill said that Wilkinson will pay for all legal costs associated with this project.

**BOROUGH SOLICITOR'S REPORT**

Kim Venzie gave the following report:

**COUNCIL ON GOVERNMENT**

Kim reviewed the documents and they are asking the Borough to enter into an intergovernmental agreement and then we have to adopt an ordinance that authorizes the Borough to enter into the agreement. She confirmed that it is \$125.00

for the first year and \$250.00 for the remaining years. We can void the agreement with 30 days' notice and pay any fees do but you won't be penalized. Paul Morgan made a motion to approve Borough Council to enter into the intergovernmental agreement and adopt the ordinance pending final approval from our Solicitor, 2<sup>nd</sup> by Mike Essmaker, motion carried.

#### BALTIMORE PIKE BIKEWAY RESOLUTION

Kim reviewed the resolution and approved it. Paul Morgan made a motion to approve the Baltimore Pike Bikeway Resolution, 2<sup>nd</sup> by Janet Watts, motion carried.

#### MAYOR'S REPORT

Mayor Rzucidlo gave the following report

#### XMAS TREE DECORATIONS

Thank you to Andy DiFilippo and former Mayor Steve Cummings for helping to take down the Christmas decorations.

#### COMCAST BILL & PECO BILLS

Still working on getting these accounts.

#### GRANTS

Dennis has been bringing all sorts of grants and ideas. There is a \$110,000 grant we can get as a small community and not have a match. Looking into some playground equipment and for people to help plan that out. We have a grant for the ballfield from Scotts Turf that will be submitted in March. There is a matching grant of \$3,000 to do some sort of activity and Dennis suggested a kid's summer program one day a month through the summer. Mighty Writers in Kennett is willing to run the program. Mike Essmaker made a motion to approve moving forward with the grants, 2<sup>nd</sup> by Janet Watts, motion carried.

#### OLD BUSINESS

#### DAVE BESSELMAN RESIGNATION

Mike Essmaker made a motion to accept Dave Besselman's resignation, 2<sup>nd</sup> by Stephanie Reichert, motion carried.

#### NEW BUSINESS

#### ZONING HEARINGS

- ❖ Tuesday, March 22, 2022 @ 6:00 p.m. - 201 Pennsylvania Avenue
- ❖ Wednesday, March 23, 2022 @6:00 p.m. 509 Henson Street\
- ❖ Tuesday, March 29, 2022 @6:00 p.m. - 5 Miller Drive

#### RESOLUTION 2022-02

This official resolution is for a Statewide Local Share Assessment Grant for Streetscape Improvements along Pennsylvania Avenue from W. State Street/First Street to Third Street. Mike Essmaker made a motion to adopt Resolution 2022-02, 2<sup>nd</sup> by Janet Watts, motion carried.

#### RESOLUTION 2022-03

This official resolution is for a Statewide Local Share Assessment Grant for replacement of influent pumps, piping upgrades, and associated improvements at the Avondale Borough Wastewater Treatment Plant.

ROBERT W. CLEVELAND, JR., TAX COLLECTOR - RESIGNATION

Mike Essmaker made a motion to add Robert W. Cleveland's, Jr. resignation to the agenda, 2<sup>nd</sup> by Janet Watts, motion carried. Mike Essmaker made a motion to accept Mr. Cleveland's resignation as tax collector, 2<sup>nd</sup> by Stephanie Reichert, motion carried.

ANNOUNCEMENTS

- Council Meeting - March 15, 2022 @ 7:00 p.m.
- An Executive Session was held before this meeting from 6:30 p.m. to 7:00 p.m. – Peter Barsz gave an update on some finance issues.

*Stephanie Reichert*

~~Janet Watts~~ made a motion to adjourn the meeting at 8:40 p.m., 2<sup>nd</sup> by Janet Watts, motion carried.

Respectfully Submitted,

*Becky Brownback*

Becky Brownback  
Borough Secretary