

The regular monthly meeting of the Borough Council of Lewisburg, Union County, Pennsylvania, was held at 6:30 PM on **Tuesday, March 16, 2021** as a Virtual Zoom Meeting. Present: Council President Sulai; Councilmembers Botelho, Comas, Derman, Farrell, Heayn, Yohn and Brody; Manager Lowthert, Secretary Anders, Solicitor Lyons, BVRPD Chief Yost, and Mayor Wagner. Also present: Lynne Raguse, Eric Scicchitano, Kelly N Lewisburg, Kendy Alvarez, Steve Bieber, Tim Turner, Kathy Wendt, Taylor Lightman, Chris Watts, Gregory Coleman, David Hines, and a phone participant.

CALL TO ORDER: Council President Sulai called the meeting to order at 6:38 PM.

APPROVAL OF MINUTES: Councilmember Derman made a motion, seconded by Councilmember Heayn, to approve the February 9, 2021 Zoom Work Session meeting minutes. Motion was unanimously approved.

Councilmember Derman made a motion, seconded by Councilmember Heayn, to approve the February 16, 2021 Zoom Regular meeting minutes. Motion was unanimously approved.

COUNCIL ACTIONS AS A RESULT OF THE PUBLIC HEARING: Councilmember Derman made a motion, seconded by Councilmember Comas to adopt Resolution 21-02 conditionally approving an Economic Development Liquor License Application. Motion was unanimously approved.

LAND DEVELOPMENT PLAN REVIEW/APPROVAL – DERRSTOWN VILLAGE PROJECT: Councilmember Farrell made a motion, seconded by Councilmember Botelho to approve Ordinance waivers requested by Developer:

1. 315-41.F Monuments for new subdivision or land development projects will be set prior to final plan approval.
2. 315-46.M(4)(a) Alleys may not be used as the only means of access to a lot.
3. 315-48.A(1) Curbs will be required along all public and private streets abutting to any proposed subdivision or land development.
4. 315-48.C(5) Sidewalks will be on both sides of the street in front of all residential units.
5. 315-48.C(11) Sidewalks and pathways will be laterally pitched at a slope toward the street not less than 1% and not greater than 2% to provide for adequate surface drainage.
6. 315-48.D(2) Street lighting will be provided at the following:
 - (a) The intersection of streets.
 - (b) A maximum of 150-foot intervals along streets offering on street parking.
 - (c) Defined pedestrian crossings.
 - (d) Other locations along the street as deemed necessary by Borough Council.
7. 315-48.D(3) At the discretion of the Borough Council upon recommendation by the Planning Commission, lighting will consist of luminaries meeting the approval of the International Dark-Sky Association or be the Lewisburg standard, three-globe fixtures.
8. § 315-48.E(2): At least two street name signs will be placed at each four-way street intersection and one at each T-intersection. Signs will be installed under light standards (where applicable) and be free from visual obstruction.
9. 315-48.F(1) A tree with a minimum caliper of two inches will be planted every 30 feet of street on both sides of the street in an alternating manner.
10. 315-50.B(4) In general, all private driveways will be confined to the lot served; however, private driveways across the lands of another may be permitted by Borough Council in the following circumstances:
 - (a) Not more than two lots are involved.
 - (b) A complete right-of-way or easement agreement is prepared in a form acceptable to the Borough Council.

ATTENDANCE

CALL TO ORDER

APPROVAL OF MINUTES
February 9, 2021

February 16, 2021

PUBLIC HEARING
Resolution 21-02

LAND DEVELOPMENT PLAN
Derrstown Village/St. Anthony Street Project

- *Waivers*

March 16, 2021

- (c) The total number of lots involved include all existing and/or proposed lots utilizing the private driveway for access.

11.315-50.B(6) Location and positioning of driveways.

- (a) Southernmost shared use driveway does not meet the setback from intersections as defined in Table 6-4 of 100 feet.

12.315-50.B(7) Driveways will have a throat width and curb return radii based on the volume and type of traffic and in accordance with Figures 6-6, 6-7, 6-8, 6-9, 6-10 and 6-11 and Tables 6-5, 6-6 and 6-7.

- (a) The minimum width for a two-way low-volume driveway with a roadway speed less than 45 MPH listed within Table 6-6 is 20 feet.

There was some discussion. Borough Manager Lowthert informed Council the requested waivers have been reviewed by the Borough Engineer and Zoning Officer and there are no concerns with approval. Motion was unanimously approved.

Borough Council will wait to decide requiring the Developer to provide As-Built plans for Derrstown Village if developed conditions deviate from the originally approved plan and the Borough Engineer's recommendation to change Hazel Tree Alley to one-way traffic.

Councilmember Derman made a motion, seconded by Councilmember Comas to approve the final land development plans for the Derrstown Village Project contingent upon the following conditions:

1. Section § 315-42: Easements - Stormwater facility easements. Approval of agreements between the developer and Lewisburg Borough granting the Borough uninterrupted right of access to all stormwater facilities shown on the plan for the purposes of inspection and emergency maintenance of the stormwater facilities. Facility ownership will remain with the property owner(s).
2. Section § 315-50: Lot access and driveways - driveway maintenance and use agreement must be entered into by the respective property owners and recorded with the subdivision or land development plan. Agreements must be provided to the Borough when available.
3. Section § 315-53: Sewage facilities - The developer will obtain all required sewage planning approvals from the Lewisburg Area Joint Sewer Authority and the PA DEP and provide copies to Lewisburg borough when received.
4. Section § 315-78: Fees. All fees are paid by the Developer.
5. Section § 315-66 - 68: Improvement Guarantees. All improvement guarantees will be provided by the Developer in accordance with Borough Ordinances.
6. All final land development plans will be presented to Lewisburg Borough for signature in compliance within the timelines identified in Lewisburg Borough Ordinances.
7. All Developer Agreements and Financial security documents will be presented to Lewisburg Borough within the timelines identified in Lewisburg Borough Ordinances.
8. Any conditions placed upon the final land development plans as part of the approval process by Borough Council at this meeting will be addressed upon submittal of the final land development plans to Lewisburg Borough for signature.

There was a brief discussion. Motion was unanimously approved.

Derrstown
Village/St. Anthony
Street Project
• *Waivers Cont.*

Derrstown
Project Land
Development
Approval

- *Conditions*

March 16, 2021

PUBLIC WORKS/POLICE COMMITTEE: Buffalo Valley Regional Police provided a monthly report.

Councilmember Derman made a motion, seconded by Councilmember Comas to proceed with a two-stall prefabricated structure for the Hufnagle Park Restroom and Handwashing station CDBG-CV project. Motion was unanimously approved.

Council directed Staff to continue following the updated Governor’s guidance and require organizations to provide a COVID-19 plan pertaining to the requests to relax the Borough’s COVID-19 restrictions associated with the use of Lewisburg Borough Parks/Athletic Fields.

ADMINISTRATIVE/FINANCE COMMITTEE: Councilmember Derman made a motion, seconded by Councilmember Heayn to approve payment of bills from February 13, 2021 through March 12, 2021 in the amount of \$405,650.31. Motion was unanimously approved.

Councilmember Derman made a motion, seconded by Councilmember Heayn to approve a change in the Special Projects Coordinator/Grant Manager job title to Community Development/Grant Manager.

Councilmember Derman made a motion, seconded by Councilmember Heayn to approve the Borough Manager to sign a Professional and Administrative Services Agreement with SEDA-Council of Governments for the Borough’s CRS Program Administration, Verification and Recertification Preparation – please note that this agreement will renew automatically each year unless cancelled by either party. Motion was unanimously approved.

Councilmember Derman made a motion, seconded by Councilmember Heayn to adopt Resolution 21-01 appointing the Borough Secretary as Chief Administrative Officer of the Non-Uniformed Pension Plan. Motion was unanimously approved.

COMMUNITY DEVELOPMENT/PLANNING COMMITTEE: Councilmember Yohn made a motion, seconded by Councilmember Heayn to approve HARB item a. and issue a Certificate of Appropriateness as submitted and recommended by HARB per their minutes dated March 9, 2021. Motion was unanimously approved.

a. **Brenda Finucane / 40 North Front Street / Exterior Renovations**

Currently there are vacancies on Zoning Hearing Board Alternate, term expiration December 31, 2023, HARB term expiration December 31, 2022, December 31, 2023, December 31, 2023, and Shade Tree term expiration December 31, 2022, December 31, 2023, December 31, 2025.

MAYOR: While attending the Flood Task meeting, Mayor Wagner realized that June is the 50th anniversary of Hurricane Agnes. Mayor Wagner has participated in every flood except for the 1936 flood and is passionate about flooding and wanted to commemorate the flood of 1972 because it changed the face of the Borough. Mayor Wagner gave some flood history as prepared by the Union County Historical Society.

Mayor Wagner introduced a special guest Taylor Lightman to enlighten Council in some facts of the 1972 Agnus flood. Taylor Lightman presented a sample activity of Lewisburg in Jeopardy for the April work session.

COUNCIL PRESIDENT: Council President Sulai stated about a year has gone by since COVID became a pandemic and wanted to thank everyone that has kept the Borough going forward.

ADDITIONAL BUSINESS FROM COUNCIL: David Heayn inquired about the status of vehicular noise issue because of the significant amount of interest from the public. Mayor Wagner informed Council BVRPD Chief Yost has purchased a noise meter and has ideas. Chief Yost stated it is a difficult task and BVRPD will try to duplicate what Mifflinburg Police have done. They continue to monitor the activity of the streets. There was some discussion.

PUBLIC WORKS/POLICE COMMITTEE
BVRPD

Hufnagle Park
CDBG-CV

Borough Parks /
Athletic Fields

ADMINISTRATIVE/
FINANCE
Approval of Bills

Job Title Change
Community
Development /
Grant Manager

SEDA COG CRS
Program

Resolution 21-01
Chief
Administrative
Officer

COMMUNITY
DEVELOPMENT/
PLANNING
HARB

B. Finucane

Vacancies

MAYOR

COUNCIL
PRESIDENT

Additional
Business from
Council

March 16, 2021

WRITTEN REPORTS: Councilmember Derman made a motion, seconded by Councilmember Heayn to acknowledge receipt of the monthly Zoning and Code Enforcement Officer Report, LAJSA January Minutes and March Agenda, Planning Commission February 3, 2021 and February 24, 2021 meeting minutes and Shade Tree Commission October 8, 2020, November 12, 2020, and December 10, 2020 meeting minutes. Motion was unanimously approved.

WORK SESSION: There will be a Work Session to be held Tuesday, April 13, 2021.

Council President Sulai called for an executive session to discuss legal matters at 8:10PM.

Council returned at 8:18PM.

There being no further business, Councilmember Derman made a motion to adjourn the meeting. Motion was unanimously approved. Meeting adjourned at 8:19PM.

Respectfully submitted,

Jacqueline A. Anders
Borough Secretary

WRITTEN REPORTS

WORK SESSION

EXECUTIVE
SESSION

ADJOURNMENT