

MINUTES  
BROOKHAVEN BOROUGH COUNCIL WORKSHOP  
AUGUST 22, 2016

John Wilwert, President of Council, called the regularly scheduled Workshop Session of Brookhaven Borough Council to order at 7:00 PM. The record shows the meeting was held in Council's Chambers at the Brookhaven Municipal Center, 2 Cambridge Road, Brookhaven, PA 19015.

Mr. Wilwert welcomed all present and led in the Pledge of Allegiance to the American Flag.

Mr. Wilwert said that Council had met in an Executive Session from 6:40 PM until 7:00 PM tonight to discuss personnel issues.

The record shows the following people seated at the Council Table (from my right to left): Ms. Sawicki, Mr. Linowski, Mr. LaPera, Mrs. Fooks, Mr. Wilwert, Solicitor Maddren, Ms. Leslie, Mayor Hess, Mr. Donaway, Engineer Catania and Secretary McKinley.

**PRESENTATION TO COUNCIL – Christopher Riggle and Stan Glantz**

Christopher Riggle from Maser Consulting P.A. and Stan Glantz from Katz Properties provided Council with a Sketch Plan for Brookhaven MZL, LP (Plaza 352). They had an easel-size version for Council and the audience to see as they explained their proposed development. They said the size-wise footprint would be the same as that for a closed Dunkin' Donuts. If it is a Dunkin' donuts there will be a drive-through. Mr. Wilwert asked when Messrs. Riggle and Glantz found out what will actually be going on to the pad would they please let Council know before they see it on Facebook. The possibility of putting another business 18,000 square foot business into the existing stores between Lowe's and Shop-Rite was discussed. There is a 42" storm water pipe through the breezeway. Parking spaces at the shopping center were also discussed. They also spoke about an additional 5,000 square feet of landscaping. Among other questions or comments by Council or audience members were Mr. Linowski and Mayor Hess said we already have other businesses that sell donuts—Kyj's Bakery, Wawa, Shop-Rite, Giant and most likely the new Starbucks in the Shoppes at Brookhaven will too. Mr. Wilwert said we are interested in "getting as much business as we can" in the Borough and we don't want to have an empty store in a year. Mr. Linowski asked what term of lease are you looking for? The answer was a minimum of 10 years. Ms. Sawicki asked Mr. Catania how many parking spaces will the new place of business need. He'll get back to her on that. Existing parking problems were brought up by Mr. Linowski and members in the audience. Mr. Riggle said part of the problem is because Shop-Rite is not finished striping. Mr. Glantz spoke about having the employees of the businesses park toward the back. Mr. Ruggieri from East Garrison Road asked if consideration had been given to locate the pad on the other side of the entrance driveway between Hilltop Drive and the Edgmont Avenue entrance. Mr. Riggle said the grade in that area is too deep. Mr. Dykes from West Brookhaven Road and Councilwoman Fooks said that Verizon does not use all of their parking spaces and neither does Citizens Bank. Mr. Catania said when a tenant is obtained, a Zoning Permit will be necessary. They may have to go before the Zoning Hearing Board.

**PUBLIC DISCUSSION –** There was none.

**SOLICITOR'S REPORT –** Mr. Maddren

Mr. Maddren said he has advertised the Delaware County Solid Waste Ordinance for adoption at the September 12 Council Meeting.

**MAYOR'S REPORT –** Mayor Hess had no report.

COUNCIL REPORTS

CHAIR ARBOR/SHADE TREE COMMITTEE, LIAISON TO HEALTH INSPECTORS AND HEALTH OFFICER, MEMBER OF GRANT COMMITTEE, LIAISON TO PLANNING COMMISSION, MEMBER LONG RANGE DEVELOPMENT COMMITTEE AND MEMBER FIRE COMMITTEE – Ms. Sawicki

Ms. Sawicki said the Planning Commission did not meet in August because there was nothing on their agenda.

She continued her report by saying she has gotten nothing but good feedback on Shop-Rite and she's hoping to have a "sit down restaurant" at the Shoppes at Brookhaven.

CHAIR FINANCE AND INSURANCE COMMITTEE, CHAIR LONG RANGE DEVELOPMENT, MEMBER FIRE COMMITTEE, MEMBER CIVIL SERVICE COMMISSION AND CHAIR CONDO ASSOCIATION COMMITTEE – Mr. Linowski

Mr. Linowski also said that at the September 12 Council Meeting he will be presenting an updated Bill List for approval and will also be reading into the Minutes the 2017 Municipal Minimum Obligation (MMO) for the Police and Non-Uniformed Pension Plans. For the past three years this Council has taken the maximum. Now we are only three years behind instead of seven.

He commended Lowe's for all of the work they have done in the Plaza 352 Shopping Center. The new entrance near the bank is almost ready to be used. Everything they have promised to do they have done "in a magnificent way".

The Shoppes at Brookhaven are 90% filled according to a conversation he has had with the property owner. One of the newest tenants will be a health center.

Brookhaven Shopping Center's new owner has put in new sidewalks. The new owner is working hard to beautify the center.

Mrs. Fooks thanked Mr. Linowski for stealing part of her report.

CHAIR EMERGENCY MANAGEMENT ADMINISTRATION, CHAIR RECYCLING/TRASH COMMITTEE, CHAIR FIRE COMMITTEE AND CHAIR POLICE COMMITTEE – Ms. Leslie had no report.

CHAIR PUBLIC WORKS AND BUILDINGS, LIAISON TO HOLIDAY PARADE COMMITTEE, CHAIR COMPREHENSIVE PLANS, MEMBER TRAFFIC CALMING COMMITTEE AND MEMBER POLICE COMMITTEE – Mr. Donaway

Mr. Donaway said he received a copy of a letter from Parkside Borough asking to piggy-back their road salt with us again for the 2016-2017 season. He asked Mr. Catania if their quantity was included in the quotes for road salt that are being solicited. Mr. Catania said yes.

Mr. Catania said he received one salt quote from Eastern Salt. With Council's permission did not open the quote from Eastern Salt. It will be opened on September 12 at the Council Meeting along with any others that are received after Mr. Catania contacts the companies to whom quote opportunity letters were sent without getting a response from them.

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Mr. Donaway said the Do Not Block the Intersection sign was put up on the Stop Sign at the intersection of Barlow Avenue and East Brookhaven Road.

Mr. Donaway continued his report by speaking about the PennDOT traffic island at the intersection of West Brookhaven Road and Bridgewater Road. As a result of a vehicle accident, the two pots of flowers and the sign in the pots was destroyed. There was a report that there were vehicle remains from the accident there too. Mr. Donaway said he went to the area again this afternoon and found no car parts. Maybe they are on the other side of the island on the Chester Township side of the streets. Our Public Works Employees went out and cleaned whatever they could find. They looked for the American Flags that were in the planters but couldn't find them. Public Safety Fire Official, Joe Bynum, said that our Police Officer Kevin Crouse has them. He was also told this was a non-reportable accident. Remember, this is PennDOT territory. If you're doing anything in the area, be careful!

LIAISON TO ZONING HERING BOARD, LIAISON TO RECREATION COMMITTEE, MEMBER GRANT COMMITTEE, MEMBER LONG RANGE DEVELOPMENT, MEMBER CONDO ASSOCIATION - Mr. LaPera

Mr. LaPera said the Family Day Committee will be meeting at 6:00 PM Thursday, August 25. The regularly scheduled Recreation Committee for Thursday night is cancelled.

Messrs. LaPera, Wilwert and Linowski will be meeting with the Delaware County Planning Commission Committee to go over the new Zoning Ordinances and Zoning Map.

Messrs LaPera and "John from Baseball" will be meeting with Mr. Hill's daughter, Morgan, regarding the baseball field. They will report back to Council on September 12. The Snack Bar will be painted blue.

BUSINESS REVITALIZATION COORDINATOR, CHAIR ORDINANCE COMMITTEE, MEMBER CONDO ASSOCIATION, SCHOOL BOARD LIAISON, CHAIR TECHNOLOGY COMMITTEE, CHAIR GRANT COMMITTEE AND MEMBER POLICE COMMITTEE – Mrs. Fooks

The Ordinance Committee did meet on August 18 for 2 ½ hours. They reviewed changes Mr. Maddren proposed for the Peddler/Solicitation Ordinance they have been working on. There were a few members who were unable to attend last week so Mrs. Fooks is obtaining feedback through email. Once she has heard from everyone, she will forward the feedback/final recommendations to Mr. Maddren. The fee schedule will also require a change to the Peddler/Solicitation Fee.

Mrs. Fooks said she has been in both Shop-Rite and Lowe's which have been open for over a week now and she has asked that all who shop there give them a little time to "work out the kinks". Continuing on Plaza 352 matters, Mrs. Fooks said residents were coming to ask her if Brookhaven is getting a PetSmart there. She contacted the shopping center owners and they indicated that they are talking to a few tenants in addition to PetSmart. She should know more over the next few months. Regarding the Shoppes at Brookhaven, she has been informed that they have 90% occupancy. She had no update on Pep Boys and Pep Boys need to look at the curb on the Trimble Boulevard side of their store. The new owner of the Brookhaven Shopping Center—"Ave", has done sidewalk and parking lot repairs/replacement where necessary and she was wondering when "Ave" will be doing the remodel to the outside of the shops. Mr. Catania will contact "Ave" to find out.

It's finally here. The SPCA vaccination/chip clinic will be in our gym tomorrow from 4-6 PM.

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CHAIR INSPECTORS AND FIRE MARSHAL, DEPUTY EMERGENCY MANAGEMENT COORDINATOR, CHAIR TRAFFIC CALMING, MEMBER TECHNOLOGY COMMITTEE AND MEMBER HISTORICAL SOCIETY COMMITTEE – Mr. Wilwert

Mr. Wilwert said that on Sunday, September 11 Town Watch will hold their September 11 Memorial Service at the memorial out back. It will begin at 6:00 PM. This is open to the public.

He continued his report saying he will have the Employee Handbook for Council's review. The Employee Handbook must be adopted within the next few months.

ENGINEER'S REPORT – Mr. Catania

Mr. Catania said he will have two other bids/quotes for the repair of the HVAC cooling tower's broken water line at the September 12 meeting.

The Shoppes at Brookhaven have asked for another escrow release--\$16,969.25 for the ballfield and \$463,468.90 for Phase 1-3. This will be handled at the September 12 Council Meeting. Periodic site inspections are being done.

The bid opening for the Trash/Recycling Contract will be at the Council Meeting on September 12 as will be the road salt quotes.

The Shepherd Street Drainage Improvements and Trimble Boulevard Drainage Improvements were both put out for re-bids. These re-bids will be opened at the September 12 Council Meeting.

Mr. Catania said they are meeting with the pipeline representatives about drainage issues at Traditions at Ridley Creek. The pipeline representatives are allowing them to put up a railing

Lowe's is doing a driveway modification.

Mr. Wilwert asked Mr. Catania to see if the Shoppes at Brookhaven are going to be able to move the school flashing device at Coebourn Elementary School before school opens.

INSPECTORS' REPORTS

FIRE MARSHAL – Mr. Leslie had no report.

HEALTH – Mrs. Warfield

Mrs. Warfield said that Flu Shots will be given at the Municipal Center on September 26. If your insurance doesn't cover the cost, it will be \$25.

Volunteers for Aston's Meals on Wheels are desperately needed. Volunteers only have to make deliveries one or two hours a month. There are Brookhaven residents using this service.

Mrs. Warfield said she has received an inquiry about a Food Truck Fund Raiser. We do not have any code for Food Truck Wars—there is really nothing to follow.

Citations are continuing to be written for two properties—Commerce and Mount Vernon.

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Mrs. Warfield asked about stripping of the school walkways. Will this be done this year? She said she is concerned about the “Toe Path” area.

Mrs. Warfield said she would like a Code Meeting. Mr. Wilwert said he will schedule one in September.

ZONING OFFICER – Mr. Hampton was absent.

PUBLIC DISCUSSION

Robert Montella, 4826 Shepherd Street said the fire company has put the new rescue truck into service this week. All drivers are certified. He thanked Council for the truck and all the support they receive from them. Mr. Wilwert said it looks like Joe Bynum is Chief Montella’s chauffer when they are in the Public Fire Safety Officers’ truck.

There was no more business to come before Council. Mr. Linowski made the motion to adjourn. Ms. Leslie made the second. Motion carried unanimously.

Respectfully Submitted,

Mary Ellen McKinley  
Borough Secretary