

**BOROUGH OF PARRYVILLE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**MARCH 18, 2019**

Meeting was called to order 7:00 PM by President Cathy Hawk, followed by the Pledge of Allegiance.

Other members present were: Sharon Hinkle, Penni Szoke, Patricia Wentz, Solicitor Robert Frycklund and Secretary-Treasurer Dana Brubaker.

Council Members not present: Ralph Washburn and Mayor Kevin Greenzweig

**PUBLIC COMMENTS:**

No public comments

**SUBDIVISION REVIEW:**

The Council reviewed the third revision of the Pequa Properties, LLC reverse subdivision/lot consolidation plan.

**MOTION: Sharon Hinkle made and Penni Szoke seconded a motion approving the following SALDO waivers for the Pequa Properties, LLC reverse subdivision/lot consolidation plan. All in favor. Motion passed.**

SALDO 403.03.g – The existing soils overlay for the entire parcel should be shown on the plans

SALDO 403.03.h – The name of all adjoining property owners should be shown on the plans

SALDO 403.03.i – The existing contours at vertical intervals of five (5) feet should be shown on the plans.

SALDO 403.03.j – The existing contour datum should be shown on the plans.

SALDO 403.03.l – All existing sewers, water mains, culverts, etc. should be shown on the plans.

SALDO 403.03.p and 403.04.h – Any existing and/or proposed deed restrictions should be indicated on the plan. Additionally, copies of the proposed deed created by this plan should be provided to the Borough for review prior to recording.

SALDO 403.03.v – The scale of the location map does not match the required scale of 1" = 2000'

SALDO – 403.03.g – The location, size, and inverted elevation of all sanitary, storm and combined sewers and location of all manhole, inlets and culverts should be shown on plans.

SALDO – 403.03.k – All existing and proposed survey monuments should be shown on the plans. Additionally, a certification that all required survey monuments should be shown on the plan have been set should be provided to the Borough prior to final plan approval. Partial Waiver: to set only the new survey monuments associated with newly created lot lines for this plan. However, the required survey certification letters for the survey monuments (to be set) to be provided to the Borough prior to final plan approval.

**MOTION: Sharon Hinkle made and Penni Szoke seconded a motion conditionally approving Pequa Properties, LLC reverse subdivision/lot consolidation plan (based on the plan dated 3-12-19). All in favor. Motion passed.**

### **PRIOR MONTH ACTIVITY:**

**MOTION: Patty Wentz made and Penni Szoke seconded a motion to approve the prior meeting minutes, February 18, 2019. All in favor. Motion passed.**

**MOTION: Sharon Hinkle made and Patty Wentz seconded a motion to approve the Treasurer's Report for the period ended February 28, 2019 All in favor. Motion passed.**

**MOTION: Sharon Hinkle made and Penni Szoke seconded a motion to approve the list of bills submitted for payment with the addition of a bill for \$270.62 to reimburse Cathy Hawk for mailing/printing costs of recycling flyers. All in favor. Motion passed.**

### **Department Reports:**

1. Zoning and Building Committee – No report submitted by Marty Sowers
2. Sewage Enforcement – No report submitted by Keith Valentine
3. Code Enforcement – No report submitted by Marty Sowers.
4. Solicitor – Robert Frycklund provided a litigation update on the various pending cases
5. Mayor – No report submitted by Mayor Kevin Greenzweig
6. Borough Engineer - Eric Snyder provided the following update: Lower Main/Dirt and Gravel Road Grant. The borough can provide in-kind labor and the county will cover the cost of the materials. He suggested adding a guard rail to the grant application. He reminded the council the road must stay gravel for a period of two years in order to qualify for this grant. He also noted the 2019 Tar and Chip Program Bids need to go out shortly. Also discussed was the CBDG applications due to Carbon County shortly. Eric recommends re-applying for drainage improvements on Cherry Hill Road. Sharon Hinkle discussed the recent flooding at the borough building.

## **Board Reports:**

1. **Planning Commission** – The council discussed the need to fill the pending vacancies on the Planning Commission. Thus far, council members have been unable to find interested residents to serve on the Commission. The council has decided to offer \$50 per meeting stipend.

**MOTION: Sharon Hinkle made and Patty Wentz seconded a motion to approve the paying Planning Commission members \$50.00 per meeting. All in favor. Motion passed. (Penni Szoke abstained from the vote)**

2. **Zoning Hearing Board** – No Report. Council reminded they need to find interested residents to serve on the Board. All three seats are open.

## **Committee Reports:**

Building and Lights – No Report

Health and Sanitation – No Report

Roads – Borough Engineer Eric Snyder provided update under Borough Engineer Report

Playground Committee – Sharon Hinkle noted the Committee is meeting on Thursday.

Canal Commission – The Borough needs a replacement representative

Fire and Safety – No update

Finance and Budget – Brubaker reported the 2017 and 2018 liquid fuels audit are completed with no findings. Brubaker is working to coordinate worker's compensation audit and get records prepared for 2018 financial audit.

## **Unfinished Business**

Harry Garmin will be submitting the draft ACT 537 plan to DEP for their review.

The council continued its discussions on the Veteran/Military banner program. PPL does allow banners to be hung from its poles. The Borough needs to obtain information on the cost of installation before moving forward with this program.

## **New Business**

No New Business

## **Additional Public Comments:**

Resident Phyliss Smith voiced her concerns about the following issues: parking on Church Street (Cathy Hawk did speak to the Mayor on this issue). Possible individual living in a trailer by the damn on Borough property. The excess cars at the former-store in Main Street are a hazard at the intersection. The cars are parking all the way to the stop sign. She also inquired if the Borough still has a Mayor. Hawk comment Kevin is still our Mayor and isn't required to attend Borough meetings.

Resident Jason Smith asked for a brief explanation of the history of the litigation situation between the Borough and Mr. Stemmler. He also requested the minutes are added to the borough website.

Brubaker reminded the Council the next meeting is April 15, 2019 at 7:00 PM

**MOTION Penni Szoke made and Sharon Hinkle seconded a motion to approve adjourn the meeting at 8:50 PM ALL IN FAVOR.**

**MEETING ADJOURNED.**

**Submitted By:**

*Dana L Brubaker*

**Dana L Brubaker  
Borough Secretary**



**Civil Engineers & Surveyors**  
 P.O. Box 639, 863 Interchange Road, Suite 101  
 Kresgeville, PA 18333  
 (610) 681-5233 | Fax: (610) 681-5248

PVB-19-001  
 March 12, 2019

Attn: Dana Brubaker - Borough Secretary  
 Parryville Borough  
 P.O. Box 10  
 Parryville, PA 18244

SH/PS Conditionally approve  
 plan based on 3/12/19  
 letter w/ approval of ERC  
 SH/PS - approvals for  
 waiver

**RE: REVIEW #3 FOR A PRELIMINARY/FINAL REVERSE SUBDIVISION / LOT CONSOLIDATION PLAN FOR: PEQUA PROPERTIES, LLC LOCATED IN PARRYVILLE BOROUGH, CARBON COUNTY, PA**

Dear Dana,

Per your request we have reviewed the above-referenced Preliminary/Final Pequa Properties Reverse Subdivision / Lot Consolidation Plan. Our review #3 was based on a one (1) page plan showing the proposed Preliminary/Final Reverse Subdivision / Lot Consolidation located at 770 State Road (Township Route 516) in Parryville Borough, Carbon County, Pennsylvania. The plan was prepared by Musselman Associates – Professional Land Surveyor and is dated January 9, 2019 and last revised on March 4, 2019.

The following comments are based upon the Parryville Borough Subdivision and Land Development Ordinance Act 427 (SALDO), and the Parryville Borough Zoning Ordinance (Zoning) adopted: July 1, 2017. Our comments are as follows:

***(All new and/or updated comments based on the revised plans are shown in bold/italic):***

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS:**

1. SALDO 403.01 & 404.02 - All comments from the Carbon County Planning Commission shall be considered. ***The applicant indicated that all comments from the Carbon County Planning Commission have been addressed.***
2. SALDO 403.03.a – ***Comment Addressed!***
3. SALDO 403.03.f – The bearing and distance shown for Line "L1" in the plan view does not match the bearing and distance shown on the line table. ***Remains Outstanding! Line L1 in the line table is listed as 985.93' however this line is shown as 985.36' on the Plan and in the Deed Plotting.***
4. SALDO 403.03.f – ***Comment Addressed!***
- ⑤ SALDO 403.03.g – The existing soils overlay for the entire parcel should be shown on the plans. ***Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.***

6. SALDO 403.03.h – The names of all adjoining property owners should be shown on the plans. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
7. SALDO 403.03.i – The existing contours at vertical intervals of five (5) feet should be shown on the plans. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
8. SALDO 403.03.j – The existing contour datum should be shown on the plans. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
9. SALDO 403.03.l – All existing sewers, water mains, culverts, etc. should be shown on the plans. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
10. SALDO 403.03.p & 404.04.h – Any existing and/or proposed deed restrictions should be indicated on the plan. Additionally, copies of the proposed deed created by this plan should be provided to the Borough for review prior to recording. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan. Remains Outstanding – Even with the approval of the requested waiver, copies of the proposed deed created by this plan should be provided to the Borough for review prior to recording.**
11. SALDO 403.03.v – The scale of the location map does not match the required scale of 1" = 2000'. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
12. SALDO 403.03.w – **Comment Addressed!**
13. SALDO 404.03.a – **Comment Addressed!**
14. SALDO 404.03.a – **Comment Addressed!**
15. SALDO 404.03.g – The location, size, and invert elevation of all sanitary, storm, and combined sewers and location of all manholes, inlets, and culverts should be shown on the plans. **Waiver Requested - The applicant has requested a waiver for this SALDO item. We would recommend the approval of this waiver for this project due to the scope and nature of this plan.**
16. SALDO 404.03.k – All existing and proposed survey monuments should be shown on the plans. Additionally, a certification that all required survey monuments shown on the plan have been set should be provided to the Borough prior to final plan approval. **Waiver Requested - The applicant has requested a partial waiver for this SALDO item to set only the new survey monuments associated with the newly created lot lines for this plan. We would recommend the approval of this partial waiver for this project due to the scope and nature of this plan. However, the required survey certification letter for the survey monuments (to be set) should be provided to the Borough prior to final plan approval.**

17. SALDO 404.04.a & 404.04.b – The owner's affidavit will need to be signed by all the record owners associated with this plan. **Remains Outstanding – The applicant indicated that all the record owners will sign the final plans.**

**GENERAL COMMENTS:**

1. General – All comments from the Borough Zoning Officer and Borough Solicitor shall be considered prior to final plan approval. **The applicant indicated that they have not received any comments from the Borough Zoning Officer and Borough Solicitor.**
2. General - Copies of the proposed deeds to be created by this plan should be provided to the Borough Solicitor and Borough Engineer for review prior to recording. **Remains Outstanding!**
- \* 3. General - Copies of the recorded plan and all newly recorded deeds for this site should be provided to the Borough by the applicant after final plan approval and recording. Digital copies of the recorded plan and newly recorded deeds should also be sent to the Borough Engineer after final plan approval and recording. **The applicant indicated that they will provide copies of the recorded plan and recorded deeds after they are recorded.**
- \* 4. **General – The waiver approval note on the plans will need to be updated with the date of the waiver approvals by Borough Council prior to recording the plans.**

If you have any additional questions, please do not hesitate to contact me at the above number.

Sincerely,

**KEYSTONE CONSULTING ENGINEERS, INC.**



Eric S. Snyder, P.E.

ESS/ess

c.c. Cathy Hawk – Borough Council President  
Jay Musselman – Musselman Associates