

Borough of Alburtis
Meeting Minutes
June 25th, 2025

The June 25th, 2025, meeting of Borough Council was called to order by Council President at 7:00 p.m. in the Borough Hall, 260 Franklin Street, Alburtis, PA. The meeting was also live streamed on Zoom.

Council members in attendance:

Ron DeIaco, Hector Moss, Ashlynn Rivera, John Aleszczyk

Council members in attendance via zoom:

Mehmet Birtek

Associates of Alburtis in attendance:

Stephen Nemeth- Manager, Kathleen Palmer- Mayor, David Knerr- Solicitor,

Associates of Alburtis in attendance via zoom:

Tony Alsleben- Police Chief, East Penn Press

Visitors in attendance:

Gary DeRoner, Mike Gerhart, Dave Kutzor, Jason Stefano, John McRoberts- Pidcock, Nicole Galio- Jaindl

Visitors in attendance via zoom:

Tom, Brooke, Kate, Rita

PUBLIC COMMENT

Mike Gerhart mentioned I saw today that the East Penn School district they're leaning towards raising taxes. They're pushing for over the State limit, and they were saying an estimate between 750 and \$1,250 per household over in addition to well, that's what they're looking at as far as tax increase per year into the 2030s and they had out, and just not this meeting, the last meeting where they said it was into the unforeseeable future that every year there is going to be a minimum of a 4% tax increase. Well, they'll keep it under 4%. So, they don't go the votes. They want to expand the high school and then they want to turn the middle schools into one middle school will be 5th and 6th the other middle school will be 7th and 8th great. They want to expand and renovate the existing high school where they want to expand. The only way they can go is to the max. They're going to be taxing people out of their homes.

Approval of Meeting Minutes of June 11th, 2025

Hector Moss made a motion to approve the Minutes of June 11th, 2025, Ashlynn Rivera 2nd the motion, and a unanimous vote followed. Motion passes 5-0.

DeIaco- yay	Moss- yay	Rivera- yay	Birtek- yay	Aleszczyk- yay
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BILLS FOR PAYMENT – June 25th, 2025

John mentioned that we need to watch the engineering bills.

Ashlynn Rivera made a motion to pay the bills of April 30th, Hector Moss 2nd the motion, and a unanimous vote followed, motion passes with a 5-0 vote.

DeIaco- yay	Moss- yay	Rivera- yay	Birtek- yay	Aleszczyk- yay
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MAYOR'S REPORT

Yesterday I was heading out of town, and before the railroad tracks, there was a fire truck that went out of town. There was an SUV in between the fire truck and the smaller emergency truck. The emergency truck had its lights and its sirens going. People must pay attention and move over for those emergency vehicles. The SUV went over the tracks, could have pulled over I didn't know. Went down to Penn Avenue, went straight, did not

pull over. It wasn't until they made their turn into a driveway. That the truck could get around. I think it's important that everybody realizes, although it's not your emergency. They are obviously going to someone's emergency, and they need to pull over. I think it's a reminder we need to put out to people that's like the 3rd time I've seen it. It's no difference if it's a police vehicle, an ambulance or fire truck. by being in front of a vehicle that's trying to go somewhere with its lights on And, siren. we're slowing that truck down, which means it takes longer to get to whatever the emergency is. And you know, if someone's having a heart attack or been in an accident, or someone was shocked, or whatever it is that happened, those precious seconds could be between life and death.

FISCAL CONSULTANT'S REPORT

Ashlynn Rivera made a motion to approve the Fiscal Consultant's Report of May, Hector Moss 2nd the motion, and a unanimous vote followed. Motion passes 5-0.

Delaco- yay	Moss- yay	Rivera- yay	Birtek- yay	Aleszczyk- yay
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New Business

Jaindl lots 85 and 86

John McRoberts mentioned we're working on the subdivision that was presented a few months ago. As we're going through that, we have made some slight modifications to what you saw on the sketch plan. I think, in a better way. We heard loud and clear concerns from the supervisors. So looking at on the prior sketch plan, that's here. That's what you saw last time without a large stormwater area right on the south side of Scenic view as we're going through our calculations. This stormwater area. It's very minimal. It's going to be a small depression in the grass. What we're able to do is shape, probably over, represent what we need. It's going to be much smaller than that. We're able to shift another lot here onto the south side of scenic view, and what that does is takes the lot 10 which Dave Knerr had questioned during a planning commission or a council meeting as being the closest to the low point in Church Street that pushes it 40 feet up the hill, and that translates to a 1 foot vertical rise. So that is a significant improvement. We were out of the floodplain to begin with, but still there was some concern. What happens in a larger than the 100 Year storm event. We don't want people to be stranded. So, it did raise it up vertically. Then we also took Lot 7. That's the corner lot, and rather than facing onto the dead end Church Street rotated that 90 degrees. So, faces the same view again, minimizing the number of access points on Church Street. We added a driveway to access the stormwater lot, and we designed that driveway specifically to meet the fire code requirements for a T. Turnaround, so that if an emergency services vehicle needed to go down Church Street to the dead end where the bridge was out, bridges never reopened. You have a fire code, approved Turnaround, that they can get in and out. Just wanted to point out the low spot in Church Street as we're doing our land survey and getting the plan set together. It is a natural low area in the road, and on either side the ground is mounded up. That's something that I think we can take care of during the during with our grading plants and give that water a way to get out of the pavement and get to the swap yard again, minimizing some of that. What we wanted to show you was just a here's the progress, we weren't looking for any engineering review or any detailed review. Just wanting to give you an update is where we stand. We heard you hearing loud and clear to the concerns of the council and some of the audience moving right along. You don't need any action. Just wanted to give you an update and show you spun that too much traffic on it is that great? That's another access point on the scenic gets some more traffic instead, having this one on the scenic which that's your main road. Ron Delaco mentioned with the extra house over there. I know that one of our council people is concerned about the you remember the watching the glass water. Does that affect the I don't want to say downstream, just the houses on to my left. John McRoberts states, No, not at all. Actually. What that does. So, the plan that you saw previously the residential lot went all the way back to these properties. What we did to make sure that what we had shown on the prior sketch plan was one acre of open source. We wanted to keep that one acre of open space. So, what we did was extend a 50-foot strip. This will be open space. That'll be part of the stormwater lot that's going to be offered to the borough for dedication. Jaindl will pay a fee for the upfront for your ongoing maintenance, but the property will be owned by the by, the borough that way. Each of these property owners. Dave Knerr in that area at 1-point long time ago, was supposed to be a little walking trail. But you now go out behind at the top of Lot 85, when the when the prior subdivision was approved. In 2014 there was a walking trail shown there just before we put it in. There were some residents in this subdivision that did not want a walking trail in their rear yard. I think there was an action by the council to remove that walking trail, so there'll be no trail there, but the sidewalk extends along the frontage, and then there is a trail installed along the Western property line. I just brought that up so that those who weren't here. Then kind of remember the story on. So, because the walking trail before had created a little bit of a buffer. And now what you're doing is putting in a much more significant buffer rather than giving that land to the house. The new homeowners on scenic there instead, you know, getting some bridge between them and the next row. So yeah, it'll be. It'll be all grass and landscaping in that area. I wanted to thank you guys for Keeping us updated as you're going through the process of developing it, developing it,

knowing that it was different than you showed them before that you wanted to just come in and show. John McRoberts stated Look, here's what we're doing. If there's any issues that you have let us know. But we think this is an improvement. So, I mean, does anybody have any concerns about it? Mehmet Birtek: Yes, I do want to. This is the guy who threw his watch in the glass, and the water spilled on the table. I guess you guys know me very well. So, I have the luxury of having a computer in front of me looking at the late meeting minutes from our last meeting, when we approved that 10 lots. And I clearly see that someone in that room is presenting us right now. Mr. Engineer told us that not just me, but the residents on Maple Street and us, they clearly convinced all of us that they did a water storm retention area so that any flooding happening on Church Street would be taken care of, and that would eliminate the flooding that's happening on the street right in front of it, which, where the scenic road meets Church Street. As you know that bridge floods all the time. As you know that area floods all the time. As I recall again looking at the minutes when I said that you're putting houses on the church streets too far in, and I have a clear mark there that are you going to build those houses on stilts? Because there's no way you can put up a house as we discussed with the other crew members and the council members that either they must remove the number of houses they're making. There must be an adjustment to that to that number of houses. There's no way you can put a house at the end, we as council members and residents, we all know that there is a flood at Church Street at the end every time it rains hard, and everybody who anybody in this crew who knows and who lives in Alberta knows that now that we have you shifting that last house onto scenic road, you just told us that there will be no flooding, and you just remove that water retention area from us sir. The most perfect thing that you did in your drawing, that the 2 houses on Lot 85 were not on flood zones at all. It was perfect. The other side of the house that you, the 3rd house you just put on is on a flood zone again. You wanted to move to the last house on Church Street for various reasons that you just stated and now shifted over to scenic view. You still want to do ten houses. You got the. You got approval from the Council, and you answered, answered all the concerns of the residents of Maple Street that there was a big water retention area. And today you're coming to us and saying to us, hey, that water retention area, you know, we didn't need that the calculations showed us that we can put stick another house in there. In fact, that was our plan in the beginning. We just wanted to get your approval. Now we want to change our plans. I am looking at it this way, because that day I remember, and I read the minutes as I speak that there was a big discussion about this water retention area. I just wanted to bring this to my account to the attention of my members of the Council and the residents there that this is exactly what happened when they got the approval. They told us that they would be a big water retention area and that water retention area would solve the issue that happens on the bridge. And we'll ease the problems on Maple Court. That's what I wanted to add, Thank you. John McRoberts stated We hadn't sized it at that point. And even now we're in the preliminary stages. That's all part of the full design that we're working on right now. The actual size depends on soil testing. That's ongoing, currently sure till we submit we submit to you a full subdivision plan mission package all that will get taken care of. We'll meet all the stormwater management requirements we talked about previously that these lots had impervious cover allocation built into the existing pond. We're going a little bit above and beyond what we're doing here. We're not going to rely on that allocation. We'll manage all the new runoff from our impervious surfaces in the proposed facilities that we're building now. So, we're not taking up any of that allocation in the existing pond. We cannot solve the Swabia Creek by going through a bridge on scenic view of offsite 10 lots just fair. That design we absolutely will not exacerbate that. And the town, the borough and the county have rules in place to make sure that we do not do that anymore. So, we absolutely will comply with all those. But that's when we get to the submission package which we're working on. Mehmet Birtek: I have a question. I raised the problem of the minutes that we spoke, you know, in the last minute. Does the engineer have any answer coming to us, convincing us the whole. Not all of us. 3 of us said no to it, but the rest of the crew said that, hey, we have a big water retention area. We're going to ease the problem today, hey? We still don't have the final calculations. But we know we did the analysis last time, and we could not. Today. We don't even know that since we added the 3rd house on that water retention area, we still don't have the final to say to say, but today we want to do it this way. How can we guarantee that tomorrow there's not going to be 4 houses on that lot, and last time you came to us, you said there would not be any additions with everything that will be done, or additions. Deletions will be made by the authorities who approved this today without getting any recommendation, or I wouldn't say a rejection from it. You're just switching from one house to another, and you're doing a design change just because you have the right to change the design and coming us asking us. You never answered that question. What happened to that water retention area that you promised you not promised. You told everyone in that room that that would solve the problems of water breaking, getting stuck on Church Street, and down the stream. John McRoberts stated no matter how he designs this it must be approved by. I believe, DEP and conservation district Commission, and they'll determine whether what you've designed is correct or not, for water runoff. Mehmet Birtek: No, we know that that's what I have been told. Did they make you a recommendation to move one house up here or is it your choice to move it up there. Steve Nemeth mentioned that this has not been a final submission yet. That no formal submission has been submitted to start any of the processes. Mehmet Birtek That's where I'm coming from. There is no dep requirement for you to move. You just moved it. You knew from the beginning that you were going to move this. You just use that for us to convince. And now, without even enforcement from any other agency, you said, Hey, this is a better plan for me, so let me present this to the council. Is it correct? John Aleszczyk mentioned that nothing was approved. They didn't have to come in. We're not voting on anything. All it is to look at the design. That additional house would be in your backyard right. Mehmet Birtek: No, not in my backyard. It doesn't affect my backyard, but. No, this look, Matt and I, we're perfectly fine in any case. I'm a resident, all right. Forget me. Being a council member. I'm a resident. My neighbors are residents when you are again. I don't want to use the analogy, but same houses on Maple Street are their residents, and when they, when you tell us that you're making a water

retention center, you're telling us that you're not telling us that you're taking care of that water And today you're coming back to me and saying, Hey, I have a good design. I don't want your approval, but I want you to know that there is. Look, I'm going to say something, because at the end of the day my concern from this is not the houses being built behind where I live. My view doesn't get it. I'm going to move anyway, anytime soon. I don't fit in that house. The question is this. when I move. If I rent my house, if there's a flood, who is going to pay for it? Who's going to pay for my neighbor's flooding? Who's going to pay for the flooding on Maple Court when we put more houses on zones or places where we know there is flooding. That's the main issue. Ron Delaco stated their plans will deal with that right now. We don't know what the final plans are right, and I can guarantee you that if they can't, they can't solve the water problem. With this plan I refuse to vote for it. He brought a concept. Mr. Jaindl and his crew brought a concept to us the other the other day to see if we kind of liked it. We never voted on it. This is a slight change to that concept, but the bottom line to all of it is that if they can't take care of the water, they can't do the project. John McRoberts stated yeah, we have, a lot of work ahead of us just want to come in as courtesy and show you where we're and we appreciate it.

No votes taken at this time, was only a courtesy review of where Jaindl is currently with preliminary work.

Paving rest of Fort Sumpter Road

Tabled until budget workshops

Request to apply for DCED multimodal grant

Stephen Nemeth mentioned that this grant will be used to complete the remaining part of bicentennial village. Which would cover Robert's Street. Stephen mentioned that he will use the data compiled in last year's submission of the project.

Hector Moss made the motion to apply for the DCED multimodal grant for Roberts Street, motion 2nd by Ashlynn Rivera and a roll call vote followed. Motion passes 5-0.

Delaco- yay	Moss- yay	Rivera- yay	Birtek- yay	Aleszczyk- yay
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Request to apply for PennDOT Multimodal Grant

Stephen Nemeth mentioned this would be a grant which will be used to repave the entire Ridgeview development, add storm drains where needed especially additional ones at Ridgeview and Longswamp, and add a walking path on west second street on the AACC side of the street.

John Aleszczyk made the motion to move forward with the grant process and to come back with costs of engineering for assistance towards grant application, motion 2nd by Hector Moss and a roll call vote followed. Motion passes 5-0.

Delaco- yay	Moss- yay	Rivera- yay	Birtek- yay	Aleszczyk- yay
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Adjournment

Ashlynn Rivera made the motion to adjourn at 7:45pm. Hector Moss seconded the motion, and a unanimous vote followed. Motion passes 5-0.

Proceeded into Executive session for personnel, with no vote to be taken.

Meeting minutes were taken and submitted by:

Stephen Nemeth

Stephen Nemeth, Borough Manager.