

Borough of Hellertown
Council Meeting Minutes
Tuesday, February 22, 2022

The Meeting Was Held In-Person, Via Zoom, and Streamed on Facebook Live

I. Call to Order – Thomas Rieger, 7:00 p.m.

II. Pledge - All

III. Roll Call – Cathy Hartranft

Theresa Fadem-	Present
Earl Hill-	Present
Andrew Hughes-	Present
Matthew Marcincin-	Present
Michael McKenna-	Present
Thomas Rieger-	Present
Gil Stauffer-	Present
Mayor Heintzelman-	Present

Also in attendance were Cathy Hartranft, Michael Corriere, Barry Yonney, Tina Krasnansky, Bryan Smith, Chief Shupp, and Kris Russo. Angie Thiede was absent with prior notification.

IV. Adoption of Meeting Agendum

Motion made by Earl Hill, seconded by Matthew Marcincin, to adopt the meeting agendum as written. Motion carried 7-0.

V. Approval of Meeting Minutes

1. February 7, 2022

Motion made by Theresa Fadem, seconded by Earl Hill, to approve the February 7, 2022, meeting minutes as written. Motion carried 6-0 (Mr. Stauffer abstained).

VI. Courtesies of the Floor

A. Pre-Scheduled Appearances- None

B. Agenda Items

Liz Thompson, 421 Maple Road, expressed her concerns that Council would be allowing developers to rewrite our Zoning and regulations. She was also concerned with pressure on Borough provided services, schools, increased traffic, and the problems that could be created by not following the Borough required parking calculations.

Emails were received from William Broun and Dennis Bettler opposing the development. A copy of the emails will be attached to these minutes.

C. Non-agenda Items- None

VII. Reports from Elected Officials

A. President

Mr. Rieger- I will require an Executive Session following tonight's meeting to discuss personnel matters and potential litigation.

B. Mayor

Mayor Heintzelman had nothing to report.

C. Council- None

VIII. Reports from Appointed Officials

A. Treasurer- None

B. Engineer

1. Report

Mr. Smith had only agenda items to discuss.

C. Solicitor

Mr. Corriere had only agenda items to discuss.

D. Manager

1. Scheduled E-Cycling and Shred Event

Mrs. Hartranft- This event will be held April 30th at Dimmick Park. It is a two-hour event or until the trucks are full. The event is for Hellertown residents only.

E. Chief of Police

Chief Shupp had nothing to report.

F. Public Works Director

Mr. Yonney had nothing to report.

G. Zoning/Codes Officer

Mr. Russo had nothing to report.

H. Fire Chief- None

I. Emergency Management- None

IX. Unfinished Business

1. Discussion on Developer Request for Multiple Zoning Amendments, Procedural Overview, and Next Steps. This Item is for Discussion Only and No Formal Action Will Be Taken

Gabe Solms- The plan has been revised after meetings with Council, Planning Commission, and subsequent meetings with staff. The total dwelling count has been reduced from 142 to 112. The units are now 50 percent studio/one-bedroom and 50 percent 2-bedrooms. We also compiled a traffic study of three similar developments. The parking calculations were changed using 2 parking spaces per unit. There are 18 spaces that are reserved for commercial use. There is a reserve parking area that can be developed as needed.

Chris Weiss noted that a shopping center on this site would create more traffic than is created by apartments.

Mr. Corriere- There is no action being taken tonight. They are asking Council to consider amending the Zoning Ordinance and a change to the Zoning Map to allow an overlay in the Shopping Center District to allow the type of development the applicant is proposing. The overlay would be in addition to the uses already allowed in the Shopping Center District. If Council wishes to consider the change, a public meeting will have to be held.

Council was not in favor of rewriting the Zoning Ordinance to add an overlay to the Shopping Center District.

Since this item is discussion only, formal action will be taken at the March 7, 2022, meeting.

X. New Business

1. Outstanding Obligations- Approval of Payments

Motion made by Michael McKenna, seconded by Earl Hill, to approve the payments. Motion carried 7-0.

2. Adoption of Ordinance 838, Authorizing the Issuance and Awarding of a \$2,000,000.00 Note- Council Action

Mr. Corriere- An ordinance is required to be adopted and then the ordinance would need to be sent to DCED. Truist gave us an extension until March 11, 2022. The next step would be to advertise the note a second time. Truist is requesting an opinion letter and bond counsel would also be required to provide an opinion. The bond counsel cost is \$5,000.00. If the interest rate would change, the ordinance would have to be readvertised with the new rate.

Motion made Michael McKenna, seconded by Earl Hill, to adopt Ordinance 838 and authorize staff to amend the ordinance with updated interest rate or other information requested by DCED, if required. Motion carried 7-0.

3. Award Bid Pool Concession Stand Renovation Project- Council Action

Mr. Smith- The bid was advertised twice and posted on PennBID. Only one bid was received. Since the project is being funded by Federal and State funding, the project will have to be rebid before the project can be awarded to a single bidder.

Motion made by Earl Hill, seconded by Gil Stauffer, to reject the bid received and re-bid the project. Motion carried 7-0.

4. Consent Agenda

- a) Approval of 2022 Saucon Valley Youth Sports Users Agreement
- b) Approval of Special Event Request for Hellertown Halloween Parade, October 23, 2022- Council Action
- c) Approval of Special Event Request and Request to Waive Pavilion Rental Fees for Sassy Massy 5K Walk/Run, May 21, 2022- Council Action
- d) Approval of Special Event Request for Community Day, August 20, 2022- Council Action
- e) Approval of Special Event Request for Hellertown Area Library Easter Egg Hunt, April 14, 2022- Council Action

Motion made by Theresa Fadem, seconded by Earl Hill, to approve the Consent Agenda. Motion carried 7-0.

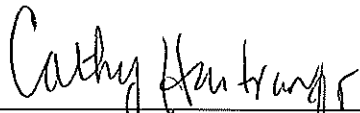
XI. Announcements- None

XII. Executive Session- None

XIII. Adjournment

Motion made by Michael McKenna, seconded by Earl Hill, to adjourn the meeting at 8:16 p.m. Motion carried 7-0.

Adopted by the Hellertown Borough Council this 22nd Day of February 2022.



Borough Secretary

To: Cathy Hartfrandt, Borough Manager, Mayor David Heintzleman, and Borough Council
From: William Broun, 205 E. Saucon St. Hellertown 18055
Re: Development of 38 S. Main St. area, formerly Neighbors

Monday, February 21, 2022

Dear all,

Good afternoon. I tried to email this, but my email was blocked on your end. I wanted to register grave concern about any proposed multi-family housing construction at the former site of Neighbors near 38 S. Main St. If I understand the situation correctly, such construction is on the agenda for discussion for Feb. 22's council meeting. Unfortunately, I teach a class that evening and cannot attend.

Such building offers the borough and its citizens few benefits, many fresh burdens, and would hasten the borough's cultural and economic deterioration. It would be a disservice to both Hellertown as it is and to people fooled into moving into such housing.

First of all, if looking at a totality of geographical, infrastructural, historical, and economic factors, Hellertown is quite obviously "built out." It already feels *very* crowded, and traffic on 412 is already intense and, at times (when it comes to noise, safety, and air quality), a public nuisance. The development of the township will only increase traffic on 412. We're already at about half the population density of Staten Island, and double that of the nearby comparable Palmer Township. We need few new businesses and cultural development to serve the thousands of people already here.

But there is much more to this issue. Hellertown has historically been a place where working and professional families *in single family homes with modest, well-kept yards* have been able to form the fabric of strong neighborhoods.

Hellertown is a place where working families, especially, have been able to live the American dream of home ownership in tightly knit neighborhoods. While Hellertown has grown more diverse and there are many different visions of "family" welcome here (things I love), a core value we all share is wanting to raise children and grow old in a community where we know our neighbors and we plan to stay.

Multifamily housing, by its nature, requires massive population densities to create similar sets of bonds of community. As someone who lived many years in multifamily housing, most "relationships" with neighbors are transient, shallow, and often lacking in warmth. Where multifamily housing is socially successful, it is widespread and dense and local amenities exist to support it. When I lived in London, England in planned multifamily housing, everyone else lived in it, too, and we formed different kinds of social and economic bonds and had an array of strong institutions set up to serve us. Hellertown wasn't made for that. You can't just plunk a stack of "townhouses" into Hellertown and make it work. It's not what we want here.

The borough's population density, as you know, is tenfold the surrounding township, with which it shares a school district. There are profound and growing political, cultural, and economic asymmetries between the borough and the surrounding township on too many levels, and multifamily housing in the borough will accentuate this mismatch. These communities require a symbiotic balance to prosper and build a future together.

New multifamily housing in Hellertown is wrong for Hellertown and tips the balance the wrong way. What we actually need is more business and cultural development. The loss of the garden center has been keenly felt, for instance. It was a great fit for that area on Main! Whatever does go there should be development that strengthens not weakens the bonds of community.

Thank you for your time and consideration.

Very best,

William Broun

From: Dennis Bettler <bbrdad@gmail.com>
Date: December 17, 2021 at 3:11:26 PM EST
To: Tom Rieger <t.rieger@hellertownborough.org>
Subject: Former Neighbors property

Dear Mr. Rieger,

It is my understanding that there may be an application to build a major apartment building at the former Neighbors Property.

I would be opposed to this project due to the fact that Main Street cannot handle the large increase in traffic for one. Other factors are the other services that can be needed for such a large project ie: Police and Emergency Services.

Please count me as one person who opposes this project.

Merry Christmas!
Dennis Bettler
Hellertown, PA