

**CLARKS GREEN BOROUGH
SPECIAL
COUNCIL MINUTES
SEPTEMBER 1, 2021**

CALL TO ORDER: President Barrasse called the meeting of the Clarks Green Council to order at 7:00 p.m. with the Pledge of Allegiance.

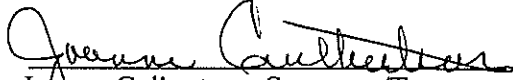
ROLL CALL: Secretary Culbertson conducted roll call. The following were present: Mr. Rinaldi, Dr. Cochran, Mr. Hughes, Ms. Igoe, Mr. Toms, Mr. Williams, Mr. Barrasse, Mayor McGraw and Solicitor Weinschenk.

VISITORS: Chris Albright, Astra Wealth Advisors, Gene McLaughlin, ESC Design, and Clarks Green Zoning Officer, George Parker. Several other visitors where signed on by ZOOM.

PLANNING COMMISSION: Mayor McGraw, Chair stated the Planning Commission met at 6 P.M. September 1, 2021 to review and recommend the approval of the land development plans for 101 North Abington Road. Mayor McGraw told Council, Borough Engineer, Bob Naegele spoke at the Planning Commission meeting concerning a couple topics noting all the needed approvals have been obtained. Mayor McGraw stated several questions came up with landscaping but the needed shrubbery will be added per the applicant's architect Gene McLaughlin, ESC Design. Mayor McGraw stated it was unanimous decision to approve and recommend the land development plans for 101 North Abington Road LLC proposed office building, amended June 17, 2021 to Council. Mr. Barrasse entertained any comments from the public before Council considers the recommendation. Mr. Rinaldi told Mr. Barrasse that public comment should be put off until after the development presentation, so the public has opportunity to see the plans and hear the presentation by Mr. Albright and his team along with the twelve (12) page submission after which all will be in a position to ask questions. Mr. Barrasse asked Mr. Albright and his team if they would like to add anymore comments. Mr. Albright stated no. Mr. Rinaldi stated prior development plans presented to Council were considered after the applicant's presentation. Mr. Albright stated everyone has been given a copy of the blueprints it has been in possession of Clarks Green for almost a year. Mr. Albright was willing to answer any questions but stated he was never asked to give a presentation concerning his plan which has been through numerous hurdles and meetings as you all are aware. Mr. Rinaldi stated he has not seen the plans and he is sure that there are other members of Council that haven't and knows from the fact the public has not seen the plans. Mr. Rinaldi explained usually what happens is that there is a presentation by the developer as to what the plans are about so that Council understands noting that is what is called "transparency". Gene McLaughlin, ESC Design stated he was not prepared to do a presentation but it fairly straight forward and will be pleased on what will be built there. Mr. McLaughlin stated the design was contemporary style office building to fit in the footprint of the existing building not to intrude in the affected areas for environmental concerns. The entire building will be built with high quality materials naming the various material to be used along with colors. Mr. Rinaldi asked if the Borough engineer, Mr. Naegele if he can share the plan on the screen from his digital copy. Mr. Naegele and Mr. Barrasse had some difficulty in sharing the digital plans and were unable to do so. Mr. Albright asked what specifically are you interested in since the screen has the picture of the building presently. Solicitor Weinschenk stated the site plan. Mr. Barrasse re-iterated the plans have been at the Borough building since June. Mr. Barrasse stated he is seeing some participants on Zoom but do not know their names and welcomed their comments. Mr. Hughes motioned the Borough Council approve the plans as recommended by the Clarks Green Planning Commission, dated June 17, 2021 pages 1 through 12, seconded by Dr. Cochran. Mr. Rinaldi motioned to table the motion on the floor for a minimum of seventy-two (72) hours until the public has

an opportunity to see the plans, seconded by Ms. Igoe. Ms. Igoe, Mr. Toms and Mr. Rinaldi voted yes. Mr. Williams, Mr. Hughes, Dr. Cochran and Mr. Barrasse voted no. Motion had been defeated. Mr. Hughes and Mr. Barrasse thanked Mr. Albright, Mr. Parker and the Borough's Zoning Board and Planning Commission for all their hard work and welcomed Mr. Albright and wish him much success. The original motion was then voted upon. Ms. Igoe, Mr. Rinaldi, Mr. Hughes, Dr. Cochran, Mr. Toms, Mr. Williams and Mr. Barrasse voted yes. All of Council welcomed Mr. Albright to the Borough. Mr. Rinaldi stated he would want to take the opportunity to congratulate Dr. Cochran in selling his home in Clarks Green and ask if he would like the public to know when he will be vacating the premises. Mr. Rinaldi stated he is bringing this up because if he is leaving the Borough of Clarks Green he can no longer serve on Council and if he were to resign by next Friday the Borough can have a special public election to choose a representative for the remainder of his term. Solicitor Weinschenk added if he does not resign by that time it is up to Council to appoint someone for the remainder of his term. Dr. Cochran stated he is not resigning and does not have an effective move date. Mr. Hughes stated he doesn't know why this is a topic in a Council meeting and it is so inappropriate noting it is so you David.

MOTION FOR ADJOURNMENT: Mr. Hughes motioned to adjourn the meeting at 7:29 P.M., seconded by Dr. Cochran. All in attendance voted in favor.


Joanne Culbertson, Secretary/Treasurer

CLARKS GREEN BOROUGH SPECIAL MEETING

September 1, 2021

Agenda 7:00pm Special Meeting

1. Call to Order – Mr. Barrasse
2. Pledge of Allegiance
3. Roll Call Mr. Barrasse .
4. Planning Commission Comments – Chair/ Mayor Ken McGraw
5. Public Comment
Visitors should state their name and address. Comments limited to 5 minutes
6. Council discussion of the Land Development proposal, and or motion.
7. Old Business-
8. New Business-
9. Adjournment

NOTE TO VISITORS: Please sign the attendance sheet and indicate if you wish to observe the meeting or to address Council, stating the agenda topic on which you would like to comment. Thank you.