

Vandling Borough Minutes Special Council Meeting; April 3, 2023

Mr. Carachilo called the meeting to order. The pledge of allegiance was recited. Council members present included John Carachilo, Fran Pantzar, Bill Matos, Amanda Serge, and Colleen Sullivan. Also present were Mayor Prince, Attorney Jeff Levine, and Secretary Nancy Perri.

Also in attendance were Emmet Mancinelli, Tammy Brennan, and Attorney Wally Casper on behalf of Gracelyn Estates.

Mr. Mancinelli provided some background on the project and where things stand today. A copy of the covenants have been provided to Attorney Levine. They are preparing a developer's agreement and need cost estimates for the infrastructure in order to purchase the bond.

Mr. Carachilo asked if anything was removed from the original plans that were presented when it was Maple Ridge. (Nothing has changed)

There are 77 lots in the development and 71 will be available for sale.

All utilities (gas, water, electric) are ready to proceed but will not begin until the plans are recorded. Two access roads will be completed in May. The sewer line will have two points of connection to existing lines.

Mr. Pantzar questioned if the project would be done in phases. They have not decided yet.

There will be access for emergency vehicles into the site as the access roads will be constructed first. In regard to a concern from Mayor Prince and the existing noise ordinance, it was agreed that operations will generally be between 7 AM and 6 PM, with no work on Sundays.

Areas of concern to be added to the developers' agreement included

- Examination of the sewer line to Main Street; there may have to be some re-engineering of the connection at 2nd Street
- No construction equipment will access the property via Ash Street other than that which is needed to construct the cul-de-sac on 5th Street.
- Inspections must be put in place with the cost borne by the developer. The Borough Engineer will conduct inspection of all major infrastructure. A partial release of the bond will be provided when signed off by the engineer. All inspections will be documented including compaction testing.

Fran Pantzar made a motion to give approval of the submitted plans with the above areas of concern to be added into the agreement. Mr. Matos seconded the motion which carried with all in favor.

The meeting was adjourned at 8:10 PM on a motion by Mr. Matos, second by Mr. Pantzar. All in favor.

These minutes were prepared by Borough Secretary Nancy Perri

Nancy Perri
Signature

April 15, 2023
Date