

Borough of New Stanton
Borough Council
New Stanton Council Chambers
June 7, 2022
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Alex Brown, Linda Echard (Via Telephone), George Miller (Arrived at 5:55 PM) and Tom Theis and Edwina Zack (Via Telephone). Mayor Tom Smith. Absent: Ray Strosko.

Also in attendance: Borough Solicitor John Campfield, Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin.

Pledge of Allegiance

The Pledge was recited.

Prayer

Jeff recited a prayer.

Conditional Use Hearing

Alex opened the Conditional Use hearing on the request from the USX Federal Credit Union to install an Electronic Message Board at 305 N. Center Avenue (Parcel ID. : #64-04-00-0-038). He placed into the record three exhibits: #1 proof of publication of the legal notice regarding the hearing in the Tribune Review; a sworn Affidavit from John Barnes, the head of the borough's public works department, stating that the property was posted on May 23, 2022; and a sworn Affidavit from Borough Manager Jeff McLaughlin stating that a notice of the hearing was sent to adjacent property owners on May 23, 2022.

Bob Fisher, representing the credit union, was sworn in and gave a description of the project. Upon completion of his presentation, Alex asked Mr. Fisher a series of questions to determine if the sign would be complying with the borough's zoning ordinance in installing the sign. Mr. Fisher answered *yes* to all of the questions, affirming that the sign would be in compliance.

Tom T. made a motion seconded by Todd approving USX Federal Credit Union's Conditional Use request for the installation of an Electronic Message Board. Motion passed unanimously (George was not yet present).

A stenographer was present and transcribed the entire hearing which is available by contacting the borough office.

Call to Order

President Alex Brown called the regular June 7, 2022 council meeting to order at 5:52 PM.

Approval of Bills

Todd made a motion seconded by Tom T. to approve the bills in the amount of \$34,635.18. Motion passed unanimously.

Approval of Minutes of the May 3, 2022 Meeting

Edwina made a motion seconded by Todd to approve the minutes of the May 3, 2022 meeting. Motion passed with all voting in favor with the exception of Linda who abstained.

Opportunity for Public Comment -- Items Not on the Agenda

Gerald Smith, 206 Glenn Fox Rd.

Mr. Smith stated that he had seen the New Stanton Technology Park property listed for sale and was wondering what the latest was on the project. Jeff stated that the developer is still awaiting a permit from DEP. Upon receipt of the permit, it is his understanding that after that they would purchase the property.

Richard Nedrow, 205 Florence Dr.

As a follow up to comments at the last meeting, Mr. Nedrow asked if the borough could undertake a noise study to determine if the noise from I-70 is in excess of PennDOT standards.

Jeff reported that as per Mr. Nedrow's request at the last meeting, he contacted PennDOT again to see if they had changed their policy about the use of *jake brakes* on I-70 over the last couple of years. Jeff reported that the PennDOT representative said that the policy had not changed; they are unable to put up signs forbidding the use of *jake brakes*. Jeff also mentioned about contacting an acoustic engineer.

Opportunity for Public Comment -- on Agenda Items Only

There were no comments on Agenda items.

Agenda

1. Discussion and/or Deliberation and/or Official Action on whether to Hold a Farmer's Market this Year

There was a discussion about the location and visibility of the farmer's market.

George made a motion seconded by Todd to have Jeff reach out the Market Manager for the Farmers' Market to see if he would be interested in using the fire station parking lot and reach out to the fire department to see if it is available which would determine whether the park could be used for the farmers' market. Motion passed unanimously.

2. Discussion and/or Deliberation and/or Official Action on Whether to Construct a New Fire Station

Alex stated that this issue has been before council since the beginning of the year. He pointed out that the Fire Station Committee had met on their own as well as with some of the officers of the fire department. He felt that there were two options: 1) To accept the proposal submitted by the Fire Department for a new station in the amount of approximately \$3 million; or 2) To table this issue indefinitely until anticipated development occurs within the next 2-5 years and to see what amount of revenue this development would generate.

There was discussion.

Tom T. made a motion seconded by Edwina to table the construction of a new fire station indefinitely. Motion passed unanimously.

3. Discussion and/or Deliberation and/or Official Action Permitting the Height of the Proposed SunCap Warehouse to be 53’8”

Tom T. made a motion seconded by George permitting the height of the proposed SunCap warehouse to be 53’8” with the corresponding amount of setback. Motion passed unanimously.

4. Discussion and/or Deliberation and/or Official Regarding Broadview Estates Issues Including the Intersection with Marginal Road and Whether to Install a Certain Section of Sidewalk

Steve presented a series of photos and drawings. He stated that the developer has asked that an approximate 250’ section of sidewalk along Broadview Road, adjacent to the proposed playground, be eliminated from the development plan because its installation would require that gas lines be moved and a steep bank would be created that would be difficult to mow.

Steve said that the developer is also requesting that they be able to install a speed hump that covers the entire Broadview/Marginal intersection. This would be in addition to the tear-drop islands that are to be installed.

Tom T. made a motion seconded by George eliminating the requirement that the developer has to install the section of sidewalk on Broadview Road adjacent to the playground and approved the installation of the speed hump at the intersection of Broadview and Marginal. Motion passed unanimously.

5. Discussion and/or Deliberation and/or Official Action on Increasing the Rates for Public Works Services to Hunker Borough

Jeff reported that the Hunker council was okay with the \$2 per hour personnel increase.

Tom T. made a motion seconded by Todd approving the rate increase for Hunker. Motion passed unanimously.

6. Discussion and/or Deliberation and/or Official Action on Donating to the 5-Star Trail

Jeff said that the trail was holding its annual poker run and was seeking a donation. Alex pointed out that the trail does not come into New Stanton. Jeff stated that there have been discussions about extending the trail but it was his understanding that the companies that rent use of the railroad tracks immediately adjacent to where the trail would be located are concerned about liability.

Todd made a motion seconded by Tom T. to donate to the 5-Star Trail in the same amount as what was donated last year. Motion passed unanimously.

Steve said that he and Ray have met about the borough-owned property on the other side of the creek. He said that Ray would like to develop that area. Steve said about putting in a road along the railroad track to allow landlocked properties to be accessed. There was discussion.

Reports

Administrative

Planning Commission

Jeff reported that the commission would meet in June to discuss a subdivision application that it has received. Jeff said that the commission will also be electing officers at that meeting.

Borough Manager

Jeff reported that:

- He and Tom Smith and attended the G Conference meeting on May 19, 2022. Jeff referenced the copy of the e-mail that was in agenda packet.
- He and Alex and attended the May 26, 2022 Central Planning District. Alex pointed out that recent meetings have focused on the land use in each community and he stated that the next meeting is scheduled for Thursday, June 23, 2022 at the New Stanton borough building.
- The Public Works crew is preparing to install a catch basin near the Arona Road culvert location including preparing the catch basin and making the PA 1 calls. This project is a necessary part of the culvert project.
- There were several positive comments on the 411 New Stanton Facebook page regarding the fireworks. Tom S. mentioned the positive comments that he had heard and Alex and Todd also mentioned the number of positive comments on Facebook.

Code Enforcement Report

366 Arona Rd.

- The second hearing on this property was held before Magistrate Moore on May 23, 2022. A third hearing has been scheduled for July 11, 2022.
- He contacted property owners regarding on Wentsler, Stratford Court, Broadview and Water St. regarding high grass and all of the sites were cut.
- He spoke to a property owner near Stanwood Elementary School about the condition of their garage. They stated that they would get it addressed. He will follow up with them in a couple of weeks.
- He received a complaint and contacted the owner of a vacant home on Water St. about a hole in the roof. He will follow up with him in a couple of weeks.

- He reached out to the owner of a property on Painter St. regarding the condition of the home. He said that the property is expected to go up for judicial sale in 6 months to 1 year. John suggested looking into the Land Bank.

Edwina suggested that Jeff include in his report a listing of any new businesses coming into the area.

Solicitor's Report

John provided some updates on some items he reported previously: the MWT Holdings assessment appeal has been settled and the borough should be getting a refund check from the county tax office. It appears that the school solicitor has reached a tentative settlement with Rhymer and Rhymer Realty on its assessment.

Engineer's Report

Steve said that paving should begin within the next 1-2 weeks.

Fire Department Liaison

Alex asked members to read the report in the packet at their convenience.

Council President

Alex encouraged everyone to attend the Central Planning District meeting that is to be held on June 23rd, at 6:30 at the borough building.

Mayor

Tom S. reported on the complaints he has been receiving about the repair garage at and S. Center Avenue and Oak St. He said that there are several junk vehicles in the back. He has told residents to submit their complaints to the borough.

Tom S. also thanked Steve and Jeff for meeting with the Greenery Market folks about the old borough building.

Fire Station Committee

Alex said that this item had been discussed previously.

Administration

No report.

Public Works/MS4 & Parks

Tom T. stated that Public Works employee Trevor Grace expressed interest in serving as the Borough's Code Enforcement Officer. Tom T. pointed out that Trevor could spot code violations as he drove around the community performing his Public Works job. It was decided to have the Personnel Committee meet to discuss.

There was a discussion about Mr. Nedrow's concerns about traffic noise from I-70.

Tom T. asked Steve to investigate the area where the old I-70 ramps were located. The area is controlled by PennDOT and is not being maintained.

Community Betterment

No report.

Workplace Safety Committee

Jeff reported that the committee met on May 25th.

Finance Report

Todd then reviewed the financial report: as of May 31, 2022, there was a checking balance of \$651,379.95; the total of all savings accounts was \$1,823,558.68 and the taxes remitted from April 25th through May 31st was \$114,602.18.

Public Comment

There was no public comment.

Announcements

Alex said that the second meeting of the month, if necessary, will be held on June 21, 2022. Otherwise, the next meeting will be held on July 5, 2022.

Edwina thanked everyone for accommodating her and Linda participating remotely.

Tom T. brought up the nuisance businesses that are being responded to on a regular basis by the state police as well as ambulances and wondered what could be done. There was a short discussion.

Adjournment

Todd made a motion seconded by Tom T. to adjourn the meeting at 7:56 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Secretary