

MINUTES FOR SPECIAL MEETING/WORK SESSION
EAST STROUDSBURG BOROUGH COUNCIL
TUESDAY, APRIL 12, 2022 – 6:00 p.m.

PRESENT IN PERSON: Sonia Wolbert; Edmund Freeborn; Maury Molin; Carrie Panepinto (left meeting at 6:45 p.m.); Mayor Victor Brozusky. Also present were: Borough Manager Brian Bond; Zoning Officer Sam D’Alessandro; and Solicitor John Prevoznik

JOINED BY PHONE: Erika Huber (for Executive Session, and the first 40 minutes of meeting)

JOINED VIRTUALLY: William T. Reese (for Executive Session, and joined meeting virtually around 6:30 p.m. until its end)

The Pledge of Allegiance was recited.

Solicitor’s Report on Executive Session:

The Solicitor reported that an Executive Session was held on April 12, 2022, starting at 5:05 p.m., prior to the start of the Council meeting. All members of Council were present, as well as Mayor Bruzusky. Labor Attorney, John McLaughlin, was also present. Mr. Reese and Ms. Huber joined virtually. Mr. Prevoznik was excused from Executive Session at 5:10 p.m. and returned at 5:55 p.m. Personnel matters were discussed. Executive Session ended at 6:15 p.m. No decisions were made.

Borough Work Session:

Discussion regarding IT and implementation of policy:

A motion was made by Mr. Freeborn and seconded by Mr. Molin to authorize our IT consultant to make necessary upgrades to our IT equipment at a cost not to exceed \$5,000.00. The motion carried unanimously.

Discussion of the IMW Property:

Ms. D’Alessandro reported that after a preliminary traffic study, the IBW property would not be suitable for light industrial use. He specifically cited problems with tractor trailer circulation as well as the growth of residential uses around the property since it was last used as an industry. He also noted that the property, due to its size, physical constraints, land use covenants, and storm water issues would be very difficult for any industry to come in and develop. Mr. D’Alessandro suggested keeping the zoning as C2A and limit the type of uses to be more compatible to that area. Also discussed was the need for fencing off the area from public access if the buildings were not to be demolished. Mr. Bond was directed to explore the cost of fencing the IBW property.

A motion was made by Mr. Molin and seconded by Ms. Panepinto instructing Borough staff to develop a C2A Zone with options as to what uses would be compatible to that area. The motion carried unanimously.

Discussion of Zoning and Inspection Issues:

Mr. D’Alessandro explained that currently Borough zoning permits expire six months after issuance. If construction work begins within the first six months, the permit expires one year after work commences. A one-time permit extension for one additional year could be requested and granted through the Zoning Hearing Board. Mr. D’Alessandro would like to amend this section of the ordinance to be compatible with the Uniform Construction Code and the Borough Land Development requirements.

A motion was made by Mr. Freeborn and seconded by Mr. Molin instructing the Zoning Officer to create an amendment to the Zoning Ordinance, specifically to the amount of time of which zoning permits expire. The motion carried unanimously.

Mr. D'Alessandro stated that currently in an R1 zoning district the Borough allows more than one principal building on a lot if the property is big enough. Being that an R1 district is zoned as a single-family use, Mr. D'Alessandro suggested this section of the ordinance be amended to allow only one principal building on a lot.

A motion was made by Mr. Freeborn and seconded by Mr. Molin instructing the Zoning Officer to create an amendment to the Zoning Ordinance, specifically to the number of principal buildings allowed on a lot within the R1 zoning district. The motion carried unanimously.

Mr. D'Alessandro explained that the section in which "conversions" is currently listed in the Zoning Table of Use Regulations does not seem to be in the proper section. Mr. D'Alessandro suggested that the "conversions" section be removed from its current location within the Zoning Table of Use Regulations and added to the appropriate section of the Ordinance.

A motion was made by Mr. Freeborn and seconded by Ms. Panepinto instructing the Zoning Officer to create an amendment to the Zoning Table of Use Regulations by removing the "conversions" line from the section in which it is currently listed and added to the appropriate section of the Ordinance. The motion carried unanimously.

Discussion of Work Sessions and Committees:

Ms. Wolbert proposed that Council begin holding work sessions for discussion and planning purposes. Department heads would report to Council during these work sessions, and Council would direct committee work as necessary. Ms. Wolbert stated that there are at least twelve committees, some of which are single-purpose committees, which result in too many meetings. Ms. Wolbert proposed to form four new committees from the existing twelve, as follows: Operations; Utilities/Services; Community Relations/Beautification; and Infrastructure/Zoning.

A motion was made by Mr. Freeborn and seconded by Ms. Panepinto authorizing Ms. Wolbert to implement scheduling work sessions on a regular basis, and to form four new committees as proposed. The motion carried unanimously.

Discussion of Authorizing Night Work for Brown Street Waterline Replacement Project:

Mr. Bond reported the contractors for the Brown Street waterline replacement requested authorization to perform this construction at night for the duration of the project. The project begins on Brown Street behind the Armory building and ends right before Ridgeway Street. The hours of night work would be set to 8:00 p.m. through 6:00 a.m., and work is expected to start in May 2022, with a substantial completion date in September 2022. It was discussed that night work could disturb residents' sleep, depending on the type of work being done each night. It was also noted that allowing night work will be the quickest way to complete the project with the fewest traffic problems. Council also discussed that all driveways must remain accessible for residents during the scheduled work. Mr. Bond stated there are approximately seven residential homes that would be affected. The contractor would be responsible for communicating directly to the affected residents prior to commencement of work. Mr. Bond advised the Borough notify residents prior to the April 19, 2022 Council meeting, providing a time to discuss any questions and concerns.

A motion was made by Mr. Molin and seconded by Mr. Freeborn to table authorizing night work for the Brown Street waterline replacement project until the April 19, 2022 meeting. The motion carried unanimously.

A motion was made by Mr. Freeborn and seconded by Mr. Molin instructing the Borough Manager to notify the residents who will be impacted by night work on the Brown Street waterline replacement project in writing and by personally knocking on doors and posting on the affected residences that the issue of night work will be discussed on the April 19, 2022 Council meeting agenda for action. The motion carried unanimously.

Public Comments – New Business:

Gary Walck, of 33 Fulton Street, expressed his concerns with the removal of vegetation around the levee in an area behind his house. He asked if the Borough was permitted to perform the work that was done. Mr. Bond stated the Borough was within the guidelines of what PaDEP and the US Army Corp of Engineers requires to maintain the levee.

Adjournment:

A motion was made by Mr. Molin and seconded by Mr. Freeborn to adjourn the meeting at 7:04 p.m. The motion carried unanimously.

NEXT REGULAR MEETING:

Tuesday, April 19, 2022, at 7:15 p.m.