AGENDA FOR THE REGULAR
EAST STROUDSBURG BOROUGH COUNCIL MEETING
TUESDAY, JULY 21, 2026 – 7 PM

SPECIAL NOTE: To meet the requirements established by the Office of Open records for virtual meetings, this meeting shall be audio and video recorded via WebEx and East Stroudsburg Borough Page on Facebook from the initial announcement of the meeting until its end with the exception of the executive session if any, which shall not be recorded. Read Aloud By: _____

1. **Call to Order at:** _____ **Pledge of Allegiance led by**: _____

2. **Solicitor's Report on Executive Session:**
   The Solicitor reported on the Executive Session that was held on July 21, 2026, starting prior to the start of the Council Meeting.

3. **Minutes of July 7, 2026, Council Regular Meeting:**
   Motion made by _____, seconded by _____, to approve the July 7, 2026, Council Regular Meeting Minutes.

4. **Public Comments – Agenda items:**

5. **Land Development Plan, NP 112 Courtland, LLC, for 112 North Courtland Street Project:**
   A. Consideration of NP 112 Courtland, LLC request for two waivers from the Subdivision and Land Development Ordinance (Chapter 140) for its Project – the waivers being a waiver from Section 140-7.C and a waiver from Section 140-9.A requiring an official preliminary plan and a separate final land development plan and associated documents, so as to allow Applicant to proceed with a preliminary and final land development plan concurrently, conditioned upon meeting all Preliminary and Final Plan requirements. This grant of waivers shall be set forth on the final land development plan with the date of the meeting in which the waivers were granted.

      Motion made by _____, seconded by _____, to grant of NP 112 Courtland, LLC request for two waivers from the Subdivision and Land Development Ordinance (Chapter 140) for its Project – the waivers being a waiver from Section 140-7.C and a waiver from Section 140-9.A requiring an official preliminary plan and a separate final land development plan and associated documents, so as to allow Applicant to proceed with a preliminary and final land development plan concurrently, conditioned upon meeting all Preliminary and Final Plan requirements. This grant of waivers shall be set forth on the final land development plan with the date of the meeting in which the waivers were granted.

   B. **Resolution 18-2026: NP 112 Courtland, LLC Application for Preliminary/Final Land Development to Renovate Existing Building at 112 North Courtland Street and Construct Additional Building Story/Floor to Accommodate Three (3) Commercial Office Uses and Twelve (12) Apartments, and Water and Sewer Connections:**
      1. Consideration to approve for NP 112 Courtland, LLC Resolution 18-2026 Application for Preliminary/Final Land Development to Renovate Existing Building at 112 North Courtland Street and Construct Additional Building Story/Floor to Accommodate

Three (3) Commercial Office Uses and Twelve (12) Apartments, and Water and Sewer Connections.

Motion made by _____, seconded by _____, to approve for NP 112 Courtland, LLC Resolution 18-2026 Application for Preliminary/Final Land Development to Renovate Existing Building at 112 North Courtland Street and Construct Additional Building Story/Floor to Accommodate Three (3) Commercial Office Uses and Twelve (12) Apartments, and Water and Sewer Connections.

C. **112 North Courtland Street Project Stormwater Management Agreement:**
   1. Consideration to authorize the Borough Council President/Vice President and the Borough Manager to execute and deliver the Stormwater Management Agreement to NP 112 Courtland, LLC for the 112 North Courtland Street Project.

      Motion made by _____, seconded by _____, to authorize the Borough Council President/Vice President and the Borough Manager to execute and deliver the Stormwater Management Agreement to NP 112 Courtland, LLC for the 112 North Courtland Street Project.

D. **112 North Courtland Street Project Developer's Agreement:**
   1. Consideration to authorize the Borough Council President/Vice President and the Borough Manager to execute and deliver the Developer's Agreement to NP 112 Courtland, LLC for the 112 North Courtland Street Project.

      Motion made by _____, seconded by _____, to authorize the Borough Council President/Vice President and the Borough Manager to execute and deliver the Developer's Agreement to NP 112 Courtland, LLC for the 112 North Courtland Street Project.

6. **Treasurer's Report:**
   A. **Review of Cash and Accounts Receivable Report prepared by the Director of Finance:** distributed via email and in packet
      Motion made by _____, seconded by _____, to accept the Cash and Accounts Receivable Report prepared by the Director of Finance.

   B. **Review of the Budget to Actual Report prepared by the Director of Finance:** distributed via email and in packet
      Motion made by _____, seconded by _____, to accept the Budget to Actual Report prepared by the Director of Finance and attach to the minutes.

   C. **Review of the Cash Account Transfer Report prepared by the Director of Finance:** distributed via email and in packet
      Motion made by _____, seconded by _____, to accept the Cash Account Transfer Report prepared by the Director of Finance.

   D. **Finance Report:** distributed via email and in packet

Motion made by _____, seconded by _____, to accept the unaudited Finance Report as distributed and attach to the minutes.

7. **Borough Engineer's Report:** distributed via email and in packet
   A. **Chapter 82 Flood Damage Prevention Revisions:**
      1. Consideration to advertise for a Public Hearing on _____, 2026 at 7:15 PM for an Ordinance amending Chapter 82 – Flood Damage Prevention to add provisions addressing authorized public utilities in the floodplain and floodway and flood control structures as Permitted Uses in the floodplain.

         Motion made by _____, seconded by _____, to advertise for a Public Hearing on _____, 2026 at 7:15 PM for an Ordinance amending Chapter 82 – Flood Damage Prevention to add provisions addressing authorized public utilities in the floodplain and floodway and flood control structures as Permitted Uses in the floodplain.

   B. **Well 3 and 4 Manganese and Iron Water Filtration Project Update:**
      1. The Public Water Supply Permit Application has been resubmitted to PADEP to address comments received.

      2. The Chapter 106 Permit Applications has been accepted as complete by DEP and is under technical review.

      3. A sewage planning exemption application must be submitted to PADEP.

   C. **Update on PennDOT I-80 Sewer Trunk Main Replacement Project Status:**

8. **Stroud Area Regional Police Department (SARPD) June 2026 Report:** distributed via email and in packet

9. **Acme Hose Co. No. 1 Fire May 2026 Report:** distributed via email and in packet

10. **Reports:**
    A. **Public Works Report:**
       Motion made by _____, seconded by _____, to accept the Public Works Report as distributed and attach to the minutes.

    B. **Zoning Report:**
       Motion made by _____, seconded by _____, to accept the Zoning Report as distributed and attach to the minutes.

11. **Committees:**
    A. **Operations Committee**:

    B. **Zoning and Planning Committee**:

    C. **Community Relations Committee**:

12. **Correspondence:**

13. **Mayor Victor Brozusky:**

14. **Council Members:**
    A. Charles Garris

    B. Carrie Panepinto

    C. Jane Gagliardo

    D. Paul Shemansky

    E. Lauren Peterson

    F. Sonia Wolbert

15. **Solicitor's Report:**

16. **Manager's Report:**
    A. **Twin Boroughs Recycling Center Trailer:**
        1. Consideration to authorize the Borough Council President/Vice President and/or Borough Manager to execute and deliver loan documents and related documents, and to approve the Borough of East Stroudsburg purchasing, pursuant to Section Five, Expenses, of the Twin Boroughs Recycling Program Operating Agreement, between the Borough of East Stroudsburg and Borough of Stroudsburg, original Agreement, dated December 20, 1989, revised/readopted on February 1, 2000, from **Monmouth Solutions, Inc.** a certified Service-Disabled Veteran-Owned Small Business (SDVOSB), a new 10-foot by 30-foot mobile office trailer, including demolition and removal of the existing structure, delivery, installation, and all features required by the Borough's Penn Bid specifications. The replacement trailer is designed to provide modern, functional office space for Recycling Center operations and includes two office areas, restroom facilities, HVAC, electrical service, insulation, and other standard amenities, for an administrative office for the Twin Boroughs Recycling Center, purchase price of **$59,950.00**, contingent upon the Twin Boroughs Recycling joint recycling bank account reimbursing the Borough of East Stroudsburg the sum of $1,262.55 per month, for a period of 60 months, due and payable on the 1st day of each month, commencing on September 1, 2026 with a final payment being made on or before August 1, 2031, and further contingent upon the Borough of Stroudsburg passing a motion authorizing reimbursement to the Borough of East Stroudsburg as set forth in this motion.

           Motion made by _____, seconded by _____, to authorize the Borough Council President/Vice President and/or Borough Manager to execute and deliver loan documents and related documents, and to approve the Borough of East Stroudsburg purchasing, pursuant to Section Five, Expenses, of the Twin Boroughs Recycling Program Operating Agreement, between the Borough of East Stroudsburg and Borough of Stroudsburg, original Agreement, dated December 20, 1989, revised/readopted on February 1, 2000, from **Monmouth Solutions, Inc.** a certified Service-Disabled Veteran-Owned Small Business (SDVOSB), a new 10-foot by 30-foot mobile office trailer, including demolition and removal of the existing structure, delivery, installation, and all features required by the Borough's Penn Bid

specifications. The replacement trailer is designed to provide modern, functional office space for Recycling Center operations and includes two office areas, restroom facilities, HVAC, electrical service, insulation, and other standard amenities, for an administrative office for the Twin Boroughs Recycling Center, purchase price of **$59,950.00**, contingent upon the Twin Boroughs Recycling joint recycling bank account reimbursing the Borough of East Stroudsburg the sum of $1,262.55 per month, for a period of 60 months, due and payable on the 1st day of each month, commencing on September 1, 2026 with a final payment being made on or before August 1, 2031, and further contingent upon the Borough of Stroudsburg passing a motion authorizing reimbursement to the Borough of East Stroudsburg as set forth in this motion.

B. **Amending 2026 Paving Bid:**

1. Consideration to authorize the Borough Council President/Vice President and/or Borough Manager to execute and deliver an Addendum to the 2026 Paving Bid, providing the Borough with **the option** of removing Spangenburg Avenue from the 2026 Paving Street and adding the following streets in place of Spangenburg Avenue:
    a. Lackawanna Avenue (from Church to East Broad Street)
    b. Warren Street (the JM HILL Section)
    c. Sopher Street (from North Green to State Street)
    d. Elk Street (from Braeside Avenue to Prospect Street)
    e. Federal Street (from South Courtland to Crystal Street)

    Following the July 17, 2026, water line break and subsequent research, the Borough professional team recommends replacing (a) the Spangenburg Avenue water line from Smith Street to Gwendolyn Street and (b) Gwendolyn Street water line from Spangenburg to Mary Street. As a direct result, the Borough needs to amend its 2026 paving bid to provide **the option** for the Borough to replace Spangenburg Avenue with an equivalent square footage of paving on other streets. The borough professional team is exploring the best path and cadence to timely complete the UGI paving on Spangenburg Avenue, but we do not want to pave areas where there is a recent history of water breaks.

    Motion made by _____, seconded by _____, to authorize the Borough Council President/Vice President and/or Borough Manager to execute and deliver an Addendum to the 2026 Paving Bid, providing the Borough with **the option** of removing Spangenburg Avenue from the 2026 Paving Street and adding the following streets in place of Spangenburg Avenue:
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17. **Manager's Follow-up Report:**

18. **Informational Items:**

19. **Public Comments – New Business & Non-Agenda items:**

20. **Ratification of Bills Payable:**
    A. **Approval of Warrant List #260721**
    Motion made by _____, seconded by _____, to approve the Warrant List #260721 as presented and attach to the minutes.

21. **Adjournment:**
    Motion made by _____, seconded by _____, to adjourn the meeting; Note time _____.

UPCOMING BOROUGH COUNCIL & COMMITTEE MEETINGS:

COUNCIL WORK SESSION MEETING: Monday, **July 27, 2026,** at **7 PM**
COMMUNITY RELATIONS COMMITTEE MEETING: Monday, **August 3, 2026,** at **5 PM**
COUNCIL REGULAR MEETING: Tuesday**, August 4, 2026,** at **7 PM**
OPERATIONS COMMITTEE MEETING: Monday, **August 10, 2026,** at **5 PM**
ZONING AND PLANNING COMMITTEE MEETING: Tuesday, **August 11, 2026,** at **6 PM**