

MINUTES  
Stroudsburg Borough Council Meeting  
Tuesday, March 2, 2021 at 7:00 P.M.

**Special Note: This meeting will be held on Zoom.com; the public may submit comments on agenda items and non-agenda items to the Borough Manager via [bace@stroudsburgboro.com](mailto:bace@stroudsburgboro.com) prior to the meeting. The public is also invited to participate via livestream by following the link on the Stroudsburg Borough Facebook page.**

1. Call to Order/Roll Call - Present were: Council Member Jim Evanisko, Mayor Tarah Probst, Solicitor Joseph McDonald, Council President Anthony Lanfrank, Borough Manager Brian Ace Jr., Council Vice President Matt Abell, Council Member Victoria DeVries and Council Member Erica McCabe. Absent was Council Member James Smith and Council Member Boyd Weiss. Quorum was present.
2. Pledge of Allegiance.
3. Approval of Council Meeting Minutes for the Regular Meeting, February 16, 2021.  
Motion by Ms. McCabe to Approve Council Meeting Minutes for the Regular Meeting, February 16, 2021, second by Mr. Abell. All in favor, Motion Carries.

Old Business

4. Consideration to Approve the Preliminary/Final Land Development Plan for Shanti House as prepared by Cornerstone Consulting Engineers and Architectural, Inc. Solicitor McDonald received a message from Attorney Wolfe that the items be tabled but also stating they need a letter from the Borough in order to post security of \$453,830. Solicitor McDonald also went over Mr. Oiler's letter dated February 11, 2021 and the listing of 10 conditions for approval. Mr. Abell reviewed the attached letters and advises there is a letter from BCRA dated June 10, 2020 and a letter from RKR Hess dated May 11, 2020. Mr. Abell wants to confirm there are separate fees for water and sewer in addition to the revised developer's agreement on page 11, section 12 sewer service and to verify both water and sewer tapping fees are included.
5. Consideration to Approve the Preliminary/Final Land Development Plan for Alpha Recycling as prepared by Gilmore and Associates, Inc. at 2 Katz Drive. Solicitor McDonald advises there has been a lot of progress and the developer has granted an extension through March 19, 2021. There is a waiver about screenings (item #33) in the letter dated March 2, 2021. Solicitor McDonald will put together the developer and storm water agreement. Mr. Sean Policelli will post a bond and will provide the cost estimate to Mr. Nate Oiler.  
Motion by Ms. McCabe to Conditionally Approve the Waiver (613.1A(9)), second by Mr. Abell. All in favor, Motion Carries.
6. Status of Bike Rack Project. Mr. Ace has a meeting with Mr. Molinaro at Artisans.
7. Status of LERTA Ordinance. No Update.
8. Status of 2020 Community Development Block Grant for the Thomas Street Improvement Project. The DCED approved the Stroudsburg Borough application for this project in the amount of \$89,099.00. An additional \$20.00 was added to that grant allocation by the DCED as another governmental entity withdrew from the program. Their allocation was redistributed to the other participants. The total grant allocation is \$89,119.00.

## New Business

9. Consideration to Schedule a Public Hearing for An Ordinance of the Stroudsburg Borough Council to Revise Attachment 5:1 Entitled, “C-O Commercial Overlay District Map” in Chapter 27 “Zoning” of the Stroudsburg Borough Code.  
Motion by Ms. McCabe to Schedule a Public Hearing April 6, 2021 for An Ordinance of the Stroudsburg Borough Council to Revise Attachment 5:1 Entitled, “C-O Commercial Overlay District Map” in Chapter 27 “Zoning” of the Stroudsburg Borough Code, second by Mr. Abell. All in favor, Motion Carries.
10. Consideration to Schedule a Public Hearing for An Ordinance of the Stroudsburg Borough Council to Revise Chapter 15 Motor Vehicles and Traffic, Part 7, Residential Parking Districts, Section 15-706 Entitled, “Residency Required for Permit”.  
Motion by Mr. Abell to Schedule a Public Hearing March 16, 2021 for An Ordinance of the Stroudsburg Borough Council to Revise Chapter 15 Motor Vehicles and Traffic, Part 7, Residential Parking Districts, Section 15-706 Entitled, “Residency Required for Permit”, second by Mr. McCabe. All in favor, Motion Carries.
11. Consideration to Assign the Codes Committee with recommending language to permit marijuana dispensaries as a permitted use in §27-6A01 of the Stroudsburg Borough Code entitled, “Medical Marijuana Facilities” Mr. Abell has this added for the Codes Committee agenda.
12. Consideration to Authorize the Borough Solicitor to file a complaint against VFG LaBar, LLC. for equity relief to remove their vacant, temporary sales office.  
Motion by Mr. Abell to Authorize the Borough Solicitor to file a complaint against VFG LaBar, LLC. for equity relief to remove their vacant, temporary sales office, second by Ms. McCabe All in favor, Motion Carries.
13. Consideration to Approve a proposal in the amount of \$7,400.00 from Penn Trails, LLC. of Carlisle, PA for the Phase I Trail Design for both the South Levee Loop and Creek Walk Trails.  
Motion by Ms. McCabe to Approve a proposal in the amount of \$7,400.00 from Penn Trails, LLC. of Carlisle, PA for the Phase I Trail Design for both the South Levee Loop and Creek Walk Trails, second by Ms. DeVries. All in favor, Motion Carries.
14. Consideration to Approve the Employment Contract between the Borough of Stroudsburg and Lawrence E. Kopp for the position of Borough Manager at an annual salary of \$78,000.00.  
Motion by Ms. McCabe to Approve the Employment Contract between the Borough of Stroudsburg and Lawrence E. Kopp for the position of Borough Manager at an annual salary of \$78,000.00, second by Mr. Abell. All in favor, Motion Carries.
15. Consideration to Authorize a letter from the Borough of Stroudsburg to Susquehanna Civil, Inc. re: Relocation of Borough of Stroudsburg Utilities as the result of the Penn DOT I-80 Section 17M Highway Widening Project.

Motion by Mr. Abell to Authorize a letter from the Borough of Stroudsburg to Susquehanna Civil, Inc. re: Relocation of Borough of Stroudsburg Utilities as the result of the Penn DOT i-80 Section 17M Highway Widening Project, second by Ms. McCabe. All in favor, Motion Carries.

16. Mayoral Proclamation – COVID-19 Victims and Survivors Memorial Day, March 1, 2021. Mayor Probst signed the proclamation. There will be a memorial service in Luzerne County and it has been moved to next week.
17. Consideration to Authorize Brian D. Ace, Jr. and Ron Kimes to attend the PSATS 2021 Educational Conference and Exhibit Show located in Hershey, PA from April 18 to April 21, 2021. The Borough is budgeted to pay the registration fee (\$210.00 each), accommodations and mileage for these employees. Motion by Ms. McCabe to Authorize Brian D. Ace, Jr., Ron Kimes and Lawrence E. Kopp to attend the PSATS 2021 Educational Conference and Exhibit Show located in Hershey, PA from April 18 to April 21, 2021. The Borough is budgeted to pay the registration fee (\$210.00 each), accommodations and mileage for these employees, second by Mr. Abell. All in favor, Motion Carries.
18. Committee Reports
  - A. Codes Committee -The Committee is working on Borough wide garbage collection and the revised sign ordinance. The garbage collection could begin January 1, 2023 to give landlords notice. Still working on the sidewalk ordinance is not ready. Working on special exceptions in all districts.
  - B. Budget Committee – No update
  - C. Parking Committee– The Committee met last week and went over changes to residential parking districts.
  - D. Recycling Committee - No update
  - E. Sewer Committee - No update
  - F. Street Committee– The Committee meets tomorrow at 3:30pm and will discuss taking back Main Street and street art.
  - G. Personnel Committee– the Committee is looking to set up a date to meet.
  - H. Public Relations/Media Committee - The Committee is meeting March 16<sup>th</sup> and will discuss Concerts in the Park and teaming up with the Sherman Theater. Looking at banners for Main Street.
  - I. Redevelopment Committee–The Committee met today and spoke to Bio Spectra. They are looking to operate warehouse space for vaccine use. There will be good paying jobs at least 15 people to start and up to 50 people. Working on open space impact fee. Approved phase 1 planning for the South Levee Loop Trail. The consultant should begin next month, should take about a month to complete and then we can reach out for grants.
  - J. I-80 Expansion Task Force Committee– Ms. Battle advises there is no update but she is working on the open letter to all legislators and will be reaching out to Maureen Madden about the transportation meeting.

K. Stroud Region Open Space and Recreation Commission– Ms. McCabe just joined the Greenway Committee. A Park Patrol manager is not returning and a replacement will need to be hired. We will be sharing SROSRC links as they have a lot of programs.

19. Mayor’s Report– Mayor Probst is asking about the lite on Thomas and 8<sup>th</sup>. Mr. Ace will reach out to a new contact. Occupancy is very low in the Borough as there are a lot of families purchasing homes. Mayor Probst would like to give a round of applause to the business district as they are doing a great job. The snowmen are gone and some people are upset. Mayor Probst would like to do some fundraising for the Fire Department. The Streets department did a great job with the snow.

20. Council Member Reports – No Reports

21. Solicitor’s Report– Solicitor McDonald has 2 legal actions. There is an equity action for 124 Lee Avenue, Rear. We have had effective communication with the owner but the owner has not taken any steps and we would now look to seek a preliminary injunction. Motion by Mr. Abell for Solicitor McDonald to seek a preliminary injunctionfor 124 Lee Avenue, Rear, second by Ms. McCabe. All in favor, Motion Carries.

Solicitor McDonald advises we have discussed VFG Labar and that would follow the same course of action; seeking the same civil and equitable relief.

22. Manager’s Report– Mr. Ace advises we have (3) candidates for the Zoning Hearing Board and they are all residents of the Borough. Mr. Ace will forward information to Council. There is 1 personnel item for Executive Session.

23. Code Enforcement Officer’s Report– Mr. Kimes advises there was no Zoning hearing board meeting but there will be a Planning Commission meeting.

24. Street Superintendent’s Report– Mr. Ace advises we are still recouping from all the snow.

25. Approval of Bills on Warrants 210302.  
Motion by Ms. McCabe to Approve Bills on Warrants 210302, second by Mr. Evanisko. All in favor, Motion Carries.

26. Public Input for Non-Agenda Items. Toby asked to check the parking space by Kitson and Main as people are still parking there.

27. Executive Session  
Motion by Mr. Abell to Adjourn at 7:51pm to Executive Session, second by Ms. McCabe. All in favor, Motion Carries.

Motion by Mr. Abell to Re-convene Regular Session at 8:18pm, second by Ms. McCabe. All in favor, Motion Carries.

28. Adjournment  
Motion by Mr. Abell to Adjourn at 8:18pm, second by Ms. McCabe. All in favor, Motion Carries.