

MINUTES
Stroudsburg Borough Council Meeting
Tuesday, February 21, 2017 at 7 p.m.

1. Call Meeting to Order/Roll Call – The meeting was called to order by Council President Ken Lang. Present were: Council Members Joanne Kochanski, Council Vice President James Smith, Council Member Boyd Weiss, Mayor Tarah Probst, Solicitor Joseph McDonald, Council President Ken Lang, Borough Manager Brian Bond, Council Member Matt Abel and Council Member Patrick Maurath. Council Member Mark Connors was absent. A Quorum was present.
2. Pledge of Allegiance was recited
3. Public Input - Cory Strubert is planning March 3rd for the homeless site cleanup beginning at the American Ribbon Factory then moving to Glen Park. The Borough will provide a dumpster to be delivered to Glen Park; the approximate cost is \$400. Motion to supply a dumpster at Glen Park on March 3rd for the Trash clean up by Mr. Weiss, second by Ms. Kochanski. All in favor, Motion Carries.

Motion to close public input Mr. Smith, second by Ms. Kochanski, All in favor, Motion Carries.
4. Approval of Council Meeting Minutes from February 07, 2017. Motion to approve council meeting minutes Ms. Kochanski, second by Mr. Weiss. All in favor, Motion Carries.
5. Monthly Administrative Reports
 - a. Permits Issued Report
 - b. Street Department Report
 - c. Parking Report
 - d. Fire Department Report
 - e. Right-To-Know Report
 - f. Police Department Report (provided via email)Motion to approve monthly administrative reports Ms. Kochanski, second by Mr. Abell. All in favor, Motion Carries.
6. Accept January Treasurer's Reports:
 - a. Actual to Budget
 - b. Cash BalancesMotion to accept January Treasurer Reports Mr. Weiss, second by Ms. Kochanski. All in favor, Motion Carries.

Old Business

7. Update from the I80 Task Force. Mayor Probst reported that the Committee met a week ago and will meet again this week. The entire plan has changed, and the Committee needs to see an updated plan. There are 3 groups: Stroudsburg Council Group, Activity group and supporters. The goals are to look at taxes increasing with the loss of properties and safety with bottlenecks on Main Street. Committee members are Mayor Probst, Mark Connors, Boyd Weiss, Joanne Kochanski and Brian Bond. The Committee is looking to organizations for support. The next Safe 80 meeting is April 28th 11:00am @ Stroud Township Municipal Building.

New Business

8. The Brodhead Creek Regional Authority Annual Report was presented by Eric Scelza and Ken Brown. (Report provided via Email). Report has been prepared for the last 22 years. The Authority serves 5,700 billing accounts with approximately 30K people in six (6) municipalities, and water treatment serves five (5) municipalities. In 1995, with serving only Stroud Township and the Stroudsburg Borough 2.1 million gallons of water was used compared to 2016. The increase in customers increased the usage to 2.6 million gallons of water. The Authority found that there was water leaking underground. Over the

years, the Authority spent a lot of money on water mains and will be spending 7 million this year and 8-10 million in the next 5 years. The Stroudsburg Borough Fire Department has been asking for a storage connection, which will be replaced in all counties in the next 5 years.

9. Consideration of the proposed subdivision and land development plan submitted by BTS Stroudsburg for the Rite Aid project. It was noted that William Cramer, Esq., Cramer, Swetz, McManus and Jordan, P.C., lead attorney, and Jeffrey Beaven, P.E., Bohler Engineering, engineer for the applicant, BTS Stroudsburg, were present. Nathan Oiler, P.E., Borough Engineer was also present. Mr. Cramer advised that he is in receipt of the February 17, 2017 letter from Mr. Oiler to Ronald Kimes, Zoning Officer, and his client will comply with all of the conditions set forth in that communication. Mr. Oiler reviewed all of the items for the record.

Mr. McDonald referred to the January 27, 2017 letter from Mr. Beaven, which outlined six (6) waivers to Chapter 22 that were requested by the applicant. A motion was made by Mr. Smith, seconded by Mr. Weiss to grant the subject waivers outlined in the letter. The motion was carried with all present voting affirmatively.

A motion was made by Mrs. Kochanski, seconded by Mr. Abell to approve the lot consolidation plan subject to proof of the successful ownership of all ten (10) lots, including the lot currently owned by the Borough of Stroudsburg. Said proof will include copies of title closings, tax certifications and deeds of the subject parcels. The applicant will provide a final consolidation plan to the Borough of Stroudsburg for signature and recording. The motion was carried with all present voting in the affirmative.

A motion was made by Mr. Abell, seconded by Mr. Weiss to approve the elimination of eight (8) parking spots along the northwesterly side of Lower Main Street. The motion was carried with all present voting affirmatively.

The Preliminary/Final Land Development Plan was approved by Council on a motion made by Mr. Weiss, seconded by Mr. Smith, subject to the following:

All outstanding comments (those not marked "Comment Addressed") on Borough Engineer RKR Hess, Nathan S. Oiler, P.E.'s Plan Review (#3) letter dated February 17, 2017 shall be satisfied.

The architectural renderings/drawings, revised through February 17, 2017 as presented to the Council on February 21st shall replace those rendering attached to the sale agreement for the Borough property.

A developer's agreement and a storm water agreement, each with appropriate financial security will be prepared by William Cramer, Esq., attorney for the applicant, and Joseph P. McDonald, Jr., Borough Council, and presented to the Borough Council at a future meeting.

The motion was carried with all present voting affirmatively.

10. Consideration of a request from the Stroudsburg Borough Zoning Hearing Board for an extension over the required 60 days of the appeal of the Zoning Officer's Letter of Determination. The asked for an extension on the conditional use hearing and must comply within 60 days. Motion to grant the 60-day extension was made by Ms. Kochanski, second by Mr. Abell. All in favor, Motion Carries.
11. Consideration to approve advertising for an Ordinance amending portions of Chapter 15 – Motor Vehicles and Traffic of the Stroudsburg Borough Code, Part 3, Section 309, Special Purpose Parking Zones Established, Part 4, Section 401 Parking Meter Zones Established, Part 5, Section 501.8 sub-section C. Motion to approve advertising for an Ordinance amending portions of Chapter 15 – Motor Vehicles and Traffic of the Stroudsburg Borough Code, Part 3, Section 309, Special Purpose Parking

Zones Established, Part 4, Section 401 Parking Meter Zones Established, Part 5, Section 501.8 subsection C. A motion to advertise for a public hearing was made by Mr. Weiss, second by Mr. Abell. All in favor, Motion Carries.

12. Consideration of a resolution setting Parking Meter Fees on South Sixth Street and South Seventh Street. Motion to approve setting Parking Meter Fees on South Sixth Street and South Seventh Street Ms. Kochanski, second by Mr. Abell. All in favor, Motion Carries.
13. Consideration of a request from the Monroe County Historical Association for a donation of \$250.00 for a yearly membership. Motion to donate \$250.00 to Monroe County Historical Association for yearly membership was made by Mr. Abell, second by Ms. Kochanski. All in favor, Motion Carries.
14. Consideration of a request from Carbon-Monroe-Pike Mental Health and Developmental Services to hold the annual Mental Health Awareness Walk on May 19, 2017. Requesting that the Borough close South 8th Street between Main Street and Ann Street from 9:30 A.M. to 11:30 A.M. Motion to approve Carbon-Monroe-Pike Mental Health and Developmental Services to hold the annual Mental Health Awareness Walk on May 19, 2017 Mr. Weiss, second Mr. Maurath. All in favor, Motion Carries.
15. Consider the application of Robert Ace Jr Construction, as recommended for approval and issuance by the Historic Architectural Review Board, for the replacement of a porch roof at **550 Scott Street**. Motion to approve Mr. Abell, second by Mr. Smith. All in favor, Motion Carries.
16. Consider the application of Timothy Grenko & Amanda Krantz, as recommended for approval and issuance by the Historic Architectural Review Board, for the replacement of windows at **600 Thomas Street**. Motion to approve Mr. Smith, second by Mr. Abell. All in favor, Motion Carries.
17. Solicitor's Report – Attorney McDonald reported that he will be filing a municipal lien on the Hodges property (73 N 2nd). The sheriff's sale is continued until March 30, 2017. The Borough will attempt to collect on four (4) sewer liens. The total of the liens is in excess of \$10K and dates back over 10 years. He was asked by Kirk and Summa, the Borough's Auditor, to provide the annual solicitor's letter. Next Tuesday, February 28, 2017, is the Conditional Use Hearing for Shanti House. Since the Council has not previously sat on a quasi-judicial board previously, Attorney McDonald provided some basic instructions to assist the members. He explained that the goal of the hearing is to consider all of the information given by the applicant and make a decision based on that testimony. If a member of Council has a conflict of any kind, that person must recuse himself/herself. In another matter, there has been follow up with Ray Price's Attorney on the encroachment issues on both properties. The situation may resolve itself as Mr. Price may be relocating to 9th Street.
18. Mayor's Report – Winterfest was great. The design for the proposed rain garden at the corner of Quaker Alley and 6th Street is in progress. Weather has been warmer, and the pan handlers are out. There is a disorderly conduct rule in town, and the violators can be cited. Mayor Probst expressed concern about the window display at Condoms Galore. It was noted that the present definition in the Borough Code for adult bookstores does not address window displays. Mr. Maurath volunteered to explore how other municipalities handle this type of situation, and he will forward that information to Ron Kimes, the Zoning Officer.

19. Council Member Reports

Ms. Kochanski – Nothing to report.

Mr. Smith advised that he did his own analysis of the banking RFPs from ESSA Bank and Trust and Wayne Bank. Instead of losing \$3K by choosing ESSA Bank and Trust, his calculations show that the

Borough would make \$6,800 in additional interest at ESSA Bank and Trust. He moved that the Borough switch bank accounts from Wayne Bank to ESSA Bank and Trust; the motion was seconded by Mr. Weiss. A discussion ensued with various members contributing to the conversation. Mr. Abell stated that there was not a lot of interest from the area banks when RFPs were sent out. He was not in favor of voting on this new information since it was not originally included in the RFP from ESSA; he suggested that the Council request new RFPs. Mrs. Kochanski agreed that new RFPs should be sought. Mr. Lang expressed concern about the deviation from the RFP protocol. Prior to the roll call vote, Mr. Bond provided information from both of the original RFP's that each bank submitted.

Roll call vote – YES (Mr. Smith, Mr. Weiss, Mr. Maurath)

NO (Ms. Kochanski, Mr. Lang, Mr. Abell)

A motion was made by Mr. Abell, seconded by Mrs. Kochanski for a 5 minute recess at 8:21pm for Mayor Probst to review the information submitted by Mr. Smith. Motion Carries. Reconvene regular session at 8:26pm. Ms. Probst voted in favor of moving all of the Borough's accounts to ESSA Bank and Trust. The motion was carried.

Mr. Weiss – The house that burned down when you cross the bridge from East Stroudsburg has 6 cars parking in an unapproved lot. Scoff laws for people that do not shovel snow. 40 people were cited. He would like to see the fines increase with each offense.

Mr. Lang – Thanked Solicitor McDonald on the BTS Rite Aid hearing tonight. He had a personnel matter for Executive Session.

Mr. Abell – Finished the non-discrimination ordinance and will submit it to Council for review. Would ask for a consensus of review by Solicitor McDonald.

Mr. Maurath – Nothing to report.

20. Manager's Report – Provided Council with an update to the Zoning amendment. Included was the definition of a basement, overlay district, comparisons to Lancaster and New Hope. Create a Main Street Business Commercial District overlay names C2A. 27 308 statement community development objectives, working on primarily above the first floor and residential exclusively above the first floor. Continuing to work on and will present at the March 7th council meeting.

****would like to recognize Ethan Parfitt with the Boy Scouts who is working on a merit badge****

21. Approval of Bills on Warrants 170221. Motion to approve warrant bills Mr. Abell, second by Mr. Weiss. All in favor, Motion carries.

22. Executive Session. Motion to adjourn to Executive Session at 8:36pm Mr. Abell, second by Mr. Smith. All in favor, Motion Carries. Motion to reconvene to regular session at 8:45pm Mr. Abell, second by Ms. Kochanski. Personnel matter discussed with no action taken.

23. Adjournment from regular session 8:47pm Mr. Weiss, second by Ms. Kochanski.