

Borough of New Stanton
Borough Council
April 2, 2019
Minutes of Meeting

Attendance

Council members: Todd Bartlow, Linda Echard, Tom Smith, Ray Strosko, Tom Theis, and Mayor Ronald Echard. Also: Borough Solicitor John Campfield and Borough Manager Jeffrey McLaughlin. Absent: Joshua Bennett and Scott Sistik.

Call to Order

President Raymond Strosko called the meeting to order at 6:03 PM.

Invocation

Linda recited a prayer.

Pledge of Allegiance

The Pledge was recited.

Approval of Bill List

Todd made a motion seconded by Linda approving the payment of the bills in the amount of \$28,532.16. Motion passed with all voting in favor except for Tom S. who voted *no*.

Approval of Minutes of March 19, 2019 Meeting

Todd made a motion seconded by Tom S. to accept the March 19, 2019 minutes. Motion passed unanimously.

Guests

Rob Cammarata, Chief, New Stanton Fire Department

Rob was not in attendance, so Tom S. as Fire Department liaison reviewed the chief's monthly report, a copy of which was provided to council.

Tom S. reported that he Rob, Dave Hauger, Bill McGuffey and Jeff met to discuss the new fire truck. Tom S. said it was a very good and productive meeting.

Opportunity for Public Comment – Items not on the Agenda

Ray asked if there were any public comments on items not on the agenda.

Gary Falatovich, Attorney at Law from Greensburg Representing Stanton Hospitality

Mr. Falatovich spoke on the proposed construction of N. Rachel Drive that would allow for access to the Hampton Inn that is currently under construction. He stated that the proposed road was

approved by the New Stanton Planning Commission at its March meeting and he was hoping that it would be the evening's council agenda. Mr. Falatovich pointed out the urgency of the project given that the hotel is scheduled to open by Memorial Day. He stated that he has been in contact with Mr. Bove and Mr. Campfield.

Mr. Campfield pointed out that council has not reviewed the proposal and that there are several requirements that must be met before council can consider it. He stated that Emil had not reviewed the third set of plans which were submitted on March 29, 2019. He pointed out that council has 3 scheduled meetings in April. The second two are on an as needed basis. He stated that council may be willing to discuss the project on one of these dates.

Council Additions to Agenda

Ray added *Discussion Regarding Hampton Inn* to the agenda. Linda added *Discussion Regarding Comprehensive Plan*. Tom and Todd both asked for the addition of an *Executive Session for Personnel*.

Opportunity for Public Comment -- on Agenda Items Only

Ray asked if there any public comment on agenda items only. There were none.

1. M/V on Ordinance 2019-267 Changing the Zoning in the Foxdale Plan of Lots

Tom S. made a motion seconded by Linda to approve Ordinance 2019-267 changing the zoning in a portion of the Foxdale Plan of Lots from R-2 to LI-1. Motion passed unanimously.

2. M/V on Ordinance 2019-268 Canceling the Streets in the Foxdale Plan of Lots

Tom S. made a motion seconded by Linda to approve Ordinance 2019-268 canceling the streets in a portion of the Foxdale Plan of Lots. Motion passed unanimously.

3. M/V on Broadview States Sewage Planning Module

Emil reviewed the proposed Planning Module for Phase 1 and 2 for Broadview Estates.

Tom S. made a motion seconded by Linda approving Resolution 2019-917 regarding the sewer planning module for Phase 1 and 2 for Broadview Estates. Motion passed unanimously.

4. M/V to Advertise Yard Sale set for Sat. June 1, 2019

Tom S. made a motion seconded by Todd to advertise and purchase the necessary signage to promote the New Stanton Yard Sale set for Sat., June 1, 2019. Motion passed unanimously.

5. Discussion and MV to send Representatives to the PSAB Conference June 9th – 12th

Jeff reported that the cost would be \$275 per person (before May 1st) and the hotel room is \$225 per night.

Linda made a motion seconded by Todd to send up to 3 representatives to the Pennsylvania State Association of Boroughs Conference. Motion passed with all voting in favor except for Tom S. who voted *no*.

6. Discussion Regarding Hampton Inn

John reviewed the time line of this project reporting that the developers of the Hampton Inn submitted a proposed preliminary plan for the construction of N. Rachel Drive in February. Emil reviewed and responded in writing. Then the Hampton engineers submitted a second set of drawings on the day before or day of the March 13th Planning Commission. Emil reviewed the plans. Planning took conditional action. The developers submitted a third set submitted on March 31, 2019. He stated that PennDOT turned S. Rachel Drive over to the borough in November but will not provide a quick claim deed until the entire interchange project has been completed.

Emil stated that the design calls for a cul-de-sac at the end of N. Rachel which could impact the DEP property. The developer would need to get permission from both the DEP property owner as well as the Westmoreland Conservation District. An HOP will also be needed from PennDOT for the storm water and an NPEDS permit will also be needed.

There was a discussion on whether the borough would like to see a sidewalk and lighting on this road. Under the SALDO the borough can require both.

Council asked Emil to check on:

- How much the roundabout lighting illuminates the area where the proposed N. Rachel Drive would be located.
- Whether PennDOT would allow a crosswalk at Bair Boulevard and if so to check with GetGo to see if they would install a curb cut for the crosswalk.

Council discussed meeting on April 16, 2019 regarding the project.

Center Avenue Parking

Tom S. asked about no parking on sidewalks on Center Avenue. Emil said the borough would need to pass an ordinance creating a no parking zone on Center.

Arona Road Bridge

Emil reported that he met with MAWC about moving the sewer line. This will reduce the cost of the project significantly. The borough would have to pay to move the line. He said that we could look into putting a spur off the sewer line to serve Northeast Drive.

Chanticleer Water Problem

Tom S. asked about this. Emil said that the public works crew leveled out a low spot on the borough's property recently. Emil said that he looked back at old GIS photos of the site and said that grass has not grown on the Long property for several years. Jeff stated that the two adjacent property owners never signed the agreement permitting them to install a fence on borough property.

Tom S. also brought up the water problem of a resident on Melrose. Emil stated that Public Works tried to camera the storm water pipe behind Edgewood but the camera broke before completing.

Linda asked about the letter to the other owner on Melrose that had a water concern. Jeff said he will get it sent out.

Paving

Tom S. asked about the paving schedule. Emil said they should be starting in two weeks.

Park

Tom S. asked about cleaning up the sticks in the park. Ray said that John Crivella was to handle.

7. Discussion Regarding Comprehensive Plan

Linda reminded council that when the Comprehensive Plan was adopted, the Planning Commission was tasked with implementing the plan and keeping council updated on its implementation. Only one update has been provided. She asked on a related note, that in order to foster business, if the borough needs to look at some of the roads to see if they need widened. She cited the intersection of Highland and Center as well as Westmore and Center. Emil stated that the best time to address these streets is when properties are being redeveloped. He also pointed out that the Planning Commission does take the Comprehensive Plan into account when reviewing developer's plans. He mentioned that the Planning Commission could take the opportunity at a meeting to review the Comprehensive Plan if there is not much on the agenda and also mentioned the idea of getting some training for the Planning Commission, especially given that it has two new members.

Unrelated People Living Together in the Same House

Tom T. asked if there was a way to regulate several unrelated people from sharing the same house. John said that he could get some sample ordinances for council that address this issue.

Executive Session

Todd made a motion seconded by Tom T. to go into Executive Session for matters of personnel at 7:43 PM.

M/V to Come out of Executive Session

Todd made a motion seconded by Tom T. to come out of Executive Session at 8:50 PM.

Linda made a motion seconded by Todd that Mr. Naylor be notified in writing that council has decided to reimburse him for the expenditures totaling \$606.31 minus the sales tax of \$30.96 -- because the borough is a tax exempt entity -- for the items he purchased for the park and as per his request since the installation will be accomplished by borough employees his services will not be required. Motion passed unanimously.

Jeff was directed to contact the prospective Recreation Board members about their interest in the holiday events and the community picnic.

Adjournment

Todd made a motion to adjourn the meeting at 9:07 PM.

Respectfully submitted,

Jeffrey McLaughlin
Secretary