

1 OLD FORGE BOROUGH COUNCIL  
2 OLD FORGE, PENNSYLVANIA  
3  
4

5 IN RE: COUNCIL WORK SESSION  
6  
7  
8

9 AUGUST 3, 2021

10 7:00 P.M.

11 EAGLE MCCLURE HOSE COMPANY

12 MILWAUKEE AVENUE

13 OLD FORGE, PENNSYLVANIA  
14  
15  
16  
17

18 COUNCIL MEMBERS:

19 RUSSELL RINALDI, PRESIDENT

20 RICK NOTARI, VICE-PRESIDENT

JAMES HOOVER

21 MICHELLE AVVISATO

MICHAEL KOMENSKY

22 WILLIAM RINALDI, ESQUIRE, SOLICITOR

MARYLYNN BARTOLETTI, BOROUGH MANAGER

23 ROBERT LEGG, MAYOR  
24  
25

Mark Wozniak  
Official Court Reporter

1                   RUSSELL RINALDI: Good evening,  
2                   everybody. I'd like to call the meeting to  
3                   order with the Pledge of Allegiance.

4                   (The Pledge of Allegiance was  
5                   recited.)

6                   MR. RUSSELL RINALDI: Roll call,  
7                   please, Marylynn.

8                   MS. BARTOLETTI: Councilwoman  
9                   Avvisato?

10                  MS. AVVISATO: Here.

11                  MS. BARTOLETTI: Councilman Febbo is  
12                  absent. Councilman Hoover?

13                  MR. HOOVER: Here.

14                  MS. BARTOLETTI: Councilman  
15                  Komensky?

16                  MR. KOMENSKY: Here.

17                  MS. BARTOLETTI: Councilman Lettieri  
18                  is absent. Councilman Notari?

19                  MR. NOTARI: Present.

20                  MS. BARTOLETTI: Councilman Rinaldi?

21                  MR. RUSSELL RINALDI: Here. Once  
22                  again, ladies and gentlemen, welcome to the  
23                  Tuesday, August 3rd Old Forge Borough work  
24                  session. The purpose of tonight's meeting  
25                  will be to set our agenda for our regular

1 meeting, which will be Tuesday, August 17th.  
2 We're going to go down the table, hear from  
3 our mayor, our department heads, our council  
4 members. If there's anyone who wants to  
5 speak the chief has a public sign-in sheet.

6 Before we go to our regular  
7 housekeeping, we have Charlie here. Bill's  
8 going to introduce him and explain to us why  
9 he's here. Then we're going to let him give  
10 us a little presentation.

11 ATTY. RINALDI: Charlie Schmehl is  
12 here. He works for Urban Research and  
13 Development Corporation. They're one of the  
14 two firms -- well, the other one's an  
15 individual -- that submitted a response to  
16 our RFP to prepare a comprehensive plan,  
17 update our zoning, subdivision, land  
18 development ordinances. His firm did some  
19 work in Jessup, but I'll let him tell you  
20 what other communities he did around here,  
21 what they do. You can tailor it to your  
22 needs and you can ask him questions and what  
23 they do and timelines and prices. Any  
24 information that you need, he's the guy to  
25 answer it.

1 MR. RUSSELL RINALDI: Charlie,  
2 welcome.

3 MR. SCHMEHL: Thank you for inviting  
4 me. I previously sent along copies of the  
5 proposal. I brought three more with me.  
6 It's the same as was submitted previously to  
7 the borough.

8 Again, my name is Charlie Schmehl.  
9 I should mention in this town that my  
10 mother's maiden name was Gasperi. That may  
11 have some influence in this town. If our  
12 firm would be selected, I would be the  
13 person who would attend all the meetings and  
14 would write the plan and write the  
15 ordinances.

16 I'd be assisted by Drew Sontag, who  
17 is a landscape architect. The value of  
18 having a landscape architect involved is  
19 they do the practical design developments,  
20 they do a lot of engineering developments,  
21 and they can help test proposals on whether  
22 they're actually practical or not.

23 So what happens at our firm is, we  
24 have two sides. We have a public side and a  
25 private side, and it's a good test of what's

1 proposed. If we're working on some zoning  
2 policies or some subdivision ordinances we  
3 can go over to people who actually do the  
4 development and test it. Talk back and  
5 forth. They come back to me and argue with  
6 me about ordinances I've written, about how  
7 they don't make sense, and we try to work  
8 that into future ordinances.

9 I've been doing this since 1985 for  
10 Urban Research Development Corporation, so  
11 I've worked in many, many municipalities.  
12 Mostly in eastern Pennsylvania. But we're  
13 right now doing Archbald Borough's  
14 comprehensive plan and zoning ordinance. We  
15 did Jessup's comprehensive plan and zoning,  
16 we did Reading's comprehensive plan and  
17 zoning, Bethlehem's comprehensive plan and  
18 zoning, Allentown's zoning, we did Fairview  
19 Township, Luzerne County. We did their  
20 zoning. Lebanon, Ephrata zoning.

21 So what we do is we mainly do  
22 comprehensive planning, which is mainly land  
23 use planning. We do development  
24 regulations, we do park and recreation  
25 design and trail design, and we do

1 revitalization planning.

2 As far as public participation, what  
3 we find is the most useful public  
4 participation occurs in the middle of the  
5 process. If you have all your meetings  
6 concentrated in the beginning they become  
7 kind of aimless and people complain about  
8 potholes and things that aren't directly  
9 relevant. If you wait to the end to do all  
10 your public meetings people are justifiably  
11 angry that they weren't involved earlier in  
12 the process.

13 But if you do the public meetings  
14 mostly in the middle it's at a time when the  
15 borough officials have had a chance to talk  
16 about the issues, talk about the  
17 alternatives, and offer some concrete ideas  
18 to the public and ask them to respond to  
19 them. Do you like them, do you not like  
20 them. And you get much more substantive  
21 input that way with most of your public  
22 meetings in the middle of the process.

23 As far as other public  
24 participation, it's very important to have a  
25 representative committee. We had one

1 township where everybody involved in the  
2 decision making was pretty much from one  
3 area of the township, and that didn't work  
4 well in the end. You want to make sure you  
5 have all interests involved in the process  
6 and you want people involved who will also  
7 report back to other committees and other  
8 boards and other groups and serve as  
9 liaisons to them and bring in those ideas  
10 and bounce things back and forth.

11 The proposal includes key person  
12 interviews early in the process. We'll ask  
13 you for some of the more knowledgeable  
14 people in town who we should talk to. We'd  
15 also ask to talk to the police chief, fire  
16 chief, public works director and get their  
17 input early in the process.

18 There's different ways we can do  
19 public participation as far as meetings.  
20 For example, one way is you have everybody  
21 together in a room for an introduction, you  
22 break into small groups for discussion, then  
23 you come back to the larger group and report  
24 back what was discussed in the small groups.  
25 One of the values of that is some people

1 don't like to stand up in front of a large  
2 group and it gets people to talk more  
3 openly.

4 One of the questions I would have if  
5 we're selected is what works here, and you  
6 can tell me what's working and not working.

7 We're proposing an online survey.  
8 We've had a lot of success with online  
9 surveys. Very good participation. We also  
10 would need to have some paper surveys that  
11 you might pass out to the senior center for  
12 people who don't have internet access.

13 We're proposing an online  
14 interactive map. What we do is we post a  
15 map online using WikiMaps and people can  
16 post traffic problems, things they'd like to  
17 see as far as park improvements. They can  
18 post things right on the map and give you  
19 input without necessarily having to attend  
20 meetings, and they can do it anytime 24  
21 hours a day.

22 A summary is extremely important.  
23 We want people to be able to understand the  
24 main recommendations by reading four and  
25 five pages without having to go through a



1           lengthy document.

2                     One of the main values of the  
3           comprehensive plan is the mapping. The  
4           mapping becomes very useful when you get to  
5           the zoning. Mapping of all the uses of land  
6           in the borough, whether it's commercial,  
7           industrial, residential, mapping of natural  
8           features, flood prone areas, steep slopes  
9           and a lot of other important features.

10                    I'm going to take a break. I've got  
11           more to say, but let me take a break and see  
12           if there's any questions so far.

13                   MR. NOTARI: Part of your work, do  
14           you come in and maybe advise that we rezone  
15           certain areas of the borough?

16                   MR. SCHMEHL: Yes. So what we would  
17           do under this proposal is we would do an  
18           overall plan looking at transportation, land  
19           use, natural features, community facilities,  
20           but most of it's based on land use and  
21           development and housing.

22                    Then the zoning ordinance is the  
23           main tool to carry that out. It's the main  
24           thing the borough can do to control your  
25           future development.

1           We've also given you an option to  
2           update your subdivision ordinance. That's  
3           less of an issue in a borough than it is in  
4           a township. It might be a lower priority if  
5           you're trying to keep the budget numbers  
6           down, but if you want us to update the  
7           subdivision ordinance we certainly could  
8           include that.

9           But, yes, we would propose to you a  
10          new, revised zoning map and a new zoning  
11          ordinance that's up to date. Any other  
12          questions so far?

13          MAYOR LEGG: How important is public  
14          input? Because most people don't know one  
15          ordinance from another unless the zoning  
16          officer approaches them and says that you  
17          did this wrong, you did that wrong. It  
18          seems like -- I'm not going to say waste,  
19          but it seems like it's not necessary.

20          MR. SCHMEHL: If it's done right  
21          it's valuable. If it's done poorly it's  
22          useless. If you narrow down the important  
23          issues that really affect most of the  
24          community and ask people their opinion of it  
25          that's useful input. If you ask them where

1           there should be different types of  
2           commercial development, where there should  
3           be different types of industrial  
4           development, what they think are the major  
5           road problems that need to be fixed, that's  
6           valuable input, and people can understand  
7           that and relate to that. So we don't expect  
8           people to read a whole ordinances. We  
9           expect people to look at the maps and read a  
10          four page summary.

11                 MAYOR LEGG: Now, we're going to  
12           have a book or a list of all the ordinances.  
13           Are they going to go through each and every  
14           one?

15                 MR. SCHMEHL: Very few would.  
16           They're welcome to, but most people will  
17           rely upon the map and the four page summary  
18           and the verbal description at the meetings.  
19           Our goal is to make sure that that's  
20           sufficient enough that if they understand  
21           that, they understand the big ideas.

22                 MAYOR LEGG: The group of citizens  
23           that are chosen is really important because  
24           if too many people have their own agenda and  
25           it's not for the good of the rest of the

1           borough that's running into problems.  
2           Right?

3                   MR. SCHMEHL: Yes. You need varied  
4           interests and you need enough people that no  
5           one person can dominate it. Any other  
6           questions? I'd look a group of maybe 13, 14  
7           people. You can decide on the size, but I'd  
8           rather debate everything in one room than  
9           have to go around to different committees  
10          and groups have to debate it over and over  
11          again.

12                   You have a planning commission.  
13          Interested members of the planning  
14          commission, interested members of borough  
15          council, you might invite some of your  
16          zoning hearing board members there, you  
17          might invite your engineer, your solicitor.  
18          I like to have a realtor on the committee  
19          because they can give a foundation of  
20          practical experience of what's happening.  
21          You lash out the recommendations at that  
22          committee.

23                   MAYOR LEGG: That's a group of  
24          learned people. That's not common citizens  
25          out on the street.

1 MR. SCHMEHL: All meetings are open  
2 to the public. The people most likely to  
3 show up are people who have open land next  
4 to them or who own land, but anybody's  
5 welcome to participate.

6 MR. BROWN: Just to maybe better  
7 explain, it would be basically -- this would  
8 be the steering committee for the borough.  
9 Basically, the school does their strategic  
10 planning committee, and when they do that  
11 every four to six years they invite -- not  
12 only board members, administrators have a  
13 position on the board but also citizens,  
14 residents to come and take part and to  
15 outlay the four to six year plan of what  
16 that strategic committee developed.

17 This would be more focused to a land  
18 use and gathering input from the residents  
19 and having them have an active role. You  
20 gather stakeholders to gather their input  
21 and outlay the physical aspects, where the  
22 school does it in a more budgetary means.

23 MR. SCHMEHL: Very true. We're look  
24 at a ten to 15 year time frame, but some of  
25 the decisions that are made are going to

1 last a hundred years.

2 A few things I wanted to highlight,  
3 including some things I noticed in your  
4 current zoning ordinance, the main reason  
5 why we do planning and zoning is to protect  
6 residential areas from incompatible  
7 nuisances and hazards so people don't wake  
8 up and find out there's an asphalt plant  
9 proposed in their back yard.

10 As part of that, we need to be very  
11 careful about the types of businesses in  
12 different areas. Some businesses are great  
13 neighbors. Having a branch bank in your  
14 back yard is not going to be a problem.  
15 Having a Sheetz in your back yard is  
16 probably not going to be something that  
17 you're going to want.

18 So looking at 24-hour operations,  
19 things that involve a lot of late night  
20 trucking activities you want to be very  
21 careful about. Anything that involves a lot  
22 of nuisances and hazards. Some things such  
23 as asphalt plants, concrete plants, chemical  
24 plants, after hours clubs, nightclubs, drug  
25 treatment centers, quarries, truck

1 terminals, large warehouses. We want to be  
2 very careful in recommending where those  
3 things go and how they're controlled. That  
4 also includes strip clubs, which is  
5 everybody's favor topic in discussing when  
6 we get to the zoning ordinance.

7 We like to limit them to an  
8 industrial district. Right now they're  
9 allowed in your entire highway commercial  
10 district, which may be too large.

11 As part of that, right now you can  
12 put convenient stores with gas stations by  
13 right in your Main Street commercial  
14 district. Now most communities want their  
15 Main Street area to be more pedestrian  
16 oriented. They don't want a lot of things  
17 like new gas stations that involve very  
18 large parking lots. They want to try to  
19 make it as walkable as possible in the  
20 downtown. Most communities would not allow  
21 that in a Main Street area.

22 As part of that, too, you can do  
23 auto body shops in the Main Street district.  
24 You have a great amount of control in how  
25 you do your zoning and your zoning map as

1 long as you follow certain basic rules of  
2 fairness and procedure. You can pretty much  
3 craft how you want it to be done.

4 MR. NOTARI: Interesting.

5 MR. SCHMEHL: So you have to have a  
6 place for everything, but you can regulate  
7 the hell out of something if you want within  
8 reason. As part of that, downtown you allow  
9 almost no apartments. What most communities  
10 are doing is they're promoting first-floor  
11 commercial, upper story apartments, and  
12 there's been a lot of success in that.  
13 We've got 1,500 units built that way in  
14 downtown Allentown in the last five years.  
15 Most other communities have seen that type  
16 of growth. It's good because you have to  
17 have someplace for apartments, and what  
18 better place than helping to promote your  
19 downtown businesses because you've got a  
20 captive customer base there who will come  
21 down from their apartments and will support  
22 the downtown restaurants. Almost all of the  
23 town is limited at two-story buildings,  
24 including all your commercial/industrial  
25 areas.



1                   What you find, for instance, is  
2                   hotels want to go up, medical offices. It  
3                   might just be three stories. You don't have  
4                   to go tall. But two stories is fairly  
5                   limited for a lot of types of construction.

6                   Couple other points there.  
7                   Warehouses are being built everywhere in  
8                   Pennsylvania, and they're 24-hour trucking  
9                   operations. So you have to be very careful  
10                  how you handle warehouse distribution  
11                  centers.

12                 You can build, right now, apartments  
13                 at up to 14 units to the acre in many of  
14                 your residential areas. Some people might  
15                 think that's high density. You don't have  
16                 to allow that high density if you don't want  
17                 to.

18                 You can have age incentives. So if  
19                 you want to promote housing for people 55  
20                 and older you can have incentives for people  
21                 to decide to do that. It's great for the  
22                 school district because it's all net profit,  
23                 the tax revenue that comes in. There's no  
24                 new school kids and there's tax revenue from  
25                 it. There's less traffic from it, too.

1 Couple other points here. Right  
2 now, for instance, you have limits on the  
3 percentage of a lot that can be covered by  
4 building and paving. That is only 25  
5 percent in the C-3 district. So if you have  
6 an acre lot you can only cover 12,000 square  
7 feet of it in a C-3 district. You can only  
8 cover 50 percent of it in many other areas,  
9 and that's fairly restrictive. You're  
10 limiting what can go in these areas.

11 If you have an area that's good for  
12 a type of business and you want to bring in  
13 new tax revenue you want to have a  
14 reasonable yield off the property because  
15 you don't have that much open land left. So  
16 most communities would allow at least 75 to  
17 80 percent of the lot to be covered by  
18 buildings and paving.

19 One of the goals in most communities  
20 is to make it easier to build the types of  
21 businesses that you want. Streamlining the  
22 process. Promoting entrepreneurship, making  
23 it easier to open up a daycare center or a  
24 hair salon or a retail store in a commercial  
25 area, making sure that you don't have too

1 many restrictions that get in the way of  
2 that and slow it down, that cause  
3 unnecessary expense.

4 Junk vehicles. You might think  
5 about a separate junkyard ordinance. It's a  
6 way to deal with existing legal junkyards  
7 and make them clean up a bit. If they're  
8 not legal, that's a different story. But  
9 let's assume they are legal. A separate  
10 junkyard ordinance can help to require  
11 fencing and fire access and controls on  
12 leaking oil and leaking batteries and things  
13 of that nature.

14 Making the town more pedestrian  
15 friendly, particularly downtown, anything we  
16 can do to make it easier to cross Main  
17 Street, ways to make the downtown more  
18 attractive with trees and other streetscape  
19 improvements, looking at downtown parking,  
20 should there be more municipal parking, time  
21 limits that are enforced.

22 Trail connections, trying to extend  
23 the trail along the river and having loops  
24 to gets to the river trail from the  
25 neighborhoods.

1 Floodplain areas. The frequency and  
2 severity of flood events is increasing, and  
3 the hundred year floodplain in many places  
4 is understating what hundred year flood is.  
5 We're getting 40 year floods and 50 year  
6 floods. So we have to be very careful about  
7 controlling development in flood prone  
8 areas.

9 The comprehensive plan would have an  
10 action program, it would have a summary of  
11 the recommendations. We'd work with you to  
12 develop priorities out of those  
13 recommendations, who should be responsible  
14 to carry them out and what some funding  
15 source could be to carry them out.

16 The last point I have is that we  
17 have no conflicts of interest. We have no  
18 private sector clients in Lackawanna County,  
19 so I cannot imagine any conflicts of  
20 interest that we would have on this project.  
21 With that, we'd like to hear any additional  
22 questions or comments.

23 MR. RUSSELL RINALDI: I know,  
24 obviously, all boroughs and municipalities  
25 are different. How long does something like

1 this usually take to be completed?

2 MR. SCHMEHL: What we're  
3 recommending is that we merge the meetings  
4 together. So the public meeting for the  
5 plan and the public meeting for the zoning  
6 would be the same, and that saves us a few  
7 months. One year is our goal.

8 MR. RUSSELL RINALDI: How many  
9 meetings a month?

10 MR. SCHMEHL: One meeting a month,  
11 one year?

12 MR. SCHMEHL: Yes.

13 MS. AVVISATO: Twelve meetings?

14 MR. SCHMEHL: Yes.

15 MR. RUSSELL RINALDI: I thought it  
16 would have been a lot more than that.

17 MR. SCHMEHL: Well, in some  
18 communities you get a controversy and  
19 sometimes it takes longer. Some committees  
20 don't want to meet in August, some  
21 committees don't want to meet in December,  
22 and that drags out the process. But our  
23 goal is to try to get it done in a year.  
24 With Covid, projects got extended. But we  
25 try to aim for a year.

1                   ATTY. RINALDI: How long was Jessup?

2                   MR. SCHMEHL: We ran into Covid  
3                   delays, but I think that ended up being  
4                   close to two years. We were doing comp plan  
5                   and zoning on that and there was a lot of  
6                   involvement on the zoning. We had a very  
7                   active committee that really went through  
8                   the zoning with a fine tooth comb, which  
9                   took time, but it was productive. So part  
10                  of it is how much you're willing to trust  
11                  your solicitor and your staff on the zoning  
12                  and how much the committee wants to go  
13                  through the zoning itself line by line. But  
14                  we went three, four months without a meeting  
15                  for Jessup, then we had online meetings.

16                 ATTY. RINALDI: I remember when CVS  
17                 came to town and tore down all those small  
18                 building? People were upset because it  
19                 changed the character of street. Well, this  
20                 is the type of thing. It's what your vision  
21                 of that Main Street will look like going  
22                 forward for the next 20 years.

23                 MR. HOOVER: That streetscape  
24                 project on the books that we never -- I  
25                 think by doing this we can eliminate some of

1 the problems that may be in the future if,  
2 God forbid, something falls down or a  
3 building's gone, what they're going to put  
4 there in the meantime.

5 MR. SCHMEHL: What you're doing is  
6 you're debating everything at once, so you  
7 don't have to debate everything separately,  
8 because if you went through and talked about  
9 each individual part of the town as part of  
10 a separate zoning amendment it would take  
11 you 20 years and it would take you a lot  
12 more meetings. So by looking at these  
13 comprehensively we do save you time.

14 Hopefully we save you lawsuits,  
15 because if you've done your homework in  
16 advance you have an ordinance that's much  
17 more defensible against a legal challenge  
18 and people are much less likely to challenge  
19 it because they know they're going to lose.

20 We also, hopefully, are saving  
21 business people money because let's say, for  
22 instance, somebody wants to build a  
23 three-story building downtown. Right now  
24 they can't. They go through, they ask you  
25 for a zoning amendment, they go through a

1 variance, they have to hire lawyers and  
2 engineers and draw up plans and go through  
3 delays. Neighbor challenges it, goes to  
4 Commonwealth Court. That's two years lost.  
5 So by being straightforward about what you  
6 want where you're making it much easier for  
7 the investors to invest without long delays  
8 and expense.

9 MR. RUSSELL RINALDI: Who comes from  
10 your company?

11 MR. SCHMEHL: I would be the person  
12 at all the meetings.

13 MR. RUSSELL RINALDI: Anybody else?  
14 Do you have a team or just you?

15 MR. SCHMEHL: Bob Creeble typically  
16 does the background work. He's a planner in  
17 our office. He has 40 years of experience.  
18 More than me. Drew Sontag would be involved  
19 on design issues, streetscape issues,  
20 downtown issues, historic preservation. But  
21 I would be the main person to attend the  
22 meetings. Then we have a mapping person  
23 working on the project. Computerized  
24 mapping.

25 MR. RUSSELL RINALDI: So they would



1 attend some meetings but you would be at  
2 every one?

3 MR. SCHMEHL: I would be at all  
4 borough meetings, and I would actually write  
5 the plan and write the ordinance. That's an  
6 important question because sometimes the big  
7 shot from the big company shows up at the  
8 interview and then some little kid shows up  
9 for the meetings.

10 ATTY. RINALDI: Your ordinance is  
11 '93 and the neighborhoods have changed,  
12 whereas everybody lived in their single  
13 houses, now you have a lot of people trying  
14 to make them into apartments. It's a lot of  
15 rub with some of the older single people.  
16 That would be covered, too.

17 MR. SCHMEHL: Yes, and parts of the  
18 ordinance, I think, are more like 40 years  
19 old.

20 MR. RUSSELL RINALDI: I think we  
21 definitely need an update for sure.

22 MR. SCHMEHL: That raises a very  
23 important issue. Most boroughs are looking  
24 to prevent conversions. They're trying to  
25 prevent a one-family home from being cut up

1           into two apartments. In most communities  
2           they really want to avoid that because they  
3           want stability and they want home ownership.  
4           So there's places for apartments and  
5           townhouses, but they don't want their  
6           single-family neighborhoods cut up.

7                   MR. NOTARI: I think we're 15 years  
8           too late.

9                   MR. SCHMEHL: Well, if they were  
10          illegal when the conversion occurs they're  
11          still illegal.

12                  MR. NOTARI: But they probably  
13          weren't illegal then. But I understand what  
14          you're saying.

15                  MR. RUSSELL RINALDI: Anything else?

16                  MS. AVVISATO: You educated me.

17                  MR. RUSSELL RINALDI: Thank you very  
18          much. Appreciate you coming. We'll  
19          continue the meeting, go to some of our  
20          department heads, see if they have anything  
21          for the agenda. DPW manager, Joe Lenceski,  
22          anything for the agenda?

23                  MR. LENCESKI: Nothing. Just update  
24          you, Earthworks is going to start a project  
25          on Hoover Street, storm water. I started

1 the sanding the tabletops down underneath  
2 the pavilion. Everything else is pretty  
3 much good.

4 MR. RUSSELL RINALDI: Thanks, Joe.  
5 Anybody have any questions for Joe?

6 MR. NOTARI: Dugouts at Pagnotti,  
7 where are we? I got cornered tonight at the  
8 coaches meeting. Are there plans to get  
9 those done or are we not doing them?

10 MS. BARTOLETTI: Well, Dave and I  
11 discussed it. He's putting together a plan  
12 for it. Once we have the plan and how much  
13 it's going to be you guys are going to have  
14 to make a decision.

15 MR. NOTARI: Can we have that, if  
16 not for next Tuesday, the September meeting?

17 MR. LOPATKA: Yes.

18 MR. NOTARI: So we can get that  
19 working. Not come March and there's nothing  
20 there.

21 MS. BARTOLETTI: Well, if we knew  
22 that we were going to take care of it from  
23 the beginning it would have been done.

24 MR. NOTARI: I understand that, but  
25 I think we took responsibility again during

1 the season. So that's three months ago. So  
2 let's get on that, please.

3 Joe, there's a no dumping sign on  
4 Hayes Street next to Alicia Marmo's house.  
5 They're requesting the no dumping sign be  
6 removed and add a children at play sign.

7 MR. KOMENSKY: People used to dump  
8 down there.

9 MR. NOTARI: Well, they've asked.  
10 The people that live there now asked to have  
11 it removed, that nothing's been going on.  
12 Really, the sign looks like it's 40 years  
13 old. Can we check that out.

14 One more thing, Joe, because  
15 Mr. Hoover voiced concerns about that  
16 fitness court that we talked about at the  
17 last meeting and where it was.

18 I think you're right, Jimmy. Where  
19 the plan is parallel of the elementary  
20 playground is probably a tough spot because  
21 nobody can see it. Will you check to see if  
22 there's space between the basketball area  
23 and the playground, almost as if it were  
24 parallel with the golf nets. It's 38 by 38,  
25 I think.

1 MR. LENCESKI: The only challenge is  
2 the grade. You have your elevation,  
3 basketball court is lower, playground is  
4 higher. It can definitely be put in there.  
5 There might have to be a wall around certain  
6 areas.

7 MR. NOTARI: Then it's in view of  
8 the school for the most part. It's 38 by  
9 38. I looked today. That's what the  
10 concrete slab is. That's all.

11 MR. RUSSELL RINALDI: Any other  
12 questions for Joe? Anything else?

13 MR. LENCESKI: That's it.

14 MR. RUSSELL RINALDI: Chris Hart,  
15 code enforcement/zoning. Anything for the  
16 agenda?

17 MR. HART: Nothing at this moment.  
18 I'm sure you guys have some questions from  
19 last week. I'm still working on it.

20 MS. AVVISATO: I have one. George  
21 Harris said he was going to get you a  
22 number. He ever do that?

23 MR. HART: No, never reached out. I  
24 was working with Jay, and I just spoke with  
25 him yesterday about the tarot card place.

1 Everything's in the works, but there's  
2 really no change. The garage on Main  
3 Street, unfortunately, I don't know if you  
4 guys saw. Ronnie Coles is now in hospice.  
5 That's going to create a big problem.  
6 There's not going to be much that can be  
7 done with the property until somebody takes  
8 ownership because it's to the point where, I  
9 mean, I can cite them, the police can do  
10 what they're still doing with cars in the  
11 street. But when it comes to zoning and  
12 everything the only violations would be cars  
13 they have there. Too many cars. The only  
14 one that really has rights to throw them out  
15 is the landlord.

16 MR. HOOVER: What happened with the  
17 nuisance agreement we were going to do?

18 MR. HART: Property owner.

19 MR. HOOVER: Everything goes back to  
20 the property owner but you close the place  
21 down.

22 MR. HART: You can't just close the  
23 place down.

24 ATTY. RINALDI: We can do something  
25 with the tenant. I'll work on that with

1                   you.

2                   MR. HART: You can't just go there  
3                   and say get out of town. I mean, Joe was  
4                   here that night and he explained that  
5                   clearly. The only one that can technically  
6                   throw them out of town is the landlord who  
7                   has the lease agreement with them.

8                   MR. RUSSELL RINALDI: We're not  
9                   looking to throw them out of town.

10                  MR. HART: Correct, but to answer  
11                  Jimmy's question, get rid of them, you  
12                  cannot.

13                  MR. HOOVER: I don't want to get rid  
14                  of them, I want to give them a nuisance  
15                  where they have to close for a week until  
16                  they fix what has to be done or they come to  
17                  a meeting.

18                  MR. HART: The only problems are  
19                  cars, and they can drive them right away. I  
20                  spoke to them about that and they do have 30  
21                  days --

22                  MR. RUSSELL RINALDI: That's not the  
23                  nuisance we're talking about. At least not  
24                  what I was talking about. What I brought up  
25                  to the chief the last meeting was the police

CHIEF DUBERNAS: Ten times since February.

CHIEF DUBERNAS: We would send a letter to Ronnie Coles to say listen, your tenant is causing a nuisance. Him as the landlord has to either tell them about it or have them evicted and go through the process of eviction. That's how we do it with apartments. We have multiple issues we don't send the nuisance letter to the tenant of that apartment saying you're a nuisance, we send it to the landlord and it says Mr. and Mrs. Smith, 123 Jones Street, we've been there six times and here's the reasons why. If don't you act on this, next time we're just sending you a citation because your property's now a nuisance. Pretty much after we've done that we've never had an



1 issue with any of the properties.

2 MR. NOTARI: Regardless of the  
3 situation with the landlord, we should still  
4 send a letter. Still going through the  
5 process. Understood. But we should still  
6 have something on record.

7 CHIEF DUBERNAS: Ronnie Coles.

8 MR. HART: It has to go to Ronnie  
9 Coles.

10 MR. NOTARI: Well, it has to go.

11 MR. HART: There's nowhere to go.  
12 He's in hospice. He's going to be dead in a  
13 week.

14 MR. NOTARI: Send it to the address  
15 of -- we need to have something on record to  
16 show that there's a problem. Regardless of  
17 who takes over ownership of that property,  
18 it's currently a nuisance property under our  
19 guidelines.

20 MR. HART: I'll send it to him.  
21 That's fine.

22 MS. AVVISATO: Can we just wait a  
23 little bit?

24 MR. NOTARI: Ask Bill. My opinion,  
25 I'd say no. It should have been sent last

1 week regardless of the gentleman's health.

2 ATTY. RINALDI: We'll draft up a  
3 letter.

4 MR. RUSSELL RINALDI: My  
5 understanding, I thought it was mailed out  
6 already.

7 MAYOR LEGG: If that gentleman came  
8 and was allowed to speak like he spoke to us  
9 the first half-hour before the meeting  
10 starting, correct me if I'm wrong, he would  
11 have informed these people, the mob, that we  
12 can't do anything else. Their next move and  
13 their only next move is to go to the zoning  
14 board.

15 MR. HART: Correct.

16 MAYOR LEGG: Don't they have to pay  
17 \$500 to go to that meeting? And am I  
18 correct in saying that there's only two  
19 people who can speak because of a nuisance?  
20 That's George Sworen and Joe Tagliaterra.  
21 Those other people live way over on the  
22 other side of Garber Street, so there's no  
23 nuisance as far as they're concerned. Am I  
24 correct?

25 MR. HART: Not for them. They don't

1 have the right to appeal to the zoning  
2 hearing board, and that's directly from  
3 Joe's mouth.

4 MAYOR LEGG: I don't understand why  
5 we didn't give him an opportunity to come  
6 and speak when the meeting was going on,  
7 because now this mob is bringing wives.  
8 Next meeting it will be uncles, aunts, you  
9 know, pets and what have you. This has gone  
10 on for years. It really has.

11 Then he stands up and telling us how  
12 much he's reformed. The last meeting he got  
13 in our zoning officer's face. I don't think  
14 that should be allowed to continue. I'll  
15 tell you what, that performance last week  
16 should have been on Broadway. That was  
17 better than Hamilton. And that was  
18 rehearsed. We've gone on for three years  
19 now with this.

20 Then they have the nerve to say  
21 well, when Ronnie had it there was no  
22 problem. That's where it started. Now the  
23 guy is dying, he's going to be dead in two  
24 weeks, and where is this going -- this is  
25 never going to end. You know, God rest his

1           soul, I hope he lives forever, but if he's  
2           gone, who takes over? What happens if these  
3           people get fed up with all the nonsense and  
4           they move out? Somebody else moves in and  
5           we go through this again. This is a never  
6           ending story.

7           MR. RUSSELL RINALDI: That's why I  
8           think we have to either police it better, we  
9           have to zone it better --

10          MAYOR LEGG: The police have been  
11          there, Chris is there.

12          MR. HART: I spoke with all of them.

13          MR. RUSSELL RINALDI: I agree with  
14          you, Mayor. The police have been there.

15          MAYOR LEGG: I listened to him for  
16          15 minutes. He went down -- everything  
17          Chris is doing has been to the T. But he  
18          did say in the end it seems to me like these  
19          people just don't want this business here,  
20          and that's the bottom line. They just don't  
21          want this business here.

22          And I'll tell you what, the three  
23          characters involved, I got to tell you I  
24          know them better than all you people  
25          combined. They just don't want the business

MR. NOTARI: Just like the people didn't want the cell tower. What's the difference? What's the difference between these people don't want a business in their neighborhood or the people don't want a cell tower in their neighborhood?

MR. NOTARI: There's no difference. And I'm not saying you're wrong. You're not. But if we continually have police called to an area and they continually cite people at the problem, then it's a nuisance. If they're going there and nothing's wrong, then that's different. But he's gone there and there's been ten citations there.

CHIEF DUBERNAS: No, ten calls. We were called there last week after the meeting. Our guys were there and they were sitting in the garage. They were just sitting in there. I want to say it was Keith that called and said they were open after business. Our guys went there, the garage door was open, there was three of

1                   them sitting at a round table.

2                   MS. AVVISATO: But they weren't  
3                   working?

4                   CHIEF DUBERNAS: No.

5                   MR. NOTARI: I drove by at 11:00,  
6                   they were gone.

7                   MR. HART: There's no citations.

8                   CHIEF DUBERNAS: The only citation  
9                   that's been issued there is multiple parking  
10                  tickets.

11                  MR. NOTARI: Then it's a nuisance.

12                  MR. HART: Some of them aren't even  
13                  them. The other day it was a customer of  
14                  theirs whose car was still running that  
15                  Keith saw. The guy pulled up on the side of  
16                  the road, got out --

17                  MR. NOTARI: Was he illegally  
18                  parked?

19                  MR. HART: Yes.

20                  MR. NOTARI: Then he was illegally  
21                  parked. There's no ifs, ands or buts about  
22                  it.

23                  MR. HART: But how does that have  
24                  anything to do with the business?

25                  MR. NOTARI: Because the business is

1                   there.

2                   MR. HART: How do you turn around  
3                   and shut the business down because of that?

4                   MR. RUSSELL RINALDI: No, Chris, you  
5                   don't turn around and shut the business  
6                   down.

7                   MR. HART: This is what --

8                   MR. NOTARI: You follow the rules,  
9                   Chris.

10                  MR. HART: And that's when you call  
11                  the police.

12                  MR. NOTARI: That's what they did,  
13                  and then they cited them. So multiple calls  
14                  by the police and multiple citations becomes  
15                  a nuisance property.

16                  MR. HART: How does that have  
17                  anything to do with zoning and code or  
18                  anything with the business or these  
19                  neighbors? It's irrelevant to us.

20                  MR. NOTARI: Let's take the  
21                  neighbors out of it.

22                  MR. HART: Then there's no problem.  
23                  Let's take the neighbors out of it.

24                  MR. NOTARI: That's not true.

25                  MR. HART: Why, because of a parking

1 ticket?

2 MR. NOTARI: There's parking, but  
3 why are they parking there? It's a  
4 business.

5 MR. HART: What about the guy that  
6 doesn't cut his grass every month that I  
7 fine every month? You can't turn around and  
8 take his house off him. You can't throw him  
9 in jail.

10 MR. NOTARI: You keep fining him.

11 MR. HART: He pays the fine every  
12 month and keeps doing it.

13 MAYOR LEGG: This is nitpicking now.  
14 I went there after work and there's a truck  
15 parked the wrong way. I immediately stopped  
16 in, said what's going on here? He said I'm  
17 loading stuff, I had to go to the bathroom.  
18 Okay. Call the police and let's cite him  
19 because the truck is parked the wrong way in  
20 the street. He had to go to the bathroom.  
21 This is ridiculous.

22 MR. HART: The only way this gets  
23 resolved is, guess what? I hope it doesn't  
24 happen. If Ronnie Coles passes away, they  
25 put the building up for sale, buy it and



1 knock it down. Then you're done. That's  
2 the only way, because you know another  
3 garage is going to go in there.

4 MR. RUSSELL RINALDI: I disagree  
5 with that. That should not be the only way.

6 MR. HART: So the business should be  
7 allowed to be there. Just regulate it,  
8 control it. These neighbors need to  
9 understand how --

10 MR. RUSSELL RINALDI: The problem  
11 is, according to the neighbors and according  
12 to even us, and I'll say according to  
13 myself, I drove by multiple times, they're  
14 operating sometimes right and sometimes  
15 wrong. If they weren't the police wouldn't  
16 have gone there ten times.

17 Out of those ten calls, how many  
18 times have you or another police officer had  
19 to write them a ticket, ask them to move a  
20 car?

21 CHIEF DUBERNAS: Every time I've  
22 been there I never asked them to move a car.

23 MR. RUSSEL RINALDI: A warning about  
24 a quad, how many?

25 CHIEF DUBERNAS: I don't know. I

1 know one issue with a quad that I was there,  
2 and I probably wrote three or four tickets  
3 myself there.

4 MR. RUSSELL RINALDI: And what other  
5 types of police matters did you or an  
6 officer have to attend to?

7 CHIEF DUBERNAS: Sometimes it's  
8 noise, sometimes it's ATVs or dirt bikes.  
9 Majority is parking issues.

10 MR. RUSSELL RINALDI: So at least a  
11 good seven times out of ten. Let's say  
12 seven times out of ten are legitimate.  
13 Still, it doesn't matter if it's one out of  
14 ten.

15 MR. HART: Here's the thing. I'm  
16 going to go after this garage because they  
17 have a mess around their garage.

18 MR. RUSSELL RINALDI: I don't want  
19 you to go after anybody.

20 MR. HART: I'm going after every  
21 single other one, then.

22 MR. NOTARI: Absolutely.

23 MR. HART: I'm going to go after  
24 Billy Manganaro, I'm going after Schuback,  
25 I'm going after Garrett. I'm going after

1 everyone.

2 MR. RUSSELL RINALDI: We're not  
3 going after people.

4 MR. NOTARI: They have to follow the  
5 rules.

6 MR. HART: Then what? How do you  
7 tell Schuback to clean up his property? Can  
8 any of you guys get him to?

9 MAYOR LEGG: You're opening a can of  
10 worms.

11 MR. HART: Is somebody going to go  
12 to Billy Manganaro and say you have cars all  
13 over the place, get them out of here?

14 MR. NOTARI: Yeah, you are.

15 MR. HART: I will.

16 MR. NOTARI: That's your job.

17 MR. HART: I will, and then when  
18 they don't do anything who's going to back  
19 me up?

20 MR. NOTARI: We're going to back you  
21 up.

22 MR. HART: Okay, if you say so.  
23 Then I'll do it.

24 MR. NOTARI: I want everybody in  
25 this town to follow the book.

1 MR. HART: If I go after that one  
2 garage I'm going after every single one of  
3 them right down the line. I can't cite one  
4 person for having too many cars and not  
5 another place.

6 MR. RUSSELL RINALDI: We're not  
7 going after anybody. We're not in the  
8 business to go after anybody. We're in the  
9 business to govern the borough and make the  
10 businesses and residents follow the code,  
11 follow the ordinances whether it's  
12 residential, commercial, industrial. We're  
13 not going after anybody. This isn't a  
14 vendetta.

15 MAYOR LEGG: Don't you people see  
16 the irony in this? Billy Manganaro, we  
17 never had a problem. Does a lot for the  
18 school, does a lot for the community. I  
19 don't even want to get with Mike Schuback,  
20 what he does. Then all the sudden one group  
21 wants a business out of there and now it's  
22 like a snowball rolling downhill. You're  
23 opening a Pandora's Box.

24 MR. HART: That's what I'm telling  
25 you. Schuback, definitely a problem.

1 Billy, definitely a problem. All of these  
2 car lots and auto garages, they're all in  
3 violation of our ordinance 100 percent.  
4 That's what I'm telling you. One hundred  
5 and ten percent they're all in violation in  
6 some way.

7 So now I go after one garage for the  
8 violations. I'm going to have to go after  
9 every single one of them for violations.

10 MR. RUSSELL RINALDI: Agreed. I'm  
11 okay with that.

12 MR. HART: If you're okay with that,  
13 then that's fine.

14 MR. RUSSELL RINALDI: But I'm okay  
15 with that because our code book says we're  
16 okay with that.

17 MR. HART: I get it, but like I  
18 said, it's been going on forever. These  
19 guys have been in business in town here  
20 forever. This is going to cause a lot of  
21 problems. I understand the problems with a  
22 kids and the police issue.

23 MR. RUSSELL RINALDI: Might get the  
24 town cleaned up a little bit.

25 MR. HART: I'm not saying it

1 wouldn't, but the whole police issue with  
2 them, leave that a police issue. These  
3 neighbors want to take everything to zoning  
4 and code and go by our ordinances. Guess  
5 what? Their business is not in violation of  
6 any of that, except if you want to say  
7 nuisance. Fine. But when it comes to the  
8 business they got their occupancy, they have  
9 a business license. Everything is legit  
10 there.

11 But you can go to these other  
12 places. Schuback's supposed to have all  
13 those cars? Billy Manganaro supposed to  
14 have cars across the street? Garrett has  
15 stuff up there. Replica, the guy on Oak.  
16 All of these places are in violation of our  
17 ordinance worse than these kids can ever be  
18 up there. But these neighbors are not going  
19 to stop until there is no garage there,  
20 period, and that's it. And you hear it.  
21 You know it.

22 So my point is what is that going to  
23 do? What is it going to do if they come to  
24 zoning? How is that going to change?

25 MR. RUSSELL RINALDI: That's up to

1 the zoning board, what decision they make.

2 MR. HART: When Joe was here and he  
3 spoke and I talked to Joe the next day he  
4 said it. Everything he said he is standing  
5 by 100 percent. He promises that the  
6 business is not going anywhere. Nothing is  
7 going to change.

8 MR. RUSSEL RINALDI: What business  
9 isn't going anywhere?

10 MR. HART: The garage over there.

11 MR. RUSSELL RINALDI: I hope it  
12 doesn't. I hope they clean up their  
13 property. I hope they follow the  
14 ordinances. I hope they follow the codes.  
15 I would love to see them profit in town,  
16 stay in business.

17 MR. HART: But now we're going to  
18 deem them a nuisance property to throw them  
19 out.

20 MR. RUSSEL RINALDI: I'm not looking  
21 to throw them out.

22 MR. HART: They pay their dues.  
23 What are you going to do.

24 MR. RUSSELL RINALDI: I'm not  
25 looking to throw anybody out.

1 MR. NOTARI: Paying tickets doesn't  
2 give you the right to break the law, Chris.

3 MR. HART: I understand that, Rick,  
4 but guess what? Everybody's done it.

5 MR. NOTARI: Don't go back because  
6 that's the excuse, oh, they're paying their  
7 tickets, they're good people.

8 MR. HART: So you want to make this  
9 a nuisance property and then you want to get  
10 the kids out of town so you don't have the  
11 problem anymore.

12 MR. NOTARI: I never said that.

13 MR. HART: They keep paying their  
14 tickets.

15 MR. KOMENSKY: I think the  
16 description of nuisance, I think we're all  
17 using it in different terms. Normally when  
18 you have a nuisance bar, after so many times  
19 they shut it down. That's not what we're  
20 looking for. Am I correct, Rick?

21 MR. NOTARI: Yeah, I don't want to  
22 shut the place down.

23 MR. HART: Hit the kids in the  
24 pocket.

25 MR. HOOVER: I want them to come



1 here again and let them know what we're up  
2 against with what they're doing with this  
3 business with the quads and what they're not  
4 doing the right way. They're doing  
5 something wrong over there and they have to  
6 suffer the consequences.

7 If somebody's parking a truck there  
8 halfway in the road -- I went by there the  
9 other day there was a van there, running,  
10 parked half in the road, half out of the  
11 road. Lady was coming down. She had to  
12 come down, obviously, very slow because  
13 there wasn't a lot of room. But if the cops  
14 went by and they saw that they should have  
15 maybe went and told the guy to move it or  
16 ticket it or whatever.

17 But if somebody's doing something  
18 wrong -- like, some of those cars that are  
19 against that building, why do they have to  
20 be there? Why is that car in pieces? It's  
21 a shell of a car. If it's junk, get it out  
22 of there.

23 MR. HART: I don't disagree.

24 MR. HOOVER: That truck has been  
25 sitting there since the building has been

1                   there. Why?

2                   CHIEF DUBERNAS: They drive it.

3                   MR. HOOVER: The cars up against the  
4 building never move.

5                   MR. RUSSELL RINALDI: That's it, on  
6 the street.

7                   MR. HOOVER: Next to the building,  
8 that car that's a shell. That car's never  
9 moved.

10                  MR. HART: They're using it for  
11 parts, they claim.

12                  MR. HOOVER: If they get it out of  
13 there they have room to park vehicles there  
14 and maybe these people won't bitch that  
15 much. I feel the same way Rick does. If  
16 there's a garage doing something wrong in  
17 town we have to do what we have to do to  
18 make them do it the right way. Whether we  
19 have to cite them, give them tickets or  
20 whatever. That's the problem. We let  
21 Stocki do whatever he had to do up there for  
22 the last six years and that's where we're at  
23 with him.

24                  MR. HART: I will go around to every  
25 one and cite them all for what it is. Jay's

1 the only one that cite this one up here  
2 because it's all police matters.

3 MR. HOOVER: Maybe 2021 and us is  
4 the time to get things in the right  
5 direction. You're not going to tell me  
6 these garages don't know -- that Billy sat  
7 back there and doesn't know that he's doing  
8 something wrong over there. You're not  
9 going to tell me that he doesn't know that.

10 MR. NOTARI: There's a red Explorer  
11 right on the edge of that property that's  
12 been there forever, at Manganaro's.

13 MR. HART: I'm going to go to Billy  
14 and I'm going to go to Schuback, I'm going  
15 to go to all of them --

16 MR. NOTARI: I hope you do because  
17 that's your job.

18 MR. HART: I will.

19 MR. NOTARI: That's your job.

20 MR. HART: That is what I'm going to  
21 do.

22 MR. NOTARI: Let me tell you  
23 something. There's been a garage at Roy  
24 Williams' for 40 years, but nobody heard a  
25 peep about it except for the last four.

1 MR. HART: Until Ronnie Coles bought  
2 it.

3 MR. NOTARI: So something's going on  
4 there. Somebody is not being a good  
5 neighbor.

6 MR. HART: Okay, then I'll go after  
7 all of them. That's it.

8 MR. RUSSELL RINALDI: Again, we're  
9 not going after them.

10 MR. HART: I'm going to use our  
11 ordinance and start writing violations and  
12 citations and go after these businesses.  
13 That's it.

14 MR. RUSSELL RINALDI: Probably after  
15 you do one or two things are going to start  
16 getting cleaned up.

17 MR. HART: I hope so.

18 MR. RUSSELL RINALDI: So do I.  
19 Anybody have any other questions?

20 MR. NOTARI: Yeah, unfortunately I  
21 do. Let me find my e-mail. I've gotten a  
22 few complaints about the makeup of the CVS  
23 property --

24 MR. HART: I spoke with them.

25 MR. NOTARI: -- from business owners

1 and residents in that area. I've been told  
2 by their manager that corporate will only do  
3 something if they're issued a letter to  
4 comply.

5 MR. HART: I'll send one over. I  
6 spoke with them two weeks ago about their  
7 parking lot and everything.

8 MR. NOTARI: The landscaping is a  
9 mess. It's all weeds. Part of the deal  
10 with them coming into Old Forge and building  
11 on that property was that they had to  
12 maintain landscaping to make it look nice.  
13 I'd also visit Dunkin Donuts.

14 MR. HART: Same thing. It's filthy.  
15 I told them. This was two weeks ago. I  
16 went over and said as a courtesy, I said,  
17 whoever your property manager or whoever --  
18 I know it's Gilchrist's property. I think  
19 the corporation themselves, they do it. The  
20 Dollar General, I was in there. I was in  
21 the Dunkin, I was in CVS. I said out of  
22 courtesy could you please clean your parking  
23 lot, because I went down to Convenient at  
24 the bottom of Moosic Road, that was a mess,  
25 and I talked to them. Joey Gilchrist, one

1 of his buddies reached out to me and said I  
2 want you to know that I'm getting to it in  
3 the next two weeks.

4 MR. NOTARI: The CVS manager did  
5 tell me corporate's not going to do anything  
6 unless there's a letter.

7 MR. HART: I'll give a letter to  
8 each of them.

9 MS. AVVISATO: I called the owner of  
10 our Convenient because it's bad. There are  
11 drug deals there every day. I told her  
12 she's got to have somebody come every two  
13 weeks to clean it. I took care of that.

14 MR. HART: I will give a letter to  
15 each business up and down Main Street.

16 MR. NOTARI: Eastern Auto, is that  
17 vacant now?

18 MR. HART: He developed cancer.

19 MR. NOTARI: The old owner passed  
20 away.

21 MR. HART: Sammy Coccia. Joey  
22 Coccia owns the property and he's in the  
23 process of taking vehicles out and they're  
24 cleaning the property. It's not Sammy's  
25 property. Joey owns it.

1 MR. KOMENSKY: Rumor has it Mariotti  
2 bought it.

3 MR. NOTARI: Couple questions that I  
4 have. Trailers parked on the street. I  
5 just want to know if it's legal or not.

6 MR. HART: Certain ones are.

7 MR. NOTARI: Over on Edith Street,  
8 near the townhouses there's a Harley  
9 Davidson trailer. It's a black trailer.

10 MR. RUSSELL RINALDI: It's an  
11 enclosed trailer.

12 CHIEF DUBERNAS: Chained to the  
13 pole.

14 MR. RUSSELL RINALDI: I didn't see a  
15 chain. Parked right by the driveway.

16 MR. NOTARI: Is that legal to have a  
17 trailer on borough streets? Please look  
18 into it.

19 MR. HART: It's been an issue.  
20 We've been dealing with it. The one behind  
21 the hardware store, that was the biggest. I  
22 was working with Kimball. The way the  
23 ordinance is written, if it's being used for  
24 a commercial business use and it's moved  
25 every 72 hours or something like that

1           there's nothing you can do about it as long  
2           as it's registered and insured. Some of  
3           these other small ones I talked to Kimball  
4           about when I see them. Certain ones, if  
5           they're not registered and insured they know  
6           they can be towed.

7                   MR. NOTARI: Edith Street was tough  
8           to navigate because there was some party  
9           going on or something and that trailer was  
10          there.

11                   Non-driving RVs, something you'd  
12          have to tow. A big RV, are they allowed to  
13          park on streets? The one on Lanape.

14                   CHIEF DUBERNAS: I know they moved  
15          that because we asked them to move it. They  
16          actually moved it over more on their  
17          property.

18                   MR. NOTARI: The day after I  
19          complained to you it was gone. It's back.

20                   CHIEF DUBERNAS: When they parked it  
21          back it was more on their grass.

22                   MR. HART: Everybody's calling me  
23          about a dumpster, can you put them on the  
24          street. People that don't have driveways or  
25          yard what are we supposed to do?



1 MR. RUSSELL RINALDI: You can put  
2 them on the street as long as they're legal.

3 MR. HART: As long as they don't  
4 block the flow of traffic.

5 MR. RUSSELL RINALDI: As long as  
6 they're legally parked. Steve Bieryla was  
7 getting a lot of calls on that.

8 MR. NOTARI: How about vehicles and  
9 trailers parked in yards?

10 MR. HART: Yeah, it's legal. It's  
11 their property unless they're abandoned.

12 MR. RUSSELL RINALDI: Vehicles  
13 parked in yards that aren't registered?

14 CHIEF DUBERNAS: They're illegal.

15 MR. NOTARI: Lastly, I noticed a  
16 pickup truck on Alicia Street the other day,  
17 it has no wheel. The back-left wheel. I  
18 don't know if it was up on a stand. It's on  
19 the street.

20 MR. RUSSELL RINALDI: I think it's  
21 on a jack.

22 MR. NOTARI: That's all.

23 MR. RUSSELL RINALDI: Anybody have  
24 anything for Chris? Anything else for us?

25 MR. HART: Nothing.

1 MR. RUSSELL RINALDI: Dave Lopatka,  
2 engineer, anything for the agenda?

3 MR. LOPATKA: I don't have anything  
4 for the agenda.

5 MR. RUSSELL RINALDI: Anything for  
6 us?

7 MR. LOPATKA: I can give you a  
8 couple updates. The sewer project,  
9 everything's been done. The only thing that  
10 hasn't been done at this point is the  
11 remediation of the state road.

12 MR. RUSSELL RINALDI: In front of  
13 Driscoll's?

14 MR. LOPATKA: Yeah. They have to  
15 dig that pave up and put some concrete and  
16 they have to mill the whole half a lane and  
17 put overlay on it. That should be all they  
18 have left to do the complete job.

19 I spoke with Marylynn. I've been  
20 updating -- there's some stuff with your  
21 disaster relief plan that the county puts in  
22 place. There were some questionnaires that  
23 have to be answered for Old Forge to be  
24 included in the plan. So we had a call last  
25 week with the county. She sent me the

1 information and I'm going through those and  
2 answering what I can. I also have from  
3 them, she sent me the names of the person  
4 who put the plan together for the county.  
5 There are questions that I have, so I'm  
6 going to address those and we'll get those  
7 questionnaires submitted sometime next week.

8 The borough building itself, I was  
9 over there. I guess we're trying to  
10 finalize that paint color. I guess you've  
11 all selected the color. We should be  
12 getting that ordered.

13 Again, the blue stone we're still  
14 waiting on. I talked to him about it the  
15 other day. That's been ordered. I believe  
16 somewhere in the seven to eight week range,  
17 and it was ten to 12. So hopefully we'll be  
18 getting it soon. They will be starting  
19 putting stucco on the front in the meantime.

20 The elevator and everything, they're  
21 actually doing stuff in the back right now,  
22 putting sidewalks in going across the back.  
23 Hopefully be finished by the end of the  
24 week.

25 I did put in a change order. I was

1 down there the other day. I got a call from  
2 the contractor. There was just a couple of  
3 discrepancies with the plan, the survey,  
4 being it's so flat back there. When we set  
5 the sidewalk, typically we're setting that  
6 sidewalk and going two percent away from the  
7 building. It was about an inch or two high  
8 in one spot. Again, that could be the  
9 survey. They survey up to 25, 30 feet. So  
10 there could be a little discrepancy between  
11 there. We kind of figured that out.

12 We were only going to mill the lower  
13 section, the lower parking lot, but looking  
14 at it it's pretty beat up with cut and all  
15 the vehicles back there. So I asked them to  
16 get us a price to rip that out and pave it  
17 the same as the upper section. He's getting  
18 me that.

19 If you look at it, there's a credit  
20 on there because they were going to mill and  
21 get rid of that stuff. Instead of milling  
22 they're going to dig it out, so there's a  
23 credit for the mill, but then there's an add  
24 for putting binder down and putting the top  
25 on. So it will be basically a brand new

1 driveway when it's all done instead of the  
2 driveway that's there now.

3 MR. HOOVER: Three and an inch and a  
4 half?

5 MR. LOPATKA: Yes. They're going to  
6 regrade the lower section just to make sure  
7 our grades are continuous. Then put three  
8 inches of binder down and then the inch and  
9 a half of top.

10 I had discussions with Marylynn as  
11 well. I know there were some issues with  
12 the front of the senior center. We may have  
13 discussed this a little already. That's  
14 kind of compromised. There's water getting  
15 underneath. There's kind of a gap. You can  
16 see into the senior center in the front  
17 there's some brick that's falling off. It's  
18 probably a good inch and a half off where  
19 it's supposed to be. So we kind of decided  
20 we'd get a price. I have a plan coming and  
21 we'll get a price to actually put windows in  
22 there the same as the rest of the building  
23 and then fix the front brick so the whole  
24 front of the building will look uniform. I  
25 think that's all that I have right now.

1 MR. HOOVER: Did they put a catch  
2 basin in the back of the building?

3 MR. LOPATKA: No, we're draining  
4 everything to the one that's there.

5 MR. RUSSELL RINALDI: Anything else?

6 MR. LOPATKA: No.

7 MR. RUSSELL RINALDI: Anybody have  
8 anything for Dave?

9 MR. HOOVER: I'm going through that  
10 paving list that Joe gave me. I have to  
11 check a couple more streets. I'll send it  
12 to these guys this week and then I'll send  
13 you a copy of it. I spoke to Marylynn. We  
14 have about a million dollars that we can  
15 pave next year. I think the first two  
16 streets we have to do is that street by  
17 Preate Winery that goes up around Drakes  
18 Lane and also Dunn Avenue. Dunn is a mess.  
19 Dunn Avenue's going to be a lot of money.  
20 Maybe I'll get those two to Joe and see  
21 where we're at.

22 Then there's three other streets  
23 that are close to Dunn Avenue, the  
24 subdivision. One is my street. But there's  
25 three streets. Maybe we'll save on the

1 mobilization fee.

2 MR. LOPATKA: The last meeting  
3 somebody had mentioned something about  
4 Mowry, Kelly and Lori streets. Is that  
5 something we need to look at?

6 MR. HOOVER: We have look at those,  
7 too. I don't know if we have to do all the  
8 streets down by my house.

9 MR. LOPATKA: They were talking  
10 about some storm water issue.

11 MR. NOTARI: Can we put a weight  
12 restriction limit on South Milwaukee? Is  
13 there one there now? Maybe that will help  
14 us with the road lasting a little longer.  
15 We know tractor-trailers go up it. Just in  
16 case. It needs to be paved. We need to try  
17 and take care of it.

18 MR. RUSSELL RINALDI: The state told  
19 us that that's not their road.

20 MR. HOOVER: You're not going to be  
21 able to mill that, South Milwaukee, it's so  
22 alligatored. You're going to start pulling  
23 the base up.

24 MR. LOPATKA: We'll look at it.

25 MR. HOOVER: Million dollars doesn't

1 go far when you pave. Dunn Avenue's going  
2 to be about \$500,000. We'll see. We'll do  
3 them in the order Joe gave me them. We'll  
4 see where we're at, make our decision. See  
5 what we can squeeze in for a million.

6 MR. LOPATKA: You're looking to do  
7 that in the spring?

8 MR. HOOVER: Yeah, maybe put them  
9 out for bid December, January.

10 MR. RUSSELL RINALDI: Anyone else  
11 for Dave?

12 MR. LENCESKI: The storm water  
13 problems are coming down from Austin  
14 Heights. They definitely need to be  
15 addressed. You start working your way up  
16 the hill. There's one storm drain. That's  
17 the only one. Then everybody in Austin  
18 Heights, you see those culverts down the  
19 side. They're a trip hazard to the  
20 residents, they overflow. You'll see storm  
21 pipes go under driveways, basketballs get  
22 stuck.

23 So maybe the long-range committee  
24 look into start bringing that storm water  
25 system up slowly, catch basin a hundred



1 feet, another one 200 feet, slowly start  
2 moving up that hill.

3 MR. NOTARI: Haven't we done some  
4 separation in the Heights? So it already  
5 has started. We'd have to work our way  
6 down, not necessarily up.

7 MR. LOPATKA: From the outlet up.

8 MR. RUSSELL RINALDI: Joe, where do  
9 you feel in Austin Heights is the most  
10 concerned area right now, where they brought  
11 up at the least meeting?

12 MR. LENCESKI: Yes.

13 MR. HOOVER: How much does it cost  
14 to put a catch basin in?

15 MR. LOPATKA: Thirty-five hundred  
16 bucks, depending on the size.

17 MR. HOOVER: How much CDBG money do  
18 we get every year?

19 MR. NOTARI: Between 95 and 120.

20 MR. HOOVER: Take \$3,500, we can do  
21 five a year, six a year.

22 MR. LOPATKA: It's the catch basin  
23 plus the pipe connecting to somewhere. That  
24 \$3,500 is just to put an inlet in. It's not  
25 to connect the pipe. Dave 18, 20 inch pipe