

OLD FORGE BOROUGH COUNCIL
OLD FORGE, PENNSYLVANIA

IN RE: COUNCIL WORK SESSION

MARCH 5, 2019

7:00 P.M.

OLD FORGE MUNICIPAL BUILDING

314 SOUTH MAIN STREET

OLD FORGE, PENNSYLVANIA

COUNCIL MEMBERS:

JOSEPH FERRETT
RUSSELL RINALDI
LOUIS FEBBO
RICK NOTARI
JAMES HOOVER
MICHAEL LETTIERI
WILLIAM RINALDI, ESQUIRE, SOLICITOR
MARYLYNN BARTOLETTI, BOROUGH MANAGER

Mark Wozniak
Official Court Reporter

1 MR. RUSSELL RINALDI: Good evening,
2 everyone. 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.

8 MS. BARTOLETTI: Councilman Febbo?

9 MR. FEBBO: Here.

10 MS. BARTOLETTI: Councilman Notari?

11 MR. NOTARI: Present.

12 MS. BARTOLETTI: Councilman
13 Lettieri?

14 MR. LETTIERI: Present.

15 MS. BARTOLETTI: Councilman Ferrett?

16 MR. FERRETT: Here.

17 MS. BARTOLETTI: Councilman Hoover?

18 MR. HOOVER: Here.

19 MS. BARTOLETTI: Councilman Semenza
20 is absent. Councilman Rinaldi?

21 MR. RUSSELL RINALDI: Here. Once
22 again, ladies and gentlemen, welcome to the
23 work session, Tuesday, March 5th. The
24 purpose of tonight's meeting is to set our
25 agenda for our regular meeting, which will

1 be Tuesday, March 19th. You'll hear from
2 some of the department heads tonight, we'll
3 hear from our engineer, our chief, our
4 solicitor, we'll go through some stuff with
5 our borough manager, we'll go down the table
6 if any council members have anything to add
7 to the agenda. Also, there's a public
8 sign-in sheet. If anyone wants to address
9 us at the end of the meeting you can sign
10 in.

11 Paul, we'll begin with you.

12 MR. PAPI: I don't have anything for
13 next meeting.

14 MR. RUSSELL RINALDI: Nothing coming
15 up? Anybody have any questions for Paul?

16 MR. NOTARI: Not so much questions,
17 but just I know I talked to Marylynn about
18 it a little. Some residents have been
19 telling me that they've been calling you
20 about garbage, that their garbage isn't
21 getting picked up. You've been kind of
22 taking care of it?

23 MR. PAPI: Yeah. I make everybody
24 call -- we're making them call the front
25 office to make sure they understand about

1 it, what's going on, make a record.

2 MR. NOTARI: Just so the rest of
3 council is aware, that should be the
4 proper -- we should be telling them to call
5 the borough building. Thanks, Paul.

6 MR. HOOVER: Why isn't it being
7 picked up?

8 MR. PAPI: Ten different reasons.
9 The sticker blew off, the cans are too
10 heavy, they forget.

11 MS. BARTOLETTI: They miss some
12 places.

13 MR. PAPI: Alleys. Everything you
14 can imagine happens.

15 MR. RUSSELL RINALDI: Anyone else
16 for Paul? Thank you, Paul. Steve, zoning
17 department.

18 MR. BIERYLA: The only thing I have
19 for you at the next meeting is Varsity
20 Garden once again has put in, so you would
21 be saying it's okay for them to be a
22 transient down there from -- I believe it's
23 April 25th until June 12th, somewhere around
24 that area, to run their garden center.

25 MR. RUSSELL RINALDI: Anybody have

1 any questions for Steve?

2 MR. FERRETT: Steve, you ever take a
3 ride up around Wood Street, Pride Mobility?
4 Are they doing everything according to
5 plans?

6 MR. BIERYLA: Yes. Mr. Serino had
7 even asked about the water that was running
8 off -- and it's not really Pride Mobility
9 land, it's the alleyway left over by the
10 developer which their land abuts.
11 Everything is pitched towards his house. I
12 met with Rick from Champion Builders and he
13 was willing to ask Pride Mobility if there
14 was anything that they may be able to do to
15 keep that water from puddling right in front
16 of his driveway coming right off not only
17 their property but the other property. Try
18 and sway it a little bit to go down into
19 their ditch. But they're right on. When
20 that fence goes up you won't even know the
21 pond is there.

22 As far as the inspections, they've
23 been right on with BIU for all inspections.

24 MR. FERRETT: I've noticed that
25 there's some storm drains they have along

1 the road and everything, and I was just
2 wondering where all that water's going.

3 MR. BIERLYA: Into their holding
4 pond. They dug a trench all the way around.
5 What doesn't go into the pond right now is
6 going down to where it crosses over the road
7 and transverses the way it used to be, where
8 everything came out of the pond.

9 MR. HOOVER: Any issues with Garber
10 Street lately?

11 MR. BIERLYA: There was a little
12 incident last week and the chief took care
13 of it.

14 MR. LETTIERI: What about Humphrey
15 and Connell with the garbage there? I keep
16 getting complaints from neighbors there
17 about garbage in front of that house, the
18 old Tagliafera house on the corner.

19 MR. BIERLYA: I addressed that issue
20 and I cited them, and since then they've
21 been really cleaning up that issue.

22 MR. LETTIERI: She sent me a picture
23 the other day of stuff all in the front.

24 MR. PAPI: We were down there last
25 week. He left them a letter and she cleaned

1 it up really well. She raked the lawn,
2 cleaned everything up. It was a mess. Like
3 12 garbage bags.

4 MR. RUSSELL RINALDI: Is that the
5 house on the corner?

6 MR. PAPI: Corner of Humphrey and
7 Connell.

8 MR. BIERLYA: At this point if it
9 happens again I'm just going to cite and go
10 to George and that will get their attention.

11 MR. RUSSELL RINALDI: Anything else
12 for Steve?

13 MR. FEBBO: Steve, Wyalusing, how is
14 that?

15 MR. BIERLYA: He's at a dead stop.
16 He hasn't done anything, so he has until
17 April 23rd -- I believe that's our hearing
18 date -- to clean up. I know the
19 misconception is that dip as you come down
20 Wyalusing Avenue and make the right there it
21 dead ends. So I sent him the letter, whose
22 property it was, because that washed out
23 with the heavy rains we had last year. So
24 the person across the street as you get to
25 the bottom of the hill is actually his

1 property. So he needs to talk to him about
2 putting some dirt down there, putting some
3 rocks in so he can get to the back of his
4 property. Once again, he has to do it when
5 it's hard. Mr. Seig had spoke with me the
6 last time we went down.

7 I'd like tell council, too, we had a
8 hearing with Mr. Perone. Mr. Seig gave him
9 120 days for the building on Orchard Street,
10 the garage.

11 MR. RUSSELL RINALDI: Anything else?

12 MR. NOTARI: The Stocki property, it
13 seems as if there is some progress at least
14 off of the Keyser Avenue piece.

15 MR. BIERYLA: Well, April 1st he has
16 to remove all the parts that are laying
17 around, and the only thing that's supposed
18 to be on the property is working equipment.
19 I was to go up there the week before the
20 hearing and verify that every piece of
21 machinery runs.

22 MR. FEBBO: I went by there today.
23 They're torching.

24 MR. HOOVER: Torching all week.

25 MR. NOTARI: Can we cite him for

1 that?

2 CHIEF DUBERNAS: I have a hearing on
3 Thursday for burning.

4 MR. NOTARI: Can we cite him for
5 each instance? Should we be sending Steve
6 up there every day?

7 MR. RUSSELL RINALDI: Bill, what
8 action could we take? Although he has until
9 April 1st.

10 ATTY. RINALDI: He's not supposed to
11 be burning up there. That's between DEP and
12 you guys citing him.

13 MR. NOTARI: Is it worth Steve going
14 up there every day to check on him?

15 MR. BIERYLA: We could.

16 ATTY. RINALDI: Is he burning or
17 using the torches?

18 CHIEF DUBERNAS: Every incident we
19 had he was cutting and they're not draining
20 their stuff properly. You can ignite
21 whatever piece of machinery they have and
22 before you know the ground is off,
23 machinery's off. The citation I have said I
24 have him on Thursday with him, the owner,
25 the supervisor and SCI. I have three of

1 them. It's all because of under the open
2 burn act you have to have supervision, fire
3 suppression and everything else. So it's a
4 thousand dollars for each fine. They got
5 three of them and Thursday's the hearing for
6 them.

7 ATTY. RINALDI: Why don't we see
8 what happens at the hearing, go from there.

9 MR. RUSSELL RINALDI: Thanks, Steve.
10 Engineer's report?

11 MR. LOPATKA: I don't have anything
12 for the agenda.

13 MR. FEBBO: Anybody have any
14 questions for Dave?

15 MR. FEBBO: I took a look at the map
16 for the proposed community center. What
17 kind of prices came with that?

18 MR. LOPATKA: We're actually working
19 up the price. We did get a price from your
20 brother for the bigger building, the steel
21 building, which would be the gym. It was
22 around \$400,000.

23 MR. FEBBO: Now, what does that
24 include?

25 MR. LOPATKA: Well, it's just the

1 steel building itself.

2 MR. FEBBO: No insulation, no
3 heating, no lights?

4 MR. LOPATKA: I see. I think it was
5 just a number. I'll have to look and see.
6 I'll get you guys a copy of it. But we're
7 doing a take off. My guy was away all last
8 week. I'm planning on having a more
9 detailed cost estimate for the next meeting.

10 MR. NOTARI: Dave, the whole
11 building isn't going to be steel, just the
12 basketball court area?

13 MR. LOPATKA: That large area where
14 the basketball court is will be a steel
15 building. The other will be just a single
16 story, probably wood construction attached
17 to.

18 MR. FEBBO: Now, your price is going
19 to include finished gym floors, heating, air
20 conditioning and plumbing?

21 MR. LOPATKA: Well, yeah. We don't
22 have an engineered drawing. All we can do
23 at this point is take off on square footage
24 and what not. I mean, it will give you a
25 rough idea. The only way to get a true

1 price is to do the whole plan and put it out
2 to bid. I mean, we can come up with a rough
3 number.

4 MR. RUSSELL RINALDI: Dave, will you
5 have a copy of that before the meeting?

6 MR. LOPATKA: I'm hoping to.

7 MR. RUSSELL RINALDI: If you can get
8 it a couple days before so the members can
9 look at it.

10 MR. LOPATKA: I'll try and get you
11 something.

12 MR. FEBBO: Again, that's just the
13 steel building, not the attached part --

14 MR. LOPATKA: No, all that we had
15 gotten a price on at this point was a steel
16 building. We didn't get all the detail on
17 the rest.

18 MR. FEBBO: Can you get that done?

19 MR. LOPATKA: That's what we're
20 trying to get done.

21 MR. FEBBO: Also you have to include
22 parking facilities.

23 MR. LOPATKA: We do have a plan that
24 shows parking and everything else on there,
25 so we'll do a take off on all the site work.

1 MR. RUSSELL RINALDI: Any other
2 questions for Dave?

3 MR. FERRETT: I think we have a
4 problem up on Wood Street with Pride
5 Mobility. I think our engineer -- I'd like
6 to make a recommend that our engineer take a
7 good look at the situation. I'd like to be
8 one individual who will be there present at
9 the time in discussing some of the things
10 that may be happening up there or what might
11 be going on and everything, and will report
12 a recommendation, go back to council after
13 he views all the situations that may be
14 existing at the present time.

15 It might be a good idea, Mr.
16 Chairman, if you appoint a committee to sit
17 with him or go with him and look at the
18 situation because, rather than having a
19 problem pop up at a later date and
20 everything, I think it's best that we try to
21 resolve whatever may be necessary to resolve
22 at the present time or before Pride Mobility
23 finishes all their work and so forth.

24 MR. RUSSELL RINALDI: I for one have
25 no problem sending him up there to check it

1 out and take a look and make sure they're
2 doing everything, but as far as appointing a
3 committee, that would be Chairman Semenza.
4 So when he gets back I'll bring it to his
5 attention because he would have to be the
6 one to appoint a committee. But to send him
7 up, I think we'd all be in agreement for
8 that. Do you have anything specific that
9 might be happening that you want him to look
10 at or just in general?

11 MR. FERRETT: Yeah, in general.
12 That's the reason why I'm saying I would
13 like to be there, because there are some
14 questions I'd like to ask and there's some
15 things that I'd like to make known, what I
16 think, and at the same time I think there
17 should be some other councilmen present at
18 the same time, whoever's interested.

19 MR. RUSSELL RINALDI: I would be
20 interested to go. I'm sure anyone who has
21 the time.

22 MR. NOTARI: If the meeting was at a
23 spot where I could get to I would come,
24 sure.

25 MR. LETTIERI: Why not.

1 MR. RUSSEL RINALDI: Do you want to
2 send them up now, and then when Chairman
3 Semenza comes back for the next meeting talk
4 to Chairman Semenza, see if we can arrange a
5 date for us all to go up there.

6 MR. FERRETT: It's up to you people,
7 whatever you want. I just think the quicker
8 we go up there and take a look at it we can
9 catch everything in action on what's going
10 on.

11 MR. RUSSEL RINALDI: Why don't we
12 send him up there, after the meeting tonight
13 I'll contact Chairman Semenza and I'll
14 explain to him what your request was and
15 have him get on it, ask him to get on it.

16 MR. HOOVER: But what's Dave looking
17 for?

18 MR. NOTARI: What are your concerns?

19 MR. RUSSELL RINALDI: Is there
20 something specific you want him to look for?

21 MR. FERRETT: No, I'm just saying
22 because people are complaining about the
23 water problems that are existing up there
24 and everything, and I'm just wondering if
25 everything is going according to Hoyle and

1 everything.

2 MR. RUSSELL RINALDI: Could you give
3 him some areas of the --

4 MR. LOPATKA: I think the only thing
5 that I could look at is take a set of plans
6 and make sure they're building it according
7 to the plans. We can look at storm water.
8 That was one of my major concerns and one of
9 our biggest comments when they came in, was
10 where does it go. Our thought initially was
11 that they should be taking it from the end
12 of that pipe all the way to the creek. And
13 they provided the calculations. It's not
14 our job to provide calculations. All we can
15 do is review what they provide.

16 Their calculations, according to
17 them they're withholding the two through ten
18 year storm on site and that big pound is not
19 discharging. I disagreed with them even
20 after that, but, I mean, it's our design so
21 I can't say that what they're doing is right
22 or wrong. All we can do is review what
23 they've provided.

24 So we did make comment on it. We
25 made comment through planning, we brought it

1 up when they came to present it to you guys
2 also, and the engineers provided the
3 information, which is all we can look at,
4 that they're discharging this. Now, if that
5 turns out to be incorrect and every time it
6 rains there's water flowing somewhere, then
7 we can go back to them and say you need to
8 address this.

9 MR. RUSSELL RINALDI: If that's the
10 case and that starts to happen in the
11 future -- although I understand Mr.
12 Ferrett's request to get you there before it
13 happens. But if it does happen and there is
14 a potential water problem or there is a
15 water problem, Bill, they have to correct
16 that. Correct?

17 ATTY. RINALDI: Yes.

18 MR. FEBBO: Does anybody oversee
19 that from the state? You look at it from
20 your engineering firm. Anybody --

21 MR. LOPATKA: They have an MPDES
22 permit, so the conservation district, which
23 is an MPDES permit which is administered
24 through DEP, so they have a permit. They,
25 meaning the reviewers, also agreed with what

1 their numbers were. But again, if it
2 doesn't turn out that way and every time it
3 rains there's discharge from the site, which
4 we were told there wasn't going to be based
5 off the calculations, then we need to go
6 back to them and say well, what you provided
7 us wasn't correct.

8 The general permits are issued by
9 the local conservation district. It is
10 Lackawanna County Conservation District who
11 issued the permit through their rights with
12 DEP.

13 MR. FEBBO: So in essence, if what
14 is is and they're compliant the only way it
15 can be done is if something does happen.

16 MR. LOPATKA: Well, it doesn't even
17 have to happen. If we have a two year storm
18 or less and there's water discharging from
19 the site, then their calculations are
20 incorrect.

21 What we can do at this point is go
22 up there with the plans that we were
23 provided and were approved by the borough
24 and inspect to make sure that what's on
25 those plans is going in the ground. We can

1 even do that in conjunction with the
2 conservation district if we have to.

3 MR. HOOVER: I think it would be a
4 good idea for Joe to go up while they're
5 there.

6 MR. LOPATKA: If you have questions,
7 then we can answer them. All we can look at
8 is what was approved right now. If down the
9 road what they've provided isn't operating
10 the way they presented it, then we can go
11 back to them.

12 MR. HOOVER: I think we should go
13 there with the conservation district.

14 MR. RUSSELL RINALDI: Why don't we
15 go there or do as much as we can do right
16 now in our power to send Dave with the
17 plans --

18 MR. FEBBO: Let Dave and Joe Ferrett
19 go up there.

20 MR. RUSSELL RINALDI: The only thing
21 I was saying was to wait on was the
22 committee because Chairman Semenza would
23 have to form the committee. Let's do
24 whatever we can do now.

25 MR. FEBBO: Spot check.

1 MR. NOTARI: I agree with that. We
2 probably don't need a commission. We have a
3 planning commission. Right? We do. That's
4 planning.

5 MR. RUSSELL RINALDI: Or even if
6 Chairman Semenza just wanted to arrange a
7 meeting.

8 MR. LOPATKA: Correct me if I'm
9 wrong, but the borough can get reimbursed
10 for doing an inspection on site. The
11 borough should be able to get reimbursed
12 whatever our fee is for inspection by Pride
13 as part of -- it's in your ordinance that
14 way.

15 MR. RUSSELL RINALDI: For you going
16 up, sure.

17 MR. FERRETT: I think Mr. Notari
18 asked the question before do I have any
19 concerns whatsoever. I do have some
20 concerns for the simple, basic reason
21 that -- not saying that I'm right, but I
22 really do think I am right. Sometimes
23 there's an easy way of doing things, and
24 sometimes to take corrective action is when
25 do you want to really do this. This is the

1 reason why I'm saying maybe this might be
2 the right time if there needs some
3 corrective action taken based on what the
4 engineer has to say. Not what I say but
5 what he says. He'll make the report to this
6 council, and if they think this is what this
7 council should do, then it's up to you
8 people to go ahead and make that decision.

9 MR. RUSSELL RINALDI: I think
10 council is all in agreement with you. This
11 is the right time to do it. I think it's a
12 good idea. I'm sure everyone does as well.

13 MR. FERRETT: I'll speak to Dave,
14 when he wants to go up. Anybody else wants
15 to come up you're perfectly welcome.

16 MR. RUSSELL RINALDI: Anything else
17 for Dave? Thanks, Dave. Chief, anything
18 from the police department?

19 CHIEF DUBERNAS: Just the civil
20 service board, they're going over the new
21 rule changes, and for the agenda you're just
22 going to have to have them vote. It's going
23 to be a six-year term, a four-year term and
24 a two-year term for the three members that
25 are sitting there now.

1 With regard to Garber Street, I'm
2 not sure if you saw the post from
3 Mr. Leshinski last week bashing me. I
4 wasn't even there on the call. It was
5 actually Officer Bernardi that went there.
6 He went up there, all the cars were parked
7 legal except for two, but next morning I had
8 Officer Kimbal go. The two cars, one had a
9 bad inspection, the other had a bad
10 registration, and both abandoned vehicle
11 letters were sent out to the owners, not
12 Mr. Coles, because Mr. Coles doesn't own the
13 cars.

14 I did not go check to see if the
15 cars were moved. I'll check on that
16 tomorrow. One was a Jeep and one was a
17 little car.

18 Other than that, we haven't had any
19 real issues on Garbler Street. The cars are
20 all parked legal. This one had a bad
21 inspection sticker.

22 MR. LETTIERI: Chief, Keith called
23 me, but he was saying there was a
24 confrontation between Ron Coles and the
25 other gentleman that comes in, John.

1 CHIEF DUBERNAS: Actually there was
2 a confrontation between Keith and Ron Coles.
3 The next day I went up there after Kimbal
4 got all the paperwork. I was talking to
5 Ronnie Coles, and Ronnie Coles said that
6 Keith actually stopped in the middle of the
7 road and was screaming profanities at him.
8 Of course, Ronnie said I said profanities
9 back. Two minutes later the police car came
10 up the road. He called the police.

11 MR. LETTIERI: This thing is, like,
12 lingering on here. This has been going on,
13 I think, since I've been appointed. Every
14 other week I'm getting a call about Garber
15 Street. Now, I went by earlier today, I
16 didn't see anything.

17 CHIEF DUBERNAS: He says cars come
18 there on a tow truck. I can't sit there
19 24/7. When we drive by, if they're legally
20 parked -- once something's out of the
21 ordinary, a bad inspection sticker or
22 something, then we can do something.

23 MR. LETTIERI: What was our
24 resolution for that problem?

25 CHIEF DUBERNAS: Mr. Jeroski, he

1 wanted me to spray paint the wheels of the
2 cars to see if they moved in 72 hours. I
3 feel bad for Mr. Jeroski because he keeps --
4 he doesn't know any better. Keith tells him
5 what to say and he runs down here.

6 Now all the sudden Keith and Ron
7 Coles are out there throwing punches,
8 practically, then we're up there.

9 MR. RUSSELL RINALDI: My question
10 would be that particular incident that we're
11 talking about, that would have been correct
12 procedure to follow. Right? That you sent
13 Dave up the next morning.

14 CHIEF DUBERNAS: Right, but here's
15 the issue. They want the cars moved
16 immediately. It could take three to four
17 weeks because we have to send the paperwork
18 to PennDOT -- well, first we have to send
19 the paperwork to the owner and the owner has
20 a right to act. Then if they don't act,
21 then we're taking possession of their item,
22 we're towing it to whoever. They can go
23 register the car, get it inspected, it's
24 completely legal.

25 ATTY. RINALDI: Weren't we going to

1 send a zoning violation because he can't
2 have his cars off the lot?

3 MR. BIERLYA: I did.

4 ATTY. RINALDI: Did he appeal it?

5 MR. BIERLYA: He didn't. I told Mr.
6 Jeroski or Keith file an incident report
7 with the chief, and then when he gives it to
8 me I can address it.

9 CHIEF DUBERNAS: We don't know every
10 car is at Coles'.

11 ATTY. RINALDI: You can run the
12 plate.

13 MR. HOOVER: Does he still have cars
14 that are inoperable next to his garage
15 doors?

16 CHIEF DUBERNAS: No, when I was
17 there the garage doors were open. He had a
18 pickup truck there with the hood open in
19 front of the garage doors.

20 MR. LETTIERI: Didn't we say to cite
21 him every time he puts cars over there --

22 ATTY. RINALDI: No, we're going to
23 send him a notice of violation, see if he
24 appealed it, which he didn't appeal it.

25 CHIEF DUBERNAS: For three weeks

1 they were all across the street at the old
2 Domino's.

3 MR. HOOVER: They're going to be
4 here again in two weeks.

5 ATTY. RINALDI: If you see a car
6 there and it's not somebody that lives on
7 the block, you know it's a customer, fill
8 out the paperwork, take it to George Seig
9 and say let them prove it's not a customer.
10 Let all the neighbors know.

11 MR. NOTARI: That still takes time.
12 The neighbors have to understand that. It's
13 not a quick fix. And they don't. They want
14 us to just go and tow cars and we can't do
15 that. Even the cars you file paperwork on
16 they can register still.

17 MR. RUSSELL RINALDI: Or register
18 and leave them there as long as they're
19 parked legally.

20 ATTY. RINALDI: Then you can catch
21 them under the zoning ordinance.

22 MR. RUSSELL RINALDI: It just seems
23 like there could be an easier solution.

24 MR. NOTARI: The business owner has
25 to be a good neighbor.

1 MR. LETTIERI: It's back and forth
2 and it's not getting resolved and it's not
3 going to.

4 MR. RUSSELL RINALDI: What happened
5 years ago when Roy was there? Was it like
6 this? Were the same neighbors there?

7 CHIEF DUBERNAS: I don't know.

8 MR. FEBBO: Ronnie takes more cars.

9 MR. RUSSELL RINALDI: There wasn't
10 so much volume.

11 MR. RUSSELL RINALDI: Best thing we
12 can do right now is continue to keep our eye
13 on it. You can't spend every minute up
14 there. You have the rest of the town to
15 patrol. Again, not to hurt Mr. Coles,
16 either, but just to have him understand he
17 has to follow the ordinances.

18 MR. LETTIERI: It's a violation,
19 what he's doing. We have to follow up on
20 that and then he will stop eventually. He's
21 not going to because nothing's going on.
22 We're not really doing anything to him.

23 MR. RUSSELL RINALDI: We are.

24 MR. LETTIERI: Has he gotten a
25 violation?

1 CHIEF DUBERNAS: That would come
2 from Steve. I think Steve sent him
3 paperwork.

4 MR. BIERYLA: But we never cited him
5 anymore because he did clean up from what he
6 was doing. From what I understand, like I
7 said before, I told Mr. Jeroski if you have
8 any kind of complaint just come down and
9 tell the chief or tell me. He hasn't come
10 down to tell me.

11 CHIEF DUBERNAS: Just the last week.

12 ATTY. RINALDI: The 30 days ran, you
13 can do a follow-up letter saying if I get a
14 complaint that one of your cars are out on
15 the street anywhere I'm taking you to the
16 magistrate.

17 MR. BIERYLA: I'll do a follow-up
18 letter.

19 ATTY. RINALDI: Just say you didn't
20 appeal it. You can't have your customers'
21 cars out on the street. If I see you or I
22 get a complaint I'm going to go to the
23 magistrate.

24 MR. RUSSELL RINALDI: Anything else?

25 CHIEF DUBERNAS: No.

1 MR. RUSSELL RINALDI: Anybody have
2 any questions for the chief? Thanks, Chief.

3 Bill, solicitor's report or anything
4 for the meeting?

5 ATTY. RINALDI: I did one quick
6 letter to everybody to let you know what's
7 going on with Saint Lawrence, so we're going
8 to have to make a decision for the next
9 meeting.

10 MR. FERRETT: Could we have an
11 executive session about that?

12 ATTY. RINALDI: We can have one
13 tonight. Might be quicker. We have to
14 adjust the subdivision plan.

15 MR. FEBBO: Bill, did you find the
16 diocese is totally cooperative with you with
17 this?

18 ATTY. RINALDI: Yeah. It just took
19 them forever to get back to me.

20 MR. HOOVER: What is the price of
21 the rectory?

22 ATTY. RINALDI: A buck for the
23 rectory. We pay 60 for the church. They
24 approved that.

25 MR. FERRETT: Then it's no longer a

1 dollar?

2 ATTY. RINALDI: When they close it
3 they want to give us 90 days to buy it. If
4 not, they're going to sell it to somebody
5 else. They don't want to give us an
6 easement on the parking lot because they
7 want to be able to sell that if we don't buy
8 it.

9 MR. NOTARI: With the subdivision we
10 split the parking lot in half. Correct?

11 MR. LOPATKA: We took an easement on
12 it.

13 ATTY. RINALDI: They don't want to
14 give us that. They just want to give us the
15 license, which means you've got permission
16 to use it and park there, but if we sell it
17 you have to deal with the next owner,
18 assuming we don't buy it.

19 MR. HOOVER: How much do they want
20 for the parking lot?

21 ATTY. RINALDI: They want to keep it
22 all together.

23 MR. FEBBO: If the figure is going
24 to be 60,000, then everything will be
25 included with that 60,000.

1 ATTY. RINALDI: When they close the
2 church. Then we own whatever is left that
3 they own over there.

4 MR. RUSSELL RINALDI: So right now
5 we only have permission to use the parking
6 lot until it's either --

7 ATTY. RINALDI: Until we buy it or
8 we work a deal with the person who buys it.

9 MR. FERRETT: What are we talking
10 about, the rectory?

11 ATTY. RINALDI: The rectory we can
12 buy. There's no problem there.

13 MR. FEBBO: What we should do is
14 give them the dollar for the rectory and
15 then sit on it.

16 MR. FERRETT: Wait a while. We're
17 talking down this end over here. Explain
18 something.

19 ATTY. RINALDI: We put in a
20 subdivision plan that says we break off the
21 rectory. We needed parking for the rectory,
22 so we asked for an easement behind the
23 rectory where the wall is and then access
24 into that parking lot because the access is
25 down further. So that's what the plan says,

1 plus the easements for the sewer and the
2 water, which could be an issue. Either we
3 have to put in new sewer and water or they
4 have to give us the easement.

5 MR. HOOVER: So if they sell the
6 parking lot --

7 ATTY. RINALDI: No, they're going to
8 sell the whole parcel.

9 MR. NOTARI: If we don't buy the
10 church we don't get any of the parking lot.

11 MR. FEBBO: Again, as I mentioned,
12 give them the dollar for the rectory, take
13 ownership of it, do nothing to it until the
14 church closes, at which time we'll have a
15 price on that that won't exceed \$60,000. It
16 could be less. We go forward with that,
17 then you get the church and then start
18 looking into a community center and then
19 decide what you want to do with the rectory.

20 If we don't do anything with that,
21 for whatever reason, then you have the
22 option to give everything back, including
23 the rectory.

24 ATTY. RINALDI: If you buy
25 everything you can sell it to whoever you

1 want. If you buy the rectory and they
2 close, you have 90 days to exercise your
3 option, they want 60,000 for it and close.
4 Then you own everything. If you don't want
5 to exercise your option during the 90 days,
6 they sell it to whoever, you just have to
7 get access -- you have access to the front
8 on Main Avenue.

9 MR. FERRETT: This is my point what
10 I'm talking about. Stop right there. If we
11 don't buy the church and everything you're
12 saying we're going to buy the rectory? You
13 got to be kidding me.

14 ATTY. RINALDI: You're buying the
15 rectory first. You're only taking an option
16 on the church. That's what it meant from
17 day one, buy the rectory and take an option
18 on the church.

19 MR. FERRETT: Wait, did we have
20 cotton in our ears or something? We want to
21 buy the rectory and --

22 ATTY. RINALDI: You made an
23 agreement to buy the rectory and have an
24 option on the church.

25 MR. FERRETT: We can change our

1 mind. There's no paper signed yet.

2 ATTY. RINALDI: There's just an
3 agreement of sale. They want us to pay
4 their lawyer's legal fees.

5 MR. FERRETT: The question that I'm
6 trying to bring across is what purpose is
7 there to buy the rectory if you're not going
8 to buy the church? It doesn't make sense
9 whatsoever.

10 MR. NOTARI: Can we discuss that in
11 executive?

12 MR. RUSSELL RINALDI: That would be
13 the decision that council would have to
14 make. There's nothing in stone yet if we're
15 buying either. There's only an agreement.

16 MR. FERRETT: If you buy the rectory
17 now --

18 MR. RUSSEL RINALDI: We should talk
19 about it in executive session after.

20 MR. NOTARI: Yes.

21 MR. RUSSELL RINALDI: Anyone have
22 any questions for Bill? Thanks, Bill.
23 Marylynn?

24 MS. BARTOLETTI: Just a reminder
25 that the people from CDBG are coming to the

1 meeting in two weeks. They want to go over
2 what our plans are for the future with that
3 CDBG money. We've asked them to pay for
4 the -- when we remodel the building we've
5 asked them to pay for the elevator portion,
6 which would be the handicapped
7 accessibility. That's the only part they
8 would pay for. We're still in the works
9 with that. Hopefully that will come up when
10 we talk in two weeks.

11 The only other thing is I have a
12 document here that I'll send to you guys
13 after the meeting. Just sign it. It's from
14 when you designated me as the agent to deal
15 with PEMA and FEMA in regard to the storm in
16 August. I've had a few meetings, and Paul
17 was in on the last meeting with me
18 yesterday. We're trying to get the borough
19 reimbursed for the expenses that we had
20 during that flooding. That's pretty much
21 all I have.

22 We'll have to change the May meeting
23 because it falls on election day.

24 MR. RUSSELL RINALDI: Any questions
25 for Marylynn?

1 MR. NOTARI: How's the progress
2 coming on the building?

3 MS. BARTOLETTI: I think it's coming
4 good. We're going to be meeting the
5 following week to go over some of it, and I
6 think we're coming close to having
7 everything ready to roll.

8 MR. LOPATKA: At that point we'll
9 have a final plan, and then it needs to get
10 engineered.

11 ATTY. RINALDI: The ambulance deed
12 moved now from the sheriff's office on
13 Friday to the recorder of deeds office. So
14 we're making progress.

15 MS. BARTOLETTI: The grants that
16 we're waiting on, the ones for the
17 remodeling of the building and the other one
18 for Main Street, they were suppose to decide
19 on that in November. It's been pushed off
20 twice, and now it's at the end of this
21 month. So I'm assuming that they're waiting
22 for the special election to take place.
23 Hopefully we'll do good on that. If anybody
24 happens to be talking to Senator Blake, he's
25 one of the main people who are involved in

1 the decision for those grants.

2 MR. RUSSELL RINALDI: Anyone else
3 have any questions for Marylynn? Well go to
4 public comment. Mr. Chicky?

5 MR. CHICKY: Before I start I'll
6 give you some pictures to look at. I was
7 here a couple months ago when we didn't have
8 freezing temperatures, and I expressed my
9 concern about what would happen once the
10 weather changed, and basically I had some
11 problems with water runoff from the
12 neighbor's property onto mine and they
13 recommended that I seek counsel and talk to
14 the owner, which I did. It's 1226 Franklin.

15 Ms. DeLeo cut off communication with
16 me. She didn't want to discuss this, so I
17 was forced to have a hearing. At the
18 magistrate's hearing one of the questions
19 were why wasn't the borough doing anything.
20 I said well, there wasn't any problems at
21 that time except for water running down the
22 street.

23 As you'll see in the pictures, they
24 felt that there's a safety concern at this
25 time with the weather being frozen, ice,

1 sidewalks, the road, and they said once
2 spring comes and the water is not frozen
3 anymore, then there might be a health
4 concern because the water test that I had
5 done the last time showed it wasn't
6 something that I'd want running across my
7 sidewalk, and I don't think anybody here
8 would want it either.

9 So that's basically where I'm at
10 now. You see the pictures showing water
11 coming off their property at the corner of
12 their property where the orange cone is. It
13 runs for about 300 foot down Franklin
14 Street, and it covers up sidewalks, it goes
15 several feet out into the road, which is
16 basically causing problems for neighbors,
17 and traffic, basically.

18 So I just have a question. If I
19 don't clean my sidewalks or if I have water
20 discharge coming from a sump pump or out of
21 rain gutters out into the sidewalks and
22 street, creating a safety -- I mean, do I
23 get cited for having problems?

24 MR. RUSSELL RINALDI: My question to
25 you would be -- and I wasn't at the meeting

1 when you were here prior. This is the first
2 I'm seeing of it. So I can understand it a
3 little better, where this fence is right
4 here, is that where this cone is?

5 MR. CHICKEY: This is looking down
6 Franklin Street, this is up. That's 300
7 feet from there. There's no problem above
8 their property. The water is running out of
9 the corner of their property. 1226 is
10 DeLeo's property. I have 1224. That's what
11 was causing the problems before it was
12 freezing. Water was running across the
13 sidewalk, into the basement. Once it
14 started freezing it started to redirect
15 itself down the sidewalk, down the street.

16 MR. NOTARI: You're saying it's
17 being pumped off that property?

18 MR. CHICKEY: No.

19 MR. NOTARI: It's just a natural
20 runoff?

21 MR. CHICKEY: Back in the '80s there
22 was a structure there that they tried to get
23 them to remove. For 20 years Dave DeLeo,
24 the previous owner, basically stalled. The
25 roof caved in on the place, he finally had

1 it tore down, but there was an open well in
2 the basement.

3 MR. NOTARI: That's where the
4 water's coming from.

5 MR. CHICKEY: Whoever they had tear
6 the house down didn't do it correctly. They
7 didn't cap the well. Basically that well
8 water has been running for the past 20
9 years, creating a problem. Eight years ago
10 the neighbor came down here and they
11 basically told Ms. Swanik you have to file a
12 lawsuit. She went to file a lawsuit and
13 they told her she needed \$10,000, \$15,000
14 just to start the process. She just passed
15 away.

16 I have the two properties. I had
17 the other property for a while. I couldn't
18 do anything until I owned the property. So
19 I talked to the owner. The owner pretty
20 much told me, okay.

21 Now it's the cold weather it's a
22 safety concern. I feel it is.

23 MR. HOOVER: Do they still own the
24 property?

25 MR. CHICKEY: Yes. She did as of

1 last week.

2 MR. HOOVER: If the water's coming
3 from her property --

4 MR. RUSSEL RINALDI: Who is the
5 owner?

6 MR. CHICKEY: Laura DeLeo. I guess
7 he gave her this property.

8 MR. HOOVER: She should be
9 responsible. Maybe we have to send her a
10 letter.

11 ATTY. RINALDI: If it's oil DEP will
12 jump all over it.

13 MR. CHICKEY: It's not oil. It has
14 an oil film. It's shiny. That could be
15 from anything. All I know is the water test
16 didn't come back good.

17 MR. RUSSELL RINALDI: Whatever is in
18 the water we don't know. What's our action,
19 Bill?

20 ATTY. RINALDI: It's her property.
21 He's going to have to go after her.

22 MR. CHICKEY: Whatever it is it's
23 coming out of their property.

24 MR. FEBBO: I heard what you said
25 about the water, looking at the ice and all

1 that. Now, does that become an issue for us
2 that we need to deal with because it's
3 probably a safety hazard?

4 MR. HOOVER: Can we just write a
5 letter stating that we investigated this or
6 have DEP look at it? Just give her a letter
7 stating that water is coming from your
8 property, you have so many days to do
9 something with it?

10 MR. CHICKEY: Anything you say to
11 her would help.

12 ATTY. RINALDI: You go to DEP for
13 the water runoff.

14 MR. CHICKEY: We tried to avoid that
15 because once you get them involved --

16 ATTY. RINALDI: We can't go on that
17 property and fix it.

18 MR. HOOVER: We can't even go on to
19 investigate it.

20 ATTY. RINALDI: You sue her for
21 encroaching on your property with the water
22 runoff.

23 MR. CHICKEY: In the meantime
24 there's a safety hazard and there's going to
25 be a health hazard.

1 ATTY. RINALDI: If somebody gets in
2 an accident she'll be sued.

3 MR. HOOVER: Once we do something
4 we're liable. If we go on the property and
5 say there's a leak here and somebody gets
6 hurt we're liable. We can't do anything
7 because it's coming from a customer's
8 property.

9 MR. CHICKEY: What I can't
10 understand is as soon as a sewer line breaks
11 or a water line breaks you have water
12 shooting out of the road.

13 MR. HOOVER: We shut it off.

14 MR. CHICKEY: Somebody has to do
15 something about it.

16 MR. FEBBO: You need to exhaust all
17 the possibilities before we can get
18 involved. You have to go to DEP. That's
19 the next step.

20 MR. CHICKEY: Do I go to DEP or does
21 the borough?

22 ATTY. RINALDI: You do.

23 MR. FEBBO: You're the one that has
24 the problem.

25 MR. CHICKEY: So the borough doesn't

1 have a problem with the water running down
2 the sidewalk or the street?

3 MR. FEBBO: We don't, they do.

4 ATTY. RINALDI: The owner of the
5 property. How many times did you notify
6 them? We can't control the water.

7 MR. NOTARI: Don't we have an
8 ordinance that says you can't dump water
9 onto a borough street?

10 ATTY. RINALDI: She's not dumping
11 it. They tore down the house, so it's
12 probably running to the sewer.

13 MR. NOTARI: Regardless, there's
14 water coming from their property. So it's
15 almost if somebody had a gutter system like
16 at Rosemount where the water's coming out
17 onto the road. They need to be told to
18 stop. Shouldn't we be citing them for a
19 violation of our ordinance?

20 ATTY. RINALDI: It's not a gutter.
21 It's not storm water. This is spring water.

22 MR. NOTARI: Well, we can't prove
23 that.

24 MR. CHICKEY: It's a safety concern.
25 Can a letter be addressed to them from the

1 borough asking them to address the concern
2 before somebody does get hurt? It's a
3 school bus route. Kids travel that street,
4 the school bus travels that street. God
5 forbid somebody gets hurt or killed. What
6 are they going to say?

7 ATTY. RINALDI: She's liable.

8 MR. CHICKEY: Do we have a way to
9 stop something from happening before it
10 happens?

11 ATTY. RINALDI: We touch it we're
12 liable.

13 MR. CHICKEY: I'm not asking anybody
14 to touch it, I'm just asking them to notify
15 her that she needs to correct the problem.

16 ATTY. RINALDI: No. Why don't you
17 follow up with Rodgers and let them deal
18 with it.

19 MR. RUSSELL RINALDI: Bill, you're
20 saying we shouldn't contact them --

21 ATTY. RINALDI: If they call you
22 you'll know what to say. I think the
23 problem started when they tore the house
24 down. That's when I remember it coming up.
25 We can send a letter that there's water

1 being discharged from your property. You
2 can let her know that.

3 MR. RUSSEL RINALDI: I think we
4 should do that just on our end.

5 ATTY. RINALDI: Is it going from her
6 property to your property and then coming
7 out in the road?

8 MR. CHICKEY: It's coming from her
9 property to the edge of her property and
10 coming right out onto the road. The other
11 water, once it's not frozen the other water
12 bleeds over onto my property and goes into
13 the basement. I didn't do a gallon per
14 minute test, but I know there's several
15 gallons per minute coming off that property
16 nonstop.

17 MR. RUSSELL RINALDI: Continuously?

18 MR. CHICKEY: Continuously. It's
19 running across the floor in my yard -- my
20 basement. But when it freezes it comes down
21 the street and creates an ice dam.

22 MR. RUSSELL RINALDI: Anything else?

23 MR. CHICKEY: No, I'm good.

24 MR. RUSSELL RINALDI: We'll go down
25 the table, see if any council members have

1 anything.

2 MR. FEBBO: No, sir.

3 MR. NOTARI: No, nothing tonight.

4 MR. LETTIERI: Nothing.

5 MR. FERRETT: No. I spoke my piece.

6 MR. HOOVER: Two things. Did we
7 think about Sunny Drive? They're going to
8 be here next meeting.

9 MR. RUSSELL RINALDI: Do you want to
10 discuss that in executive?

11 MR. HOOVER: And Geoscience.

12 MR. RUSSEL RINALDI: They were
13 supposed to come this evening.

14 MR. BARTOLETTI: I didn't have
15 anybody because I wasn't in the meeting, so
16 I didn't know until tonight.

17 MR. HOOVER: We're calling them on
18 water leaks and they're not showing up.
19 We're waiting the hour, hour and a half,
20 sometimes, and they're not coming. We
21 backfill the hole and leave.

22 MS. BARTOLETTI: They started to
23 send us bills recently. What I've been
24 trying to do is put together a scenario of
25 how we're supposed to handle this.

1 Initially they were going to do all the
2 billing and then the borough would receive
3 the payments and all that type of stuff, but
4 then they said they talked to council about
5 a year and a half ago and said they were
6 going to change it and the borough now was
7 going to do the billing.

8 MR. HOOVER: They have it separated,
9 gas and water?

10 MS. BARTOLETTI: Yes. So what we're
11 trying to do is come up with a billing
12 system and try and figure out how much
13 they're supposed to be billing for each job.

14 MR. RUSSELL RINALDI: Why don't we
15 call them and ask them to come here for our
16 next meeting. Anything else? I have
17 nothing. I'd call for a motion to adjourn.

18 MR. FEBBO: I'll make that motion.

19 MR. RUSSELL RINALDI: By Councilman
20 Febbo. All in favor?

21 (Unanimous. Meeting adjourned.)
22
23
24
25

C E R T I F I C A T E

I hereby certify that I attended the foregoing proceeding, took stenographic notes of the same, that the foregoing, consisting of 48 pages, is a true and correct copy, done to the best of my ability, of same and the whole thereof.


Mark Wozniak
Official Court Reporter

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