



MINUTES

Borough of Ambridge – Workshop Meeting of Borough Council

Tuesday, March 28th, 2023 – 6:30 PM

Executive Session 4:30pm -7:00pm Interviews - Meeting will follow @ Approx: 7:00pm

I. Call to Order / Roll Call

Present: Mr. Cafarelli
Ms. DeVincent
Mr. Dunn
Mr. Gill (via phone)
Ms. Gilliam
Mrs. Miller
Ms. Tessaro

Also Present: Mario Leone, Fire Chief Larrick, Police Lt. Chickos

Absent: Mayor McCoy

II. Pledge of Allegiance

III. Public Comment on/off *Agenda Items* (5 minutes per speaker)

Anne Bacher – 956 Beaver Road – Follow up questions...Early last year I re-introduced some code upgrades that had been voted on in 2019. There was a consultant that had to do with the Historic District. At that time, Ms. Gilliam had said she wanted to talk to Chief Larrick. I would like to re-introduce the idea and find out if I can have a commitment as to when it would be on your agenda for the Code Committee. Ms. Gilliam stated that it can be put on the agenda for the month of April if it's okay with Chief Larrick. Mr. Leone asked exactly what Ms. Bacher is referencing. Ms. Bacher stated it is a study done in 2019 by a consultant hired by the Borough to upgrade the code in the Historic District to match what the rules are now. Ms. Tessaro stated she believes she has a copy and that she will bring it to Mr. Leone. Ms. Bacher also asked as a follow-up as to who is the acting Mayor. Ms. Bacher was looking into it and how it is supposed to work and what I found was a little different from what had been happening; that the only time the acting Mayor is to vote would be to break a tie, not at other times. Mrs. Miller stated that Ms. Bacher may have misunderstood that Ms. Tessaro would be acting Mayor if Mr. McCoy resigned. Mr. McCoy has not resigned and is still the Mayor.

Anthony Cameron – 902 Glenwood Avenue – I am a 35-year resident of Ambridge. I want to say I appreciate all you do on Council. Enhancements to Merchant Street businesses and street and see that more improvements are coming. I have a concern about what is happening on Glenwood Avenue. The 900 block of Glenwood Avenue has three 15 MPH speed signs, two Watch for Children signs, and one Stop sign, all that are disregarded and disrespected. A while back I voiced a concern to one of the Administrators in Ambridge Borough and have the Police Officers park at 9th and Glenwood to try to catch some of the cars that are speeding and not stopping at the Stop

sign. There are children on that street and my concern is that someone might get hurt. I would like for Council to please consider speed strips because the signs don't work. I would ask that you paint something on the road like "Slow-Kids at Play". The speed strips seem to work on Merchant Street. Hopefully this is a reasonable request that will be taken seriously before someone gets hurt. Mrs. Miller spoke about a legal issue for Maplewood Avenue and Kennedy Drive, that went by the wayside. Mr. Dunn recalled that Officer Jameson said that if we put the lines on the street it wouldn't be long enough on Kennedy. Mr. Leone stated that speed bumps were deemed to be illegal because they caused accidents. Then the terminology became speed hump, which is a gradual transition similar to what we have on Merchant Street. Those are legal. There needs to be some signage saying that they are there. The Engineer would have to look to see if it's legal to put them there with proper signage and notification. There would have to be a study and there would be some costs associated with it. You would need to weigh the cost versus safety if it was warranted. Mr. Leone also stated that moving forward that for areas we've received complaints, when the street is repaved to put the hump into the paving program. That would be most fiscally prudent. There are other conditions that require consideration and engineering. Mr. Dunn also commented that that would also slow down the fire trucks. Lt. Chickos advised that he is aware of the location Mr. Cameron is addressing and will have the Patrolmen watch this area more closely. Mr. Cafarelli suggested that maybe we could put one hump mid-block.

Amy Fitsko – 819 Maplewood Avenue – We constantly have construction vehicles and regular vehicles going the wrong way down the one-way. I've posted videos of a car almost hitting my daughter, then doing a U-turn in the middle of the street. Recently with the lovely construction nonsense going on at the Church, the construction vehicles delivering equipment are coming down and parking the wrong way on Maplewood to deliver things. I don't understand...I have videos, pictures. I don't know how we're going to fix that, but it happens pretty frequently at least four times a week. Other nights it will be 10:00 p.m. and I hear my neighbor scream "wrong way, wrong way". There was one the other day at 7:00 in the morning that was going the wrong way and it just sped up and kept going. The Church that is going in on Maplewood is right next to my house. I don't understand why it didn't go through the Planning Commission. It went through Zoning, which is just you, correct Mr. Leone, which is what I was told. Mr. Leone advised that he is the Zoning officer, but there are professionals that provide guidance as well. Ms. Fitzko stated that none of us were notified. I called the Borough in the middle of February and said were there permits issued. They said nope, we'll be on it right now. Conveniently, within two days there were permits put up dated for the first. I just don't understand why it didn't go through the Planning Commission, why it wasn't a public notice, and why we weren't notified before they broke ground. They conveniently had the meeting yesterday, but only after I was upset. They wrongfully took out the asbestos. So if you look at the Church from where my house is that side is where they took the asbestos out. Anne and I went through with Laurie Thompson and he said that is where they took the asbestos out. All of that was blowing at my house. There are breaks in the window you can see where it was blowing through, where this bag was blowing up and that's how they were ventilating. The bag conveniently disappeared for days, so I talked to other people in construction and they said that's not how we get rid of asbestos. So there is construction debris through all the alley, there are days they block the alley, and I frankly don't understand why this wasn't put through the Planning Commission to be thought out better. There's no parking in Ambridge for this. They said last night their biggest event so far was 213 people. Between their parking lot on Kennedy and Syka's

parking lot, that's 80 spaces total. They said they may have 30-50 over here. That's not enough. The other thing I want is residential parking only signs for Maplewood or Kennedy. If we could do that for the residents, that would be great. The construction starting at 7:00 a.m. is frequently waking up my 8-year-old daughter who does suffer from head injuries that is causing her more migraines. That would be great if that can be looked into.

Gemma Beyt – 819 Maplewood Avenue – Why is the project are allowed to happen without the correct notice to the public? Why is the construction always allowed to be at 7:00 a.m. in a residential neighborhood? How does the Zoning office pick and choose what gets approved and what has to go to Planning. Who gives the ok to projects without Planning Commission? Mr. Leone answered some of the questions by stating that as far as the construction starting at 7 a.m., that's the Borough's ordinance and doesn't know when that was formally adopted so that's what we adhere to. Maybe moving forward, the Council might consider a change to 8:00 a.m., but unfortunately, it's something this board has inherited and that's what it is. I sympathize with you on that but there's not a whole lot we can do. I know you spoke at the meeting last night and hopefully they can talk to the contractors to have a little bit more consideration, trying to be neighborly. Moving forward we can see how they deal with that. As far as your questions and concerns regarding Zoning, I did not make that decision (just me), I consulted with our professional engineers, Nira Engineering, presented the application to them and asked them how we should handle it. They reviewed it and determined it was only necessary for them to obtain a building permit. It was still being utilized the same as it was as a Church, and it was only a 4,000 square foot addition and if the addition is not greater than 5,000 square feet, it does require Planning and Subdivision review. They didn't change any lot lines. It met all the setbacks in their review and it was just the issuing of the building permit. So similar to you, as a residential property owner, if you wanted to put an addition out the back of your house, if it met all the Zoning setbacks, etc., you don't need to get approval of your neighbor in order to do that. There's no formal posting or announcements for that. That's the process and that's how it works. I leaned on the consultants that the Borough hires and that was the decision that was rendered. Mrs. Miller commented that if there is a vehicle parked in the wrong direction you can call the dispatch number because they can't be everywhere at all times.

Kathleen Sabol – 919 Pine Street – I'm just checking to find out about the Glenwood properties and would love to know what's going on there. Ms. Tessaro advised that we have bombarded Mr. Chesney for an immense amount of ordinance and things that need updated and so he has been working tirelessly for the Borough for a while, but he is working on it. We have gotten some of the other items done, so the Glenwood properties are currently at the top of the list now. Ms. Sabol asked if the Borough is going to acquire the properties there. Mr. Leone advised that is the intent. Ms. Sabol stated she wants the first right of refusal on those lots and I know that it can be done because I've inquired and the reason being I own 501, 503, then there are the five that are missing, then I own 515 and 517 and my granddaughter bought 519. We pretty much have that whole block. That property once it was taken down, we clean it. I have a financial interest. Do you see the siding on 503, I'm not done with figuring that out but that cost me over \$6,800.00 out of my pocket to finish the side of my building that I didn't cause the fire to. Nobody's doing the sides of my building. I'm saying I'll be darned if you're thinking of selling these lots to somebody that's not me? I think you all know I take good care of my places, inside and out, and I just want everybody to

know. I don't know when this is going to happen, but I don't want to be left out in left field. Ms. Tessaro advised that we would want someone who would take care of it. Do you know what your plan for the property would be? Ms. Sabol stated she's not sure, maybe parking. Ms. Sabol also spoke towards Lt. Chickos and asked that somebody watch by the old coffee shop that people are airborne sometimes.

IV. New Business

1. Consider Action to award 3-year LPR Camera maintenance contract to PlateSmart in the amount of \$14,325 (\$4,775.00 yearly)

Motion by Mr. Dunn to award 3-year LPR Camera maintenance contract to PlateSmart in the amount of \$14,325.00 (\$4,775.00 yearly); seconded by Mrs. Miller.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			Motion Carried	7-0

2. Consider Action to award Front Office Glass Panels installed around desk and counter to Tim Cassidy Remodeling in the amount of \$5,450.00 (ARPA Funding).

Motion by Mrs. Miller to award Front Office Glass Panels installed around desk and counter to Tim Cassidy Remodeling in the amount of \$5,450.00 (ARPA Funding); seconded by Mr. Cafarelli.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	No			
Mayor McCoy			Motion Carried	6-1

3. Consider Action to award repair work in Janitor Closet to Tim Cassidy Remodeling in the amount of \$1,190.00.

Motion by Mr. Cafarelli to award repair work in Janitor Closet to Tim Cassidy Remodeling in the amount of \$1,190.00; seconded by Ms. DeVincent.

Comment: Ms. Tessaro asked what this is for. Mr. Leone advised that there is a floor sink for the mop bucket and over the years the plaster has gotten wet and in need of repair. When the sink overflowed in the past, the water had come through the wall into the restroom in my office and my office area. It's in poor condition. He will repair the wall and install a fiberglass protector, so it doesn't happen again moving forward.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			Motion Carried	7-0

4. Consider Action to authorize the Turtle Race Event at P.J. Caul Park on Saturday, May 20th, June 10th, July 8th, August 12th, and September 9 from 9am – 4 pm (Event will be from 12-3).

Motion by Ms. DeVincent to authorize the Turtle Race Event at P.J. Caul Park on Saturday, May 20, June 10, July 8, August 12, and September 9 from 9 a.m. – 4 p.m. (Event will be from 12 noon – 3:00 p.m.); seconded by Mr. Cafarelli.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			Motion Carried	7-0

5. Consider Action to authorize the Soapbox Derby to Close 14th Street and parts of New Economy Way on April 28th Fun Day, and on June 3rd for Race Day.

Motion by Mr. Gill to authorize the Soap Box Derby to Close 14th Street and parts of New Economy Way on April 28th Fun Day, and on June 3rd for Race Day; seconded by Mr. Cafarelli.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			Motion Carried	7-0

6. Consider Action to authorize JamBridge for September 23, 2023. (*Merchant Street closure like last year*).

Motion by Mrs. Miller to authorize JamBridge for September 23, 2023 (*Merchant Street closure like last year*); seconded by Ms. DeVincent.

Council	Vote		Council	Vote
Mr. Cafarelli	Yes		Ms. Gilliam	Yes
Ms. DeVincent	Yes		Mrs. Miller	Yes
Mr. Dunn	Yes		Ms. Tessaro	Yes
Mr. Gill	Yes			
Mayor McCoy			Motion Carried	7-0

V. Other Unfinished Business

1. Glenwood Avenue fire damaged properties – need to finalize legal documentation for transfer of properties. Discussed earlier.
2. Ordinances – Street Opening, Storm Water, IPMC- Ticket for Zoning/Code Violations. Mr. Leone provided update to the Street Opening Ordinance we gave the revisions given by Solicitor Chesney at the last meeting and gave it to the Road Department and found some discrepancies and are making those corrections on the list and the it will be set for advertisement. That should be done this week. The others are still pending, making progress.
Mr. Dunn asked Lt. Chickos if there would be an officer who would do the street sweeping ticketing. Lt. Chickos stated they do have someone who will be assigned each week.

VI. Adjournment

Motion to adjourn by Mrs. Miller 7:50 p.m.; seconded by Ms. DeVincent. All in favor.

NEXT MEETING OF BOROUGH COUNCIL:

Regular Meeting: 4/11/2023 – 6:30PM

Workshop Meeting 4/25/2023 - 6:30PM

Borough Office and Services will be closed on Good Friday 4/7/2023