

A special meeting of the East Stroudsburg Borough Council was held at the Municipal Building on Tuesday August 30, 2010. The following members were in attendance: Victor Brozusky; Roger DeLarco; Ed Henning; William Reese; Donald Repsher and Sonia Wolbert. Also attending were: Mayor Armand M. Martinelli; Manager James S. Phillips; Special Solicitor John Prevoznik; Codes Officer John Blick; and several residents in the audience.

Call To Order/Pledge of Allegiance

Mr. DeLarco called the special Council meeting to order at 7:30 p.m. Sonya Cole led the Pledge of Allegiance. Mr. DeLarco noted that an executive session had been held prior to this special meeting to discuss a real estate matter.

Minutes of August 16, 2010 Special Council Meeting

Mr. Brozusky made a motion, seconded by Mr. Reese to approve the minutes of the Special Council meeting held Monday August 16, 2010 as submitted. The motion carried unanimously.

Public Comments – Agenda Items

None

Drought Warning for the Borough Water System

Mr. Phillips said the Borough's main reservoir has dropped to a level of 7 ½ ft. below capacity or the equivalent of 185 million gals. According to the chart that the Borough maintains for the historical trend of the level of the reservoir during the summer months, this level puts us in a situation where our drought contingency plan calls for Council to declare a "Drought Warning". Under a "Drought Warning", the Borough is asking all users of Borough water to cut back on non-essential uses in order to try and conserve 10% to 15% of water use. Water customers are being asked to:

1. Reduce or eliminate car washing
2. Reduce or eliminate washing sidewalks, driveways, porches etc.
3. Check for leaking toilets or faucets
4. Eliminate watering lawns
5. Review household uses to reduce wasting water; use full loads in dish washing, washing machines etc.

Mr. Henning made a motion, seconded by Mrs. Wolbert to declare a "Drought Warning" for the Borough Water System effective immediately. The motion carried unanimously. Mr. Reese suggested that in the future the Manager could be directed to issue a "Drought Warning" without having to wait for Council approval.

Proposed Development Agreement with University Properties Inc./East Stroudsburg University for New ESU Student Housing Project

Mr. D'Alessandro said his office has reviewed the revised plans that have been submitted by the applicant and everything appears in order; except one sheet is missing from the plan set (page CS6008). Chad Lello of Pernoni Associates, engineers for the project, said the applicant is choosing only to record a portion of the plan pages up to the 1700 number. Marc Wolfe, Esquire, attorney for the applicants, said typically only major plan details would be recorded. Mr. D'Alessandro said the Borough doesn't require plans to be recorded but there should be some indication on the plans showing what sheets will be recorded. Mr. Wolfe suggested that a notation be placed on the cover sheet with an "R" indicating the actual plan sheets to be recorded. Mr. D'Alessandro noted that there are actually four (4) sets of plans that are being submitted for signature tonight:

1. An Overall Plan Set dated June 23, 2010.
2. Phase I Plan Set dated June 23, 2010.
3. An Overall Plan Set dated August 9, 2010.
4. Phase I Plan Set dated August 9, 2010.

After discussion, Mr. Henning made a motion, seconded by Mr. Brozusky to approve the proposed development agreement with UPI/ESU, and to authorize execution of the plan sets for the project as submitted. The motion carried unanimously.

#### Pocono Medical Center Proposed Hughes Cancer Center Expansion Project

Marc Wolfe on behalf of the applicant Pocono Medical Center said this applicant also has their plans completed and submitted for execution by the Borough. Mr. Wolfe noted that the plans do indicate unopened portions of Orchard St. and Greentree Drive that are included within the project plan; the applicant will be submitting a quit claim deed to address these “paper street” issues. After a brief discussion, Mr. Henning made motion, seconded by Mr. Brozusky to authorize execution of the plan sets as submitted. The motion carried unanimously.

#### Application for Conditional Use/Preliminary and Final Land Development Plan by East Stroudsburg University for Monroe Hall Renovations and Gwendolyn St. Parking Lot

Mr. D'Alessandro noted that the University is requesting thirteen (13) waivers from various technical requirements of the Subdivision and Land Development Code. These waiver requests were submitted as part of the record at the public hearing. Mr. D'Alessandro said the University still needs to obtain their erosion and sedimentation control plan permit but Council could act on the waivers tonight. Mr. Henning made a motion, seconded by Mr. Repsher to grant the waivers as requested by the applicant. The motion carried unanimously.

John Wichener, of Traffic Planning & Design Inc., (Borough Traffic Engineer's) noted that there is still an outstanding review letter which was prepared by his firm. Richard Staneski, Vice President for Finance & Administration at East Stroudsburg University, noted that there had been subsequent discussions between the University and the Borough concerning contributions for traffic improvements to address concerns for level of service degradations at certain intersections. Mr. Wichener said the discussions were regarding the issue of new traffic generated by the Monroe Hall renovation project and the resulting impact on the Prospect St./East Brown St. intersection. This University project is expected to generate approximately 61% of the amount of the traffic generated from the Pocono Medical Center Hughes Cancer Center expansion project. Mr. Wichener said he had had a discussion with Dave Molinaro, of Pernoni Associates, Traffic Engineer for the applicant concerning this issue and a similar calculation of a traffic improvement contribution for the University project results in an estimated figure of \$91,000. Mr. Staneski stated that the University had intended that the pledged contribution for traffic improvements as part of the new housing proposal was to also include any contribution required for this Monroe Hall project. But Mr. Staneski said that the University is willing to contribute its “fair share” towards traffic improvement costs and therefore is willing to come up with an additional \$91,000 contribution for traffic improvements at the Prospect/East Brown Streets intersection. Mr. DeLarco said that the Borough and the University will need to discuss this matter further.

#### Resolution No. 25-2010 Authoring Filing of Application for Funds with PA DCED for the Eastburg Community Alliance (ECA) Main Street Program

Mr. Phillips said the Eastburg Community Alliance (ECA) has utilized all of its available façade grant funds and is requesting additional funds from Pennsylvania Department of Community & Economic Development (PA DCED) to continue its program. Mr. Brozusky made a motion, seconded by Mr. Reese to adopt proposed Resolution No. 25-2010 as submitted. The motion carried unanimously.

#### Request by Eastburg Community Alliance for Parking Enforcement Abatement for Rail Fest Train Excursion Trip, September 4, 2010

ECA Downtown Manager Cheryl Hayne requested that Council permit “Free Parking” for the estimated 600 people who will be riding the train from East Stroudsburg to Steamtown on Saturday September 4, 2010 and then returning in the evening at approximately 6 p.m. After discussion, Mr. Henning made a motion, seconded by Mr. Brozusky to approve the request for parking enforcement abatement downtown as submitted. The motion carried unanimously.

Questions on application for Land Development Plan for New Building at 50 Crystal Street (existing Dansbury Depot site)

Troy Nauman was present concerning his application for land development for a new building at the site of the former Dansbury Depot structure at 50 Crystal St. Mr. Nauman said he is seeking clarification on the required scope of the traffic study for redevelopment of this site. John Wichener of Traffic Planning & Design (TPD) stated that the applicant's consultant, Benchmark Engineering had contacted TPD concerning conducting the traffic study and they proposed to look at two different intersections during two time periods of the day. Mr. Wichener said his office had suggested looking at three intersections during three different times of the day. Mr. Wichener said due to the relatively light residential uses that are part of this project he would not have a problem in forgoing the analysis for these intersections for the early morning peak hour use. Therefore the scope of traffic study would include three intersections but only at two time periods of the day. Mr. Nauman agreed this would be a good compromise and he would proceed with implementation of the traffic study.

Mr. DeLarco advised Mr. Nauman that a Committee of Council will be working with him on structuring a lease agreement for lease of parking spaces in the Borough's Kistler Street parking lot. Council had approved the motion at the June 15, 2010 meeting to lease up to fifteen (15) spaces for the redevelopment of the Dansbury Depot site; but subsequently questions have arisen concerning such a lease agreement. Mr. Henning and Mr. Reese indicated that they would serve on a Committee with Special Solicitor John Prevoznik to work on the parking lease agreement.

Public Comments – New Business

Sandra Kitchen, of Marguerite St. submitted a petition on behalf of Borough residents requesting that Council not consider trying to relocate the old train station building to Miller Park, but instead place it in a location at the north end of the Kistler St. parking lot owned by the Borough. Mrs. Kitchen said over 90% of the people they contacted favored that location if the train station is relocated.

Henry Lesoine, of North Courtland St. said he is concerned that various politicians up for re-election are promising funds for this relocation project; but he is still concerned that Borough taxpayers will end up funding part of the bill.

Mr. DeLarco noted that the effort to save the old train station building is a complicated project and Council is determined to not have to use Borough funds to pay for the proposed relocation of the structure.

Sonya Cole, of Marguerite St. said she agrees that Borough taxpayers do not want to pay for moving the building and she believes that there are enough funds committed for the relocation and there will be additional funds forthcoming for the restoration project.

Adjournment

With no further business Mr. Reese made a motion, seconded by Mr. Brozusky to adjourn the special meeting at 8:25 p.m. The motion carried unanimously.

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James S. Phillips, Secretary