

**MINUTES OF NEW FREEDOM BOROUGH  
COUNCIL MEETING  
October 16, 2023**

New Freedom Borough Council met in Regular Session on Monday, October 16, 2023. President Bobby led those in attendance to The Pledge of Allegiance to the Flag. The meeting was called to order at 6:01PM.

**BOROUGH COUNCIL PRESENT**

Andrew Bobby  
Ryan Ross  
Erica Rearich  
Dennis Sarpen  
David Reisdorf  
Burnell Wildasin  
Dennis Cummings

**ALSO PRESENT:**

Kim Butcher, Mayor  
Jason Sabol, Solicitor  
Andrew Shaffer, Borough Manager

**ALSO ABSENT:**

None

**BOROUGH COUNCIL ABSENT:**

**Agenda Change**

President Bobby made a motion, seconded by David Reisdorf to move up discussion and review of the proposed 2024 budget to immediately following Public Comment. Motion carried.

**Public Comment / Visitors**

- 1) Representatives from Rose Fire Company EMS provided a brief history and summary of the proposed 2024 budget, equipment needs, and cash flow shortfalls. Council requested direction from Rose Fire Company EMS on what funding is needed to maintain current staffing and meet future initiatives.
- 2) Myra Gillis updated Council on the status of the 2023 Christmas Parade that will occur on December 2. Myra requested a change to the parade route with a left turn onto South Third Street from Main Street. Dennis Sarpen made a motion, seconded by Burnell Wildasin to approve the parade route as presented. Motion carried.
- 3) Bill Foster and Jeff Fisher requested an update on the status of outdoor pickleball courts in Marge Goodfellow Park. Council informed Mr. Foster and Mr. Fisher of the current project underway of a Feasibility Study and Master Site Plan for Marge Goodfellow Park. Residents will have the opportunity to provide input on the future and desired improvements in Marge Goodfellow Park.

- 4) Ann Costantino & David Moyster, 115 Waneta Street were present to update Council on the status of the roach infestation in homes along Waneta Street. After a discussion, President Bobby made a motion, seconded by David Reisdorf to authorize \$10,000 for the treatment of all six units from 109 Waneta Street to 119 Waneta Street. The Borough Office will administer obtaining pricing, authorization from residents, and scheduling. Motion carried.
- 5) Marianne Michels requested the donation of a free use of the Community Center Auditorium for the Veteran's Day silent auction. Ryan Ross made motion, seconded Dennis Sarpen to provide one free use of the Community Center Auditorium. Motion carried.
- 6) Bernadette Reineberg, 206 North Constitution Avenue, expressed concern over the Stop N' Chill Retail Store at 204 North Constitution Avenue, specifically the use of a retail store in the Traditional Neighborhood Development and the potential accessory use as an apartment. Manager Shaffer clarified the property was previously utilized as a Retail Store and therefore is preexisting non-conforming. An interior inspection of the property occurred on September 18, 2023. Borough Staff will communicate the concerns with the current property owner.
- 7) Eileen Cwalina, 10 Old Farm Lane, requested assistance from Council regarding a neighbors trees growing over the property line. Ms. Cwalina inquired about the possibility of creating a mediation board. Unfortunately, the Borough cannot create an additional level of court system.
- 8) Jeannine Herbert, 221 East Main Street, expressed concern over the agenda item regarding the proposed employment agreement with Manager Shaffer. Erica Rearich made a motion, seconded by David Reisdorf to move up discussion of the draft agreement. Motion failed with a 3-4 vote. Voting Aye, Erica Rearich, Dennis Cummings, and David Reisdorf. Voting Nay, Ryan Ross, Andy Bobby, Burnell Wildasin, and Dennis Sarpen.

### **Approval of Minutes**

The minutes of the Regular Council Meeting held September 11, 2023, were presented to Council for their review. Ryan Ross made a motion, seconded by Burnell Wildasin, to approve the minutes as presented. During discussion Erica Rearich provided suggested corrections. The motion was amended to include the suggested corrections. Motion carried.

The minutes of the Special Council Meeting held September 25, 2023, were presented to Council for their review. Ryan Ross made a motion, seconded by David Reisdorf, to approve the minutes as presented. Motion carried.

**Treasurer's Report**

The Treasurer's Report for the Month of September 2023 was presented to Council for their review. Ryan Ross made a motion, seconded by Burnell Wildasin to approve the report as presented. Motion carried.

**Unfinished Business**Chapter 225, Zoning, Article VIII, Sign Regulations, Update Request

Borough Staff provided a draft ordinance for Council's review. Burnell Wildasin made a motion, seconded by Dennis Cummings to table the item until November's meeting.

Stormwater Channel – North Constitution Avenue

Manager Shaffer reported and provided copies of a Technical Deficiency Letter from the Pennsylvania Department of Environmental Protection. Staff will work with ARRO Consulting to address the identified deficiencies and re-submit.

Glen Rock Police Services Agreement

A few minor wording changes were made since approval occurred during the September meeting. David Reisdorf made a motion seconded by Burnell Wildasin to approve the revisions. Motion carried with Nay votes from Ryan Ross and Dennis Sarpen.

Draft Rental Housing & Occupancy Ordinances

Erica Rearich made a motion, seconded by Dennis Cummings to move forward in reviewing Glen Rock Borough's current Rental Ordinance. Motion carried.

Lions Club Agreement

Ryan Ross made a motion, seconded by David Reisdorf to approve the agreement with the New Freedom Lions Club for use of the buildings at Marge Goodfellow Park. The facilities will be inspected following a rental and security deposits will be increased. Motion carried.

**New Business**New Freedom VFW Post 7012 Land Development Plan

David Reisdorf made a motion, seconded by Burnell Wildasin to approve the VFW Post 7012 Land Development Plan. Upon clarification, David Reisdorf abstained, therefore the motion died. Ryan Ross made a motion, seconded by Burnell Wildasin to approve the VFW Post 7012 Land Development Plan. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 305-A-4 – Traffic Impact Study – Ryan Ross made a motion, seconded by Dennis Sarpen to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 502-L – Number of Vehicle Access Drives – Ryan Ross made a motion, seconded by Dennis Sarpen to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 503-A&C – Roadway Widening– Ryan Ross made a motion, seconded by Burnell Wildasin to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 510-A – Installation of Concrete Sidewalk– Ryan Ross made a motion, seconded by Dennis Sarpen to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 511-A – Installation of Concrete Curbing– Ryan Ross made a motion, seconded by Dennis Sarpen to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

Section 521-D – Steep Slope Setbacks – Ryan Ross made a motion, seconded by Dennis Sarpen to approve the waiver request. Motion carried with abstention from David Reisdorf and Nay votes from Erica Rearich and Dennis Cummings.

#### New Freedom Business Park Solar Array Land Development

Dennis Sarpen made a motion, seconded by Burnell Wildasin to re-approve the land development plan. No changes were made on the plan from the last approval. Motion carried. It was noted that Ryan Ross stepped out of the room during this vote.

Section 305-A-1 – Phase 1 Environmental Site Assessment – David Reisdorf made a motion, seconded by Burnell Wildasin to approve the waiver request. Motion carried.

#### Floor Sweeper / Scrubber Proposal

Manager Shaffer presented a proposal for the purchase and maintenance agreement of a floor sweeper to be used at the Community Center and Public Works Facility. After discussion, President Bobby requested that David Reisdorf and Mayor Butcher obtain pricing from cleaning companies for the Community Center. Action on the sweeper/scrubber was tabled.

#### EMS Study Presentation

A copy of the presentation was provided to Council, following a meeting with surrounding municipalities, EMS providers, and representatives from the Department of Community and Economic Development. Additional meetings have been scheduled with EMS providers and municipalities.

### **Administrative Reports**

#### Solicitor

Nothing additional.

Manager

Manager Shaffer provided a report for the month of September 2023.

A draft employment agreement with Manager Shaffer was provided to Council. Erica Rearich made a motion, seconded by Dennis Cummings to reject consideration until the reorganizational meeting in January of 2024.

Council recessed for five minutes at approximately 10:30PM

Motion failed with Nay votes from Ryan Ross, Andy Bobby, Dennis Sarpen, David Reisdorf, and Burnell Wildasin. Erica Rearich made a motion, seconded by Dennis Cummings to table further discussion until the November 13, 2023 meeting. Motion carried.

President

Nothing additional.

Police

The Southern Regional Police Department activity reports from August 13 – September 9 were presented to Council for their review.

The July & August 2023 Southern Regional Police Department financial report was provided to Council.

A draft 2024 budget was presented with New Freedom Borough's portion at \$762,976 a \$56,629 increase. Budget approval will occur during upcoming meetings.

Mayor

Nothing additional.

Engineer

Council was presented with monthly reports from Warehaus and ARRO.

Water System

Council was presented with the September 2023 Operating Report for their review.

Wastewater System

Council was presented with the September 2023 Operating Report for their review.

Zoning & Code Enforcement Report

The Permit, Code Enforcement, and Land Development Reports for September 2023 were presented to Borough Council for their review.

Recreation Report

An October Meeting Report was not available for Borough Council. Ryan Ross provided a summary of the meeting.

**Committee Reports**

Business Development

Nothing to report.

EMS & Fire Funding

Nothing to report.

Infrastructure

Nothing to report.

Personnel

Nothing to report.

Public Safety

Nothing to report.

2023 Sesquicentennial

Nothing to report.

**Correspondence**

Nothing additional.

**Public Comment**

Nothing additional.

**Executive Session**

Not needed at this time.

Ryan Ross made a motion, seconded by Dennis Sarpen to hold a continuation meeting. Motion carried with a Nay vote from Erica Rearich. Upon further discussion a consensus date could not be obtained.

**Adjournment**

Adjournment was at 11:11PM.

Respectfully Submitted,

*Andrew N. Shaffer*

Borough Manager