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**MINUTES OF THE  
GLENDON BOROUGH COUNCIL  
GLENDON BOROUGH HALL  
January 13, 2022**

**Presiding:** Donald Young, Council President

**Present:** Thomas Elliott – Solicitor  
Melody McAllister – Mayor  
Kathryn Harstine - Council Vice-President  
Amy Weisenberger-Caswell – Councilperson  
Donna Breidinger – Councilperson  
Jeffrey Muschlitz – Councilperson  
Beth Young – Secretary/Treasurer/Tax Collector

**Not Present:** James McAllister-Zoning Officer

**Visitors:** William Skrobut, Natasha Grotenhuis, Kelly Church,  
Mollie Veres, Samantha Mutter, Richard Hall, Walter  
Kropf, G. Aaron Santarosa, Scott Pyatt, Doreen Ott, Amy  
Veres, Mike Veres, Theresa Sidor

The regular meeting of the Glendon Borough Council was held on January 13, 2022 at Glendon Borough Hall. President Donald Young called the meeting to order at 7:03 p.m. with the Pledge of Allegiance and roll call.

**Public Participation-**

Walter Kropf spoke on behalf of Island Park Development regarding a proposed business going in where Earth First had been and the status of the tire cleanup that has been taking place. Mayor M. McAllister asked how many trucks full of tires were still on site following the Earth First cleanup. Mr. Kropf stated there are still two flatbeds of tires and six enclosed trailers full of tires. He said that the cleanup has been very expensive for Island Park Development as Earth First has declared bankruptcy. Some of the trailers are not owned by Earth First and he has asked some of those companies to pick up their trailers, including the tires contained within. Solicitor Elliott confirmed with Mr. Kropf that the bank has liens on the trailers but does not own them yet and that Earth First's bankruptcy was dismissed. Solicitor Elliott reminded Mr. Kropf that there is still an outstanding notice of violation on the property against Island Park Development. The notice requires the property to be cleaned up and any successor that comes in will still be subject to the provisions of that order, including the prohibition of any outside storage of tires.

7 **Public Participation (con't)**

8 G. Aaron Santarosa spoke on behalf of SGS Recovery, the company proposing to move  
9 into the former Earth First space. He stated that his company takes waste products that  
10 cannot be recycled or put in a landfill and turns them into low carbon fuel. Solicitor  
11 Elliott verified with Mr. Santarosa that their process is solely mechanical and does not  
12 involve chemical processes or burning of materials. Mr. Santarosa stated his company  
13 would be shredding tires, plastics and paper on site. He stated they have had a 10-year  
14 contract with both Lehigh Cement and Buzzi Alternate Fuels in Stockertown. Solicitor  
15 Elliott asked if the DEP would require a bond from SGS Recovery. Mr. Santarosa stated  
16 the DEP would probably require a bond but he will provide one as it is part of his lease  
17 with Island Park Development. President D. Young asked how SGS Recovery will affect  
18 the footprint of the property since they are a much larger operation than Earth First, with  
19 more employees. Mr. Santarosa stated that they will develop part of the parking lot and  
20 put a dome with a cover as well as a shredding system in the center. President D. Young  
21 asked about tires being outside and not contained. Mr. Santarosa stated that they process  
22 tires quickly enough that it would not be a problem. President D. Young stated that the  
23 previous owner said the same but did not live up to that promise. He asked how many  
24 shredders would be on site and Mr. Santarosa stated two, at the most, with support staff  
25 available to repair any machinery that breaks down. Councilperson D. Breidinger  
26 questioned the volume of truck traffic in and out of the business. Mr. Santarosa stated  
27 their goal is five to seven trucks outbound and ten to twelve full size tractor trailers  
28 inbound, daily. President D. Young asked what would be their hours of operation. Mr.  
29 Santarosa stated they would run two shifts from 6:00 a.m. until 7:00 p.m., Monday  
30 through Saturday. After looking at pictures from their Buffalo, NY site, President D.  
31 Young questioned the noise level of their operation as the shredders will be positioned  
32 outside. Mr. Santarosa stated the shredders are very quiet, no louder than a running car.  
33 Solicitor Elliott asked Mr. Santarosa what the amount of bond would be put up for this  
34 business. Mr. Santarosa stated that it depends on what equipment goes on site but could  
35 be up to \$100,000.00. Solicitor Elliott then asked if Mr. Santarosa would be agreeable to  
36 having Glendon Borough listed as a beneficiary on the bond. Mr. Santarosa stated yes, as  
37 long as all are agreeable to the terms. Solicitor Elliott stated that there are two issues;  
38 compliance with the DEP and compliance with Glendon Borough zoning issues. He  
39 explained that the ordinance regarding how tires are stored will need to be changed and  
40 he wants to make sure SGS Recovery is willing to put up a bond to protect compliance  
41 with those terms, also explaining the need for a separate bond from the DEP based on  
42 prior experience with Earth First. Councilperson J. Muschlitz asked for an amount in tax  
43 dollars that would come to the Borough from SGS Recovery. Mr. Santarosa could not  
44 provide an exact amount as he is unfamiliar with our local tax system. Councilperson J.  
45 Muschlitz also questioned the number of employees. Mr. Santarosa stated they plan to  
46 start with 6, rising to 14 employees, in total.

8 **Public Participation (con't)**

9 Natasha Grotenhuis does not like the way the tables are positioned with Council facing  
10 each other and not the audience. It is her opinion that it is hard to hear, especially with  
11 everyone wearing masks. Solicitor Elliott explained that great thought went into how to  
12 lay out the room and keep everyone six feet apart, due to COVID.  
13

14 Mollie Veres stated that the general public is not sitting six feet apart. President D.  
15 Young said the chairs were initially set up that way but people keep moving them. She  
16 suggested setting up Zoom meetings so the public can attend remotely.  
17

18 Natasha Grotenhuis also expressed displeasure with the clock at the front of the room not  
19 working and not being set to the correct time. She also complained that the American flag  
20 is not out far enough from the wall and she feels as though she has been saying the  
21 Pledge of Allegiance to the piano. Also, she asked to have the bulldozer moved from  
22 where it is parked in the lot. President D. Young stated it must remain there because it  
23 needs to be plugged in and the only available plug on the building is located there. She  
24 also asked for everyone to silence their cellphones during the meeting. She asked for an  
25 update regarding if any progress has been made in creating a website for the Borough.  
26 Councilperson A. Weisenberger-Caswell stated she has called Lorie Thomas repeatedly  
27 with no response. Councilperson J. Muschlitz stated he obtained preliminary numbers  
28 and it would cost \$500.00 for setup with a monthly fee of \$20.00-\$120.00 for  
29 maintenance. Changes to the website would cost \$250.00. He emailed the information to  
30 the Secretary who will forward to all of Council for their review. President D. Young  
31 stated there isn't that much budgeted for a website. Councilperson J. Muschlitz stated the  
32 money should come from the reserves. Ms. Grotenhuis then asked Council what the  
33 Sunshine Act is for. Solicitor Elliott stated it is for open meetings. She snapped that she  
34 wanted an answer from Council. President D. Young also stated that the Sunshine Act is  
35 for open meetings and regulates how meetings are held, giving the example, meetings  
36 must be open unless Council goes into Executive Session.  
37

38 Mike Veres asked why Secretary B. Young babysits her daughter in Borough Hall during  
39 business hours. President D. Young stated those were the conditions under which she  
40 was hired. Mr. Veres also stated that he has talked to Mayor M. McAllister about various  
41 complaints in the Borough. She stated she will handle them and get back to him. He  
42 then complained that Secretary B. Young called Bean Inc. after receiving complaints  
43 about a Borough resident driving personal equipment through the Glendon Hotel  
44 demolition job site.  
45

46 Mollie Veres complained about Solicitor Elliott being on his cell phone as she was  
47 walking out the door and left the meeting. After her leaving the meeting, Solicitor Elliott

1 explained that he uses his phone as a tool for legal research during meetings to offer  
2 immediate answers to Council.  
3

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9 **Complaints –**

10 Mayor M. McAllister stated she has had complaints about various vehicles and properties  
11 that she will address.  
12

13  
14 **Minutes-**

15 Councilperson D. Breidinger made a motion to accept the minutes for December 30,  
16 2021 as presented. Vice-President K. Harstine seconded and the motion was unanimously  
17 approved.  
18

19 Vice-President K. Harstine made a motion to accept the minutes for January 3, 2022 as  
20 presented. Councilperson D. Breidinger seconded and the motion was unanimously  
21 approved.  
22

23  
24  
25 **Treasurer’s Report-**

26  
27 **Bills to be paid:**

28 Vice-President K. Harstine made a motion to pay all bills from the General Fund, Sewer  
29 Fund and Liquid Fuels (PLGIT). Councilperson D. Breidinger seconded and the motion  
30 was approved with President D. Young abstaining.  
31

32 **Sewer Bills:**

33 A/R Aging Summary was discussed. There are three residents on the payment plan and  
34 all payments are current. No houses were posted for water shutoff.  
35

36 **Tax Collector’s Report-**

37 Councilperson D. Breidinger made a motion to accept the Tax Collector’s Report, subject  
38 to audit. Vice-President K. Harstine seconded. The motion was approved with President  
39 D. Young, Vice-President K. Harstine, Councilpersons D. Breidinger and A.  
40 Weisenberger-Caswell in favor. Councilperson J. Muschlitz opposed.  
41

42 Tax Collector needs to be appointed and sworn in. Solicitor Elliott asked to research a  
43 few items before proceeding with that item.  
44

45 **Mayor’s Report-**

46 -109 Rock Rd. – Mayor M. McAllister stated that Alan Asteak has purchased 109 Rock  
47 Rd. She believes his is going to flip the property and not keep it as a rental.

1 -Glendon Hotel – Demolition is complete. Mayor M. McAllister is waiting to hear from  
2 Mark Hartney from Northampton County regarding their intended use for the vacant lot.

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10 **Zoning-**

11 -The Zoning Hearing Board approved the request for the use variance for the proposed  
12 retail farm market at 70 Berger Rd.

13 -An application was submitted for a pole building at 114 High St.

14 -Mr. Veres questioned Mayor McAllister regarding work being done at 215 High St. with  
15 no permits. She said she is in contact with the property owner and will follow up with  
16 him. Doreen Ott, who lives at 217 High St. also complained about the condition of the  
17 property.

18  
19 **Engineer Report-**

20 President D. Young reviewed Monica Wall’s Engineer Report with Council. He then  
21 stated that bids are due for the RFQ on Friday, January 14, 2022 by 11:30 a.m. Only one  
22 engineering firm has submitted a proposal, so far, with a second promised to be submitted  
23 by 11:30 on Friday. President D. Young reminded the rest of Council that they will need  
24 to meet Thursday, January 21, 2022 at 7 p.m. to review and finalize the RFQ process.  
25

26 **Tax Collector-**

27 Solicitor Elliott asked to revisit appointing the Tax Collector. President D. Young stated  
28 that Theresa Sidor, who was voted in as Tax Collector, but did not show up to be sworn  
29 in on January 3, 2022, was in attendance. Solicitor Elliott asked her if she had her  
30 Certificate of Election and a notarized Affidavit of Residency with her, as the statute  
31 requires. She had neither document with her at the meeting. Councilperson J. Muschlitz  
32 made a motion to table appointing a new Tax Collector until the next meeting. There was  
33 no second made; the motion did not pass. Solicitor Elliott asked for a few minutes for  
34 further research.  
35

36 **Committee Reports-**

37 **Signs-** President D. Young stated the “no truck” signs still need to be put up on Crescent  
38 St. Councilperson J. Muschlitz asked for copies of the volunteer forms, releasing the  
39 Borough from liability. Secretary B. Young will call the insurance company and email a  
40 copy of the release form to Councilperson J. Muschlitz. He will meet with President D.  
41 Young to mark off exactly where the signs need to be placed.  
42

43 **Roads-** There are still potholes on Main St. and Front St. President D. Young stated that  
44 cold patch will need to be used to fill the holes. Councilperson J. Muschlitz spoke with  
45 Zack Cooper from The Paving Company to get a quote for the year for macadam. The  
46 price he was given was approximately \$3.25 per square foot. Mr. Cooper stated he would  
47 come fill potholes for a flat rate, but would provide an estimate first. President D. Young

1 suggested also getting quotes from Ott Paving and Chrin. He also stated that, due to the  
2 number of repairs needed on Holly St. and the inability to obtain a grant, he was hoping  
3 to talk to The Paving Company about getting a bid to repave.  
4

5 **Sewer-** President D. Young stated there is still a problem with the transducer at Pump  
6 Station 1. He believes it was installed around 1999 and is failing due to age. His opinion  
7 is that the transducer will need to be replaced.  
8

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13 **Old Business-**

14 **Berger Rd.** – President D. Young still needs to talk to Barry Isett & Associates about  
15 their invoice.  
16

17 **Hilton St. West-** Solicitor Elliott is still waiting for paperwork from Chrin.  
18  
19

20 **Truck Supplies-** President D. Young has not had time to continue to research a camera  
21 for the truck.  
22

23 **Earth First-** Discussed during public participation.  
24

25 **Snow Plow Driver-** President D. Young interviewed Kevin Benton and believes he is a  
26 good candidate. Councilperson D. Breidinger made a motion to hire Mr. Benton, at  
27 \$25.00 per hour. Councilperson A. Weisenberger-Caswell seconded and the motion was  
28 approved with Vice-President K. Harstine abstaining due to the fact Mr. Benton is her  
29 son-in-law.  
30

31 **Low volume/gravel road grant – Rock, Willow, Pine & Holly-** President D. Young  
32 stated he is still waiting for information from T&M and their grant writers.  
33

34 **Road Opening Permits-** Workshop still pending.  
35

36 **Property Maintenance Code -** Workshop still pending.  
37

38 **Berger Rd. Phase II-** President D. Young reminded Council about discussion from the  
39 December 2021 meeting regarding whether or not they want to pursue doing Phase II of  
40 the Berger Rd. project. Councilperson D. Breidinger asked if the work could be done at  
41 some point in the future, if not now. President D. Young stated that, unfortunately, it  
42 could not. He also stated that returning the \$147,000.00 in grant money would also free  
43 up approximately \$20,000.00 being held in reserve as the required match. Councilperson  
44 J. Muschlitz questioned the necessity of doing the entire project. President D. Young  
45 explained that a portion of the grant money may be used but would still require a 15%  
46 match by the Borough for the amount of grant money spent. He also stated that the grant  
47 money needs to be spent or returned by August 2022 unless the paperwork for an  
48 extension is submitted.  
49

1 **Borough website-** Councilperson J. Muschlitz emailed web development information to  
2 the Secretary who will forward to all of Council for their review. President D. Young  
3 asked if the website that was created by Lorie Thomas's son may be used as a template.  
4 Councilperson J. Muschlitz will check with his contact to see if that is possible, or not.  
5

6 **25<sup>th</sup> St. bridge-** Keeping on agenda as reminder of closure in 2022.  
7

8 **Grants for coming year-** T&M is researching grants for the coming year.  
9

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14 **Old Business (con't)-**

15 **ESWA High St. restoration-** President D. Young received a message from Craig, who is  
16 a supervisor at Easton Suburban Water Authority, but has not listened to it yet.  
17

18 **Permit costs and fees-** Workshop still pending. Councilperson J. Muschlitz said he will  
19 contact West Easton for their permit fees, for comparison. Council discussed setting up a  
20 workshop in February.  
21

22 **New Business-**

23 **Change locks on Borough Hall-** President D. Young stated the locks on the two  
24 incoming doors downstairs and one door upstairs at Borough Hall need to be changed  
25 because there have been personnel changes and there is no record of who still has keys to  
26 the building. Councilperson J. Muschlitz suggested having the locks rekeyed as opposed  
27 to changing. Councilperson J. Muschlitz made a motion to have a locksmith rekey the  
28 locks at Borough Hall for up to \$300.00. Councilperson A. Weisenberger-Caswell  
29 seconded and the motion was unanimously approved.  
30

31 **Vote to reappoint Planning Commission-** President D. Young stated that, during the  
32 reorganization meeting on January 3, 2022, after much debate, only the chairperson was  
33 appointed but not the rest of the Planning Commission. Councilperson D. Breidinger  
34 made a motion to reappoint Joseph Sidor and Devinder Chana to the Planning  
35 Commission. Councilperson A. Weisenberger-Caswell seconded and the motion was  
36 unanimously approved.  
37

38 President D. Young asked for a motion to add discussion about the heating system at  
39 Borough Hall to the agenda. Councilperson D. Breidinger made a motion to add  
40 discussion about the heating system to the agenda. Vice-President K. Harstine seconded  
41 and the motion was unanimously approved. President D. Young stated that the heat  
42 pump at Borough Hall has not been working properly and running on auxiliary heat  
43 which has significantly affected the electric bill. After testing the system to find a leak,  
44 he found the problem to be in the tube shroud on the outdoor unit. The unit was installed  
45 four years ago so the part is under warranty but the labor and freon would not be covered.  
46 After speaking with a representative from Goodman, President D. Young said a  
47 replacement part could be delivered by Tuesday of the following week. He also called  
48 Johnstone Supply and found that they have a new 5-ton, 16 seer Goodman unit in stock

1 that could be delivered and replaced the next day. Repairing the old unit would cost  
2 approximately \$1,691.00 in labor and freon but can not be done for at least a week, until  
3 the replacement part comes in. Replacing the entire unit would cost \$3,618.00 with  
4 President D. Young waiving his installation fee. Councilperson A. Weisenberger-  
5 Caswell made a motion for President D. Young, as Young's Electrical, to replace the  
6 entire unit at the cost of \$3,618.00. Councilperson D. Breidinger seconded and the  
7 motion was approved with President D. Young abstaining.

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14 **New Business (con't)-**

15 Councilperson D. Breidinger made a motion to add discussion regarding moving the  
16 bulldozer in the parking lot. Councilperson A. Weisenberger-Caswell seconded and the  
17 motion was unanimously approved. Councilperson D. Breidinger said that she would like  
18 to have it moved as it seems dangerous if more than one car is coming in or out of the  
19 parking lot at the same time. President D. Young stated that is the best place to park it  
20 due to the need for it to be plugged in and that is the only outlet available. Borough  
21 resident Richard Hall suggested leaving the bulldozer running during an entire meeting to  
22 move it out of the way while not letting the engine block get cold. President D. Young  
23 stated that was not an option due to noise, waste of fuel and the liability of leaving it  
24 unattended while running. Mayor M. McAllister asked what it would cost to run a new  
25 line for an outlet behind Borough Hall. President D. Young said he will look to see if  
26 there is a viable place for an outlet on the back of the building. In his opinion, it is only  
27 parked on the side of the building in the parking lot for a few months during the cold  
28 weather and until a solution is found, it will be spring and the bulldozer will be parked at  
29 the far end of the lot again, away from the building. Councilperson J. Muschlitz made a  
30 motion to table moving the bulldozer. Councilperson D. Breidinger seconded and the  
31 motion was unanimously approved.

32  
33 Councilperson J. Muschlitz made a motion to pay Young's Electrical \$300.00 in labor  
34 fees for the installation of the new heat pump. Councilperson D. Breidinger seconded  
35 and the motion was approved with President D. Young abstaining.

36  
37 Vice-President K. Harstine made a motion to declare the Tax Collector seat vacant.  
38 Councilperson A. Weisenberger-Caswell seconded and the motion was unanimously  
39 approved.

40  
41 Councilperson D. Breidinger made a motion to adopt Resolution 2022-1, declaring a  
42 vacancy in the office of Tax Collector of the Borough of Glendon and filling that vacancy  
43 by the appointment of Beth Young. Councilperson A. Weisenberger-Caswell seconded  
44 and the motion was approved with President D. Young abstaining.

45  
46 President D. Young stated that money needs to be reallocated in the budget to cover the  
47 cost of the new heat pump. Councilperson J. Muschlitz made a motion to reallocate  
48 funds from the American Rescue Plan Act grant money. There was no second made; the



1 motion did not pass. Councilperson D. Breidinger made a motion to reallocate \$3,918.00  
2 from the Emergency Fund to Borough Hall Repair and Maintenance. Vice-President K.  
3 Harstine seconded and the motion was approved with President D. Young abstaining.

4  
5 Beth Young presented her Certificate of Election and notarized Affidavit of Residency to  
6 Mayor M. McAllister. Mayor M. McAllister administered the Oath of Office for Tax  
7 Collector, followed by the Execution of the Written Oath of Office.

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15  
16 **Announcements/Correspondence:**

17 Williams Township Fire Department covers Glendon Borough and if anyone is interested  
18 in volunteering, please contact Williams Township at 610-258-6788.

19  
20 Councilperson J. Muschlitz made a motion to adjourn. Councilperson D. Breidinger  
21 seconded, and the motion was unanimously approved.

22  
23 The meeting was adjourned at 10:30 PM.  
24  
25  
26  
27  
28  
29

30 Respectfully submitted,  
31  
32  
33

34 Beth Young  
35 Secretary