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**MINUTES OF THE
GLEDON BOROUGH COUNCIL
GLEDON BOROUGH HALL**

March 14, 2024

Presiding: Donna Breidinger – Council President

Present: Michael Veres - Council Vice-President
Amy Weisenberger-Caswell – Councilperson
Donald Young – Councilperson
Kathryn Harstine - Councilperson
Beth Young – Secretary/Treasurer/Tax Collector
Thomas Elliott – Solicitor

Not Present: Melody McAllister – Mayor
James McAllister-Zoning Officer

Visitors: Richard Hall, Ron Roscioli, Dale King, William Skrobut,
Natasha Grotenhuis

25 The regular meeting of the Glendon Borough Council was held on March 14, 2024 at
26 Glendon Borough Hall. President Donna Breidinger called the meeting to order at 7:00
27 p.m. with the Pledge of Allegiance and roll call.
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Public Participation-

30 William Skrobut said that there is food garbage in the street at the first house on High St
31 and at another house up the block. President D. Breidinger stated that she will take a look
32 at it. Natasha Grotenhuis stated that she would like copies of the minutes for the meeting.
33 President D. Breidinger advised that, until council approves the minutes, they can not be
34 released to the public. Mr. Skrobut stated that he feels the public should have the right to
35 comment on minutes but are unable to do so due to not having their own copy at the
36 meeting. Dale King stated that he thought, legally, the public was supposed to have a copy
37 of the minutes because that is how things used to be done. Solicitor Elliott explained that
38 they are not official minutes or, legally public, until they are approved by council. Ms.
39 Grotenhuis further debated that because so few residents come to the meetings, that they
40 should be allowed to be more active participants, including having a say in approving the
41 minutes. Secretary B. Young stated that everybody insisted the borough needed a website
42 a few years ago and now that there is a borough website in place, the approved minutes are
43 available for the public to view the morning following the meeting and that any grievances
44 may be brought up and the next public meeting.
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5 **Public Participation (con't)**

6 Vice-President M. Veres asked about having public participation twice during the meetings
7 and not just once, at the beginning. Solicitor Elliott stated that he knows some
8 municipalities do it but the Open Meeting Law states that public participation is for the
9 purpose of commenting on matters that are on the agenda or may come before council and
10 holding public participation until the end of the meeting does not allow the public a fair
11 opportunity to comment on matters that are on the agenda. He said council may approve
12 to have public participation at both the beginning and the end of the meeting but, in his
13 opinion, that would be a mistake because it gets unwieldy. Solicitor Elliott further stated
14 that council is present to act on business at hand and the public is not present to be active
15 participants in that process.
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17 Ms. Grotenhuis again complained that by the time the minutes are available to the public,
18 they are already approved. Solicitor Elliott stated that the public does not a right to say
19 “yes” or “no” regarding the approval of minutes as that is council’s responsibility.
20

21 Lengthy conversation between council and the public shifted between debating having
22 minutes available and allowing for longer public participation.
23

24 Dale King stated that the weeds and brush are very high on High St., across from the former
25 church. Secretary B Young stated that letters had been sent out but the property owners
26 had not done anything regarding cutting the weeds back. President D. Breidinger asked if
27 the borough may cut the weeds back and charge the property owners. Solicitor Elliott
28 stated that the borough may cut the weeds and charge the property owners but he is not
29 sure if the borough wants to start that practice or not. Councilperson D. Young also stated
30 that it did not seem like a good idea. President D. Breidinger stated that, for the sake of
31 public safety, it should be done. Vice-President M. Veres said he knows someone who can
32 do it. Councilperson D. Young said that the area that needs to be cut back belongs partially
33 to Ward Trucking and partially to Dhollandia. Solicitor Elliott stated that the borough
34 could also take both companies to court for violating the Property Maintenance Code and
35 not responding to letters but that there is a cost attached to that. He was questioning the
36 cost between mowing the property and placing liens as opposed to going through
37 enforcement proceedings. Vice-President M. Veres stated that he feels everyone gets away
38 with everything in the borough because of not wanting to spend money. It is his opinion
39 that money needs to be spent to set a precedent.
40

41 Ron Roscioli stated that logs have been dumped at 299 Main St. on the corner of the lot.
42 He also said that the road is deteriorating at Rose Ct. and Berger Rd. Councilperson A.
43 Weisenberger-Caswell said that she will go take a look at it.
44

45 Ms. Grotenhuis asked if there was any progress made on cleaning up 158 Main St.
46 President D. Breidinger said that she and Vice-President M. Veres were going to speak to
47 the property owner when the weather was nicer. Discussion was had regarding calling the
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5 **Public Participation (con't)-**

6 Department of Aging but President D. Breidinger stated that they have not been entirely
7 helpful in other situations in the borough and that they only concern themselves with the
8 physical well-being of the property owner, not the property itself. Vice-President M. Veres
9 said that his wife spoke with the property owner who did not want to talk about her husband
10 or her personal life. It is known that the property owner is not welcoming and has lashed
11 out at borough employees working near the front of her property. President D. Breidinger
12 asked Secretary B. Young if a complaint letter had been sent. She stated that a letter had
13 been sent for the weeds in the back yard but not the things she has accumulated around the
14 front of the house. Vice-President M. Veres asked Solicitor Elliott if the zoning officer
15 controls the board of health in the borough and whether or not the county comes out if it is
16 a commercial setting. Solicitor Elliott stated that the borough has no health department so
17 it is the county's responsibility but they are understaffed and underfunded. Secretary B.
18 Young stated that she has spoken with the property owner's husband who is aware of his
19 wife's difficulties and has asked that bills be sent to him at his P.O. box to make sure they
20 are paid. President D. Breidinger directed Secretary B. Young to draft a letter for Mayor
21 M. McAllister to sign and send to the property owner at the husband's P.O. box, hoping he
22 will take action.
23

24 **Minutes-**

25 Councilperson A. Weisenberger-Caswell made a motion to approve the minutes for
26 February 8, 2024, February 15, 2024 and February 22, 2024, as presented. Councilperson
27 D. Young seconded and the motion was unanimously approved.
28

29 **Treasurer's Report-**

30 **Bills to be paid:**

31 Councilperson K. Harstine made a motion to pay all bills from the General Fund, Sewer
32 Fund and Liquid Fuels. Councilperson A Weisenberger-Caswell seconded and the motion
33 was approved. Councilperson D. Young abstained.
34

35 **Sewer Bills:**

36 Treasurer B. Young stated that no houses were posted for water shut-off but one is being
37 watched and will need to be posted in the next month.
38

39 **Crime Watch bank account:**

40 Treasurer B. Young stated that the Crime Watch bank account has been brought to her
41 attention by PNC bank due to non-activity and having gone dormant. The current signers
42 on the account are: Mayor M. McAllister, Theresa Sidor and Veronica Shaffer. She also
43 stated that the auditor suggested that if the account is not going to be used, the borough
44 should consider how, legally, it can be rolled into the general fund. Mayor M. McAllister
45 told Treasurer B. Young that she wants to use the account and start having the night out
46 get-togethers again.
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5 **Treasurer's Report (con't)-**

6 **Crime Watch bank account (con't)-** Councilperson D. Young stated that, as he
7 understands, the crime watch account is not part of borough funds because it belongs to a
8 committee, not the borough. Treasurer B. Young stated that the Crime Watch committee
9 is its own entity as it has its own EIN number. Councilperson D. Young also stated that
10 the signers on the account do not need to be council members and should be citizens of the
11 borough who are on the committee. President D. Breidinger asked to table the matter and
12 said that she will reach out to Veronica Shaffer and Theresa Sidor to see if they are still
13 interested in being on the committee.
14

15 **2023 Audit Findings:**

16 Councilperson D. Young made a motion to accept the audit findings for 2023.
17 Councilperson A. Weisenberger-Caswell seconded and the motion was unanimously
18 approved.
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21 **Tax Collector's Report-**

22 Councilperson K. Harstine made a motion to accept the Tax Collector's Report, subject to
23 audit. Councilperson A Weisenberger-Caswell seconded and the motion was unanimously
24 approved.
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26 **Overdue Garbage Bills:**

27 Treasurer B. Young reported that all residents who were on the payment plan for overdue
28 garbage bills are paid in full.
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31 **Mayor's Report-**

32 Reporting on behalf of Mayor M. McAllister, Councilperson A. Weisenberger-Caswell
33 stated that the mayor is still trying to reach the owner of the former Glendon Hotel site
34 regarding the proposed housing development. She also stated that there were break-ins of
35 cars on Main St. and for residents to not leave their cars unlocked. President D. Breidinger
36 asked Secretary B. Young to put a notice on the borough website to advise residents of the
37 crime and to lock their cars.
38

39 **Zoning-**

40 Reporting on behalf of Zoning Officer, J. McAllister, Councilperson A. Weisenberger-
41 Caswell stated that there have been a few inquiries regarding houses being built on Berger
42 Rd.
43

44 **Engineer Report-**

45 Council reviewed T&M invoices in their packets.
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6 **Committee Reports-**

7 **Signs-** President D. Breidinger received an email from borough resident, Jeffrey Muschlitz
8 asking about the “road work ahead” signs. Vice-President M. Veres said that he doesn’t
9 feel they are necessary. President D. Breidinger said that she told Mr. Muschlitz that the
10 best option, at this time, is for all road workers to have vests on while they are working.
11

12 **Roads-** Councilperson A. Weisenberger-Caswell stated that potholes on Main St. have
13 been filled and she will check Rose Ct. for the complaints regarding that section of road.
14 She also said that a road crew is needed, preferably on a weekend, to clean out the catch
15 basin grates.
16

17 Vice-President M. Veres wanted to thank borough resident Kenny Teske for helping with
18 pothole repairs.
19

20 President D. Breidinger thanked Councilperson D. Young for responding to the email from
21 the City of Easton’s forester regarding a tree that is hanging over the Glendon bridge. She
22 asked what happens if the tree falls onto the bridge. Councilperson D. Young said that if
23 that happened, county dispatch would call President D. Breidinger and she would need to
24 tell them that PennDOT is responsible for the bridge.
25

26 **Sewer-** Councilperson D. Young said that a large branch is down inside the fence on Pump
27 Station 3. Councilperson K. Harstine said that a new hasp is needed for Pump Station 4.
28 Vice-President M. Veres said that he wired the gate shut and will look at the hasp to see if
29 it can be straightened.
30

31 Vice-President M. Veres said that the salt spreader needs to be taken off the truck and both
32 the salt spreader and the truck, itself need to be pressure washed. He said there is a place
33 at the bottom of College Hill in Easton with bays large enough to wash a dump truck.
34 Councilperson D. Young said that there is a pressure washer at Borough Hall that can be
35 used.
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37 **President’s Report-**

38 Nothing to report
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41 **Old Business-**

42 **Hilton St. West-** Solicitor Elliott stated that Attorney Preston has had the deed for over a
43 month but has not returned it signed, yet. He suggested having T&M reinspect the road
44 wear course. Councilperson D. Young said to ask for T&M’s opinion but it needs to be
45 expedited because the borough is losing liquid fuels money every year if the paperwork is
46 not in by September first. Solicitor Elliott said he will contact T&M to see if they feel a
47 reinspection is necessary.
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6 **299 Main St.-** Solicitor Elliott stated that he drafted a complaint that has not been filed yet.
7 He said he could not go into detail due to pending litigation. A title search was ordered
8 and found that there are two mortgages. One was given by Mario Russo to Russell Russo
9 in the amount of \$375,000.00. That is still open and has not been satisfied. He said it may
10 have been paid but the public record does not show that it has. There is also a half interest
11 owned by Frank and Patricia Russo given to John Todaro in the amount of \$75,000.00.
12 President D. Breidinger asked if the property has been appraised yet. Solicitor Elliott said
13 he called an appraiser but has not heard back from them yet.
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16 **525 Berger Rd.-** Solicitor Elliott stated that he will call Keycodes as they should not have
17 lifted the condemnation on the property. Councilperson D. Young asked if the borough
18 may be reimbursed by the property owner for costs incurred by the Keycodes inspector
19 repeatedly going to the property. Solicitor Elliott stated that emergency repairs may be
20 reimbursed but not inspections. He said that he will contact Keycodes to see what their
21 next steps will be.
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24 **124-126 Main St. (former Glendon Hotel site)-** Solicitor Elliott stated that he spoke with
25 T&M engineer Ben Whitmer regarding the proposed plans for the site. Mr. Whitmer does
26 not see where there are any zoning issues but they are still reviewing the plans.
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29 **New Business-**

30 **Public works employee application-** President D. Breidinger said that an application was
31 submitted by Justin Running for lawncare, weed control and snow plowing. He owns his
32 own business and is interested in working evening hours. She said he has a good
33 background and references and, she believes, would be an asset to the borough. Discussion
34 was had regarding whether or not Mr. Running may use his own equipment for weed
35 control and lawn care. Secretary B. Young stated that she was previously advised by the
36 borough's insurance company, during a similar situation, that if someone is using their own
37 equipment, they are not an employee of the borough and must be paid as a third-party
38 contractor. Council discussed and agreed that Mr. Running would need to use borough
39 equipment to be hired as an employee but that the borough equipment needs to be checked
40 to see what needs repair or replacement. Vice-President M. Veres made a motion to hire
41 Justin Running at the pay rate of \$16.31 an hour. Councilperson A. Weisenberger-Caswell
42 seconded and the motion was unanimously approved.
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7 **Announcements/Correspondence**

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

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12 Councilperson K. Harstine made a motion to adjourn. Councilperson A. Weisenberger-
13 Caswell seconded, and the motion was unanimously approved.

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15 The meeting was adjourned at 8:32 p.m.

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17 Respectfully submitted,

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19

20 Beth Young

21 Secretary