

**Taylor Borough
Council Hearing
September 24, 2019**

The Taylor Borough Council held a Public Hearing on September 24, 2019 at 7:00 P.M. at the Taylor Municipal Building, 122 Union Street, Taylor, Pennsylvania.

On Roll Call, Councilman DeAngelo, Yes; Councilman Fallon, Yes; Councilman Tigie, Yes; Councilman Derenick, No; Councilman Digwood, Yes; Councilman McKeel, Yes; Councilman Mickavicz, Yes; Mayor Praschak, No.

President Mickavicz chaired the meeting.

First, the Chairman asked everyone at the Hearing to please sign the sign-in sheet for the record.

Next, the Chairman stated that the purpose for this hearing was for Council to hear any comment or input from any Resident or Tax Payer on the Petition to vacate a portion of Chambers Court between Union Street and Middle Street from James J. Gaughan and Michael Gaughan.

Next, the Chairman stated that there was a scheduled work session for this evening and he would entertain a motion to cancel the work session due to a special meeting being scheduled at 7:30 P.M. A motion by Councilman Digwood and seconded by Councilman Tigie. A voice vote was called and all Council Members were in favor. The motion passed.

Solicitor William Jones gave an overview and explanation of the Exhibits. The purpose of tonight's hearing is for Council to hear the views from the Residents and Taxpayers with regards to the vacation of a portion of Chambers Court between Union Street and Middle Street being approximately 15.0 feet wide and 227 feet long, containing approximately 3,647 square feet. We will make public the Petition to Vacate, Copy of Legal Ad-Scranton Times, Proof of Notice of Public Hearing Ad (8/27/19 & 9/2/19), Copy of Survey Vacation of "Chambers Court" (Union Street to Middle Street), with Exhibit A, by Reilly Associates, dated 3/6/2019, Copy

of a portion of Lackawanna County Tax Map, Google Maps aerial view of area in discussion, and List of adjoining property owners: Michael J. Gaughan and James J. Gaughan and James J. Gaughan;

Next, Thomas Reilly from Reilly and Associates gave a brief overview on Exhibits.

Next, Lori Obaroski spoke (Resident on Chambers Court) on the resident's need to use the alley and the problems with busing and access. (Problems with Traffic, Children and Parking). She stated that this is a residential area and that it will be wiping out all the little businesses that have been in Taylor. She said that people are not able to pull out of the streets now and that the lives of everyone will be changed drastically.

Next, Lynne P. Renaldi spoke. (Resident on N. Pond Street). She stated that she cannot come out on N. Pond Street now because of traffic. She asked who on Council lives near the proposed Sheetz. She asked what they think about the people who will be affected.

Next, Craig Brown spoke. Mr. Brown asked if the Traffic Study was available for the people to see. President Mickavicz stated at this point, Taylor does not have the plans for the traffic study. Penn Dot approved the plan as presented to them. The Chairman stated that they can get a copy through the process when it's available to Taylor Borough. Mr. Brown stated that Sheetz has an average of 3,000 customers per day. Mr. Brown asked how the Borough will manage this. He stated that if the alley is vacated, there will be no public right to use to cross that area.

Next, Ann Perry spoke. She resides at 111 Union Street, Taylor. She stated that she is an Auxiliary Member of Post 306. She has seen accidents near this location and during storms it has taken her hours to get home from the traffic. Ms. Perry stated if this gets passed someone should pay for her moving expenses.

Next, Jim Walters spoke. Mr. Walters stated that everyone he spoke to loves Sheetz but not at this location. Mr. Walters presented to Council a Petition for Council to vote "no" with 214 signatures and for the Mayor to

Veto - if necessary. President Mickavicz stated that the Petition will become part of the public record.

Next, President Mickavicz entertained a motion to recess the Hearing to open the Public Special Meeting which is scheduled for 7:30 P.M. A motion by Councilman Tighe and seconded by Councilman McKeel. A voice vote was called and all Council Members were in favor. The Motion passed.

Taylor Public Hearing Recessed at 7:31 P.M.
Taylor Public Hearing Reconvened at 7:35 P.M.

Next, Jim Walters continued to speak about his concerns with light problems, trash problems, truck deliveries, outside dining 24/hours day, loitering, speeding from lot, fights, and loud music, exhaust fumes, Police Department increase call average, crime, petty criminals and drug dealers, and putting local businesses out of business. Mr. Walters stated the notion that we can keep moving things around and giving things away needs to stop. He continued with stating that we also need to convey to our business owners to work within the property you purchased and not infringe on the rights of the Public. He also stated that the bridge decision – based on public opinion the bridge should have been put on Oak Street not Davis Street. I feel this will be a very negative impact on the Borough to pass this. He stated that on the positive side – this will bring jobs brought to Taylor although there is no guarantee that Sheetz will hire Taylor Residents. There are many other locations to bring Sheetz to. Initially we accommodated the Gaughans to avoid a hardship in accommodating their alley request. Now we don't take into consideration the other businesses that will have hardship.

Next, Dylan Bonitz spoke. He stated that he and his family are life long residents of Taylor. He stated that residents cannot see oncoming traffic and that they fear for their lives some days while pulling out. He stated that Sheetz is going to put Gaughans family out of business – Taylor Deli and that the Convenient store on Main Street will be an empty lot, Little Biggar's will be affected. He added that in the past, they were able to cross Main Street – now it's impossible to cross the street. He stated that it's all in the interest of a big business and how unbelievably their lives will

change drastically because of one business. He asked who will accept liability when someone gets hurt coming out of these streets. He stated that he wants to continue to live in this area and he hopes that Council will vote no for their sake.

Next, Tom Lutkowski spoke. He asked if there is a plan to make Middle Street wider and what is stopping tractor trailers from coming out at Pond and making a Left or a Right on Pond Street. He stated that the trucks have already taken out a fence, ruined side walks and yards by not being able to making the turns.

Next, Steve Brozetti spoke. He asked Council to each look at this as if that business would be in their yard and how they would feel.

Next, Paul Stevens spoke. He asked why not sell the alley and not give it away. President Mickavicz announced that they are not able to sell it – the Borough does not own the alley. The Borough maintains it but can only vacate the alley.

Next, Attorney Tom Geroulo – (Resident at 410 S. Main Street) Mr. Geroulo stated that he doesn't think Sheetz belongs here. He stated that the children and teachers are going to be late for school because of traffic and that Taylor Borough should organize this material and let the people study it, to get more information and put the information out there. A lot of people feel pressured into this. He stated that all Sheetz are busy and full and it feels like a lot of effort to put them here. He added that the amount of stress this is going to put on public supply, utilities, liability issues, public services and lawsuits, that it's going to drag in the Borough for non-essential items and that this is not a good idea at this location.

Next, Patricia Sparacino spoke. She stated that she is here representing her Mother, Rita Sparacino and that they have a property at S. Keyser Avenue and Union Street. She stated that in August 2016, she had correspondence with the Sheetz Company. She had 500 people with signatures to say Yes to Sheetz to come to Taylor. (Patricia read the letter to the Public that was sent to Sheetz). She stated that she thinks Sheetz should come to Taylor but not on Main Street.

Next, Tom Reed spoke. He asked if a Traffic Survey was done on the alley. President Mickavicz answered that he doesn't believe one has been done on the alley. He stated that he felt that this alley is not used by anyone except the Gaughans.

Next, President Mickavicz asked if there were any more speakers. Seeing no further speakers.

The Chairman entertained a motion to adjourn the Hearing. Motion to adjourn was made by Councilman Tigue and seconded by Councilman McKeel. All Council Members were in favor and the Hearing was adjourned at 8:21 PM.

Kenneth F. Mickavicz, President

Kristi A. Evans, Borough Secretary

**Taylor Borough
Special Council Meeting
September 24, 2019**

The Taylor Borough Council held a Special Council Meeting on September 24, 2019 at 7:30 P.M. at the Taylor Municipal Building, 122 Union Street, Taylor, Pennsylvania.

On Roll Call - Councilman DeAngelo, Yes; Councilman Fallon, Yes; Councilman Tighe, Yes; Councilman Derenick, No; Councilman Digwood, Yes; Councilman McKeel, Yes; Councilman Mickavicz, Yes; Mayor Praschak, No.

Special Meeting was recessed at 7:34 P.M. to return to the Hearing.
Special Meeting was reconvened at 8:34 P.M.

President Mickavicz chaired the meeting. He asked if the public had any comments or input on the Agenda item to Consider an Ordinance No. 5 of 2019, providing for the vacating of a portion of Chambers Court, between Union Street and Middle Street. He announced that previously to this Meeting, a Public Hearing was held to hear the public's input and comments.

Next, Craig Brown spoke regarding the Traffic Study. Mr. Brown asked if the Study can be presented to the public. President Mickavicz stated that the Study was forwarded to the Taylor Borough and is 200+ pages and can be obtained for the Public. Mr. Brown asked if a public discussion was held on the Traffic Study. President Mickavicz stated that the PennDOT plan approves, suggests and recommends what the Right of Way and Traffic Plan should be. Mr. Brown asked if anyone addressed the removal of parking spots on the Southbound of Union & Davis. He also asked if public safety vehicles and snow removal will be affected by the increasing traffic.

Next, Thomas Reilly from Reilly & Associates spoke on adding additional lanes and turns - widening into the Gaughan property and exclusive Right Bound Lane will improve the flow at the Intersection. He stated that the result of the improvements will be lower amount of delays compared to not

having the Sheetz and there will be lower ques because of these improvements. The gross increase in traffic is under 7%, but the improvements more than compensate for that and they are improvements that could not take place without demolition of that building and the widening of that road. This study was presented to Penn Dot including the studies, models and queuing simulations and Penn Dot issued an approval letter on this information. These are improvements that are necessary for the intersection. The project will also replace the landscape and sidewalks.

Next, President Mickavicz asked Thomas Reilly from Reilly Associates what the total number of public parking spaces are being eliminated. Mr. Reilly showed a diagram of the parking which is restricted from ordinances. The single permit has areas restricted for parking around the official signal plan currently there now. There are parking restrictions at existing driveways, regulatory restrictions adjacent to the fire station. There are two spaces on Union, 1 in front of corner Middle Street/Main Street- 5 spaces in front of the Gaughan Auto Sales, 5 spaces across the street from that, 2 spaces in front of Seymour Weissberger's property. A total of 15 spaces will be eliminated per Thomas Reilly. Mr. Mickavicz disagreed that it is closer to 21 spaces.

Next, Dylan Bonitz spoke. He is in the hospitality industry. He has experience with the shipping and receiving industry. Mr. Bonitz asked how will multiple vendor trucks back into traffic? He stated he couldn't imagine the simulators taking into account all of the shipping and receiving. Pedestrian Traffic will also be affected. He asked if the delays were factored into the Traffic Study. President Mickavicz informed him that Penn Dot regulates the delays and will address as needed and most of the trucks that do come in are going to be smaller ones.

Next, Ralph Caputo spoke. He owns the property where Dianne Haduck Studio of Dance is located on Main Street. Mr. Caputo informed Council that he has owned this property for about thirty years and there has always been a business and parking area here. He informed them that it's having a direct impact on him. I had a question for the Mayor, who is not here. President Mickavicz informed Mr. Caputo that the Mayor has 10 days to veto the Ordinance along with his reasoning if it is passed here tonight. Mr. Caputo asked if Council reviewed the impact study? President Mickavicz

has not read the entire study. Mr. Caputo asked who approved the Bridge coming over to town? We're living here and we're going to have to live with it once it happens. Mr. Caputo stated he thinks it is important to take the time to look into something this large and make the right decisions before voting.

Next, Brenda spoke who lives on the corner of Middle Street and Pond Street. Her driveway is near Middle Street, which people will be pulling into to try to avoid passing traffic. President Mickavicz informed her that Middle Street will be a two-way street. Brenda stated that her concern was if people will try to speed across Middle Street to beat the traffic, there will be many accidents. Currently, there are no trucks that can make that turn.

Next, President Mickavicz entertained a motion for a five-minute recess. Councilman Tigue made the motion and was seconded by Councilman McKeel. A voice vote was called and all Council Members were in agreement. The motion passed.

The Special Meeting Recessed at 9:31 P.M.

The Special Meeting Reconvened at 9:38 P.M.

On Roll Call - Councilman DeAngelo, Yes; Councilman Fallon, Yes; Councilman Tigue, Yes; Councilman Derenick, No; Councilman Digwood, Yes; Councilman McKeel, Yes; Councilman Mickavicz, Yes; Mayor Praschak, No.

Next, President Mickavicz asked if the public had anymore comments or input on the Agenda item to Consider an Ordinance No. 5.

Next, Lynne Renaldi spoke (Resident lives on N. Pond St). There is a school bus stop at United Methodist Church. She stated that people speed and she have a vested interest due to owning two properties. Why can't Sheetz be up by DiRenzo's? Councilman Digwood explained that Sheetz had numerous other locations and chose the location on Main Street in Taylor.

Next, Jim Walters spoke. He stated that the tractor trailers coming around the corner from Davis to Main Street go over the yellow line constantly.

Council will then have to look at eliminating more parking spots creating a new problem. We have now eliminated parking so we basically affected the businesses that are there. I just want to make a point of that. We don't have real results or solutions to the things that were pointed out here.

Next, Mr. Gerullo spoke. He asked when was the traffic study done, what day of the week - what time of the year did Penn Dot conduct the study? We should also look into public utilities. President Mickavicz responded that Penn Dot did sampling at different times of the year. There was a 218-page document – how many on Council have read this? I feel we should wait and digest this document before making the decision. How many have asked Sheetz what their impact will be on the local Police Department – Fire Department? Per Councilman Tigue the Fire Department had talks with Sheetz. Mr. Gerullo also asked if Sewer/Water/Gas/Electricity has been analyzed. Everything here suggests that more time is needed. It's an important decision – it's not ready yet.

Next, the Chairman asked if there was anyone else in the Public who would like to comment or input. Seeing None.

Next, The Chairman would entertain a motion to adopt Ordinance No. 5 of 2019, providing for the vacating of a portion of Chambers Court, between Union Street and Middle Street. Councilman Tigue motioned to adopt Ordinance No. 5 and was seconded by Councilman Fallon.

A roll call was made – Councilman DeAngelo, Yes; Councilman Fallon, Yes; Councilman Tigue, Yes; Councilman Digwood, Yes; Councilman McKeel, Yes. President Mickavicz, No. Having received a majority vote, Ordinance No. 5 of 2019 was adopted.

The Meeting was adjourned.

Kenneth F. Mickavicz, President

Kristi A. Evans, Borough Secretary