

**MINUTES  
BOROUGH COUNCIL  
February 4, 2025 - 7 P.M.**

The Council Meeting was held in person at Borough Hall. The meeting was called to order and roll call was conducted by Council President McCandless. Councilmembers present were Ms. Jordan, Mr. Rufe. Mr. Trotter, Mr. Blatt, Mr. Trabel, Council President McCandless, Mayor Johnson, Borough Solicitor Berger and Borough Manager Burkhart.

Absent was Ms. Johnson

The Minutes of January 22, 2025, were not completed for review. A motion was made to table the review of the Minutes from January 22, 2025.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan			X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter		X	X			
Philip Trabel			X			
Stewart McCandless			X			
Norman E. Blatt Jr.	X		X			
Mayor Johnson						

**PRIVILEGE OF THE FLOOR/ PRE-SCHEDULED & AGENDA ITEMS**

Mr. John Spadaccia 1034 Broadway – Mr. Spadaccia was attending to discuss the sign that was displayed at Gametime 1028 Broadway. He noted that the signage indicated that the new operation would be an after-hours club. He noted that an after-hours club is not permitted use in that zoning district.

Mike Zovko 507 Green Court – Mr. Zovko discussed the Gametime sign and noted that the borough’s police force is limited and requested that Council take that into consideration when reviewing the use of that location. Mr. Zovko further noted that there were many rumors regarding the proposed Boarding House at 600 N. Hoffert Street. He questioned what variances were being requested for that location. Atty. Berger noted that the application can be reviewed at Borough Offices during regular hours. It was noted that the applicant from 600 N. Hoffert has requested one Special Exception and seventeen variances from the Zoning Hearing Board.

**BOROUGH MANAGER’S REPORT**

A. Burkhart reported on the progress of the new Fee Schedule. It was noted that the Borough’s Annual Audit is currently underway. Also, the final interviews for a Finance Officer are projected to conclude mid-February. Finally, the Borough is beginning preparations for the Park and Pool Summer Programs.

**NEW BUSINESS**

A. Burkhart reported that there is a motion on the agenda to hire Iris Kale as the 2025 Pool Manager and additionally as a Recreation Assistant for recreation activities that are not specific to pool management. N. Blatt asked if there would be a limit to the number of hours worked by Iris Kale, A. Burkart responded that those hours would need to be approved prior to work being performed.

It was further reported that there was a motion on tonight’s agenda to approve the demolition contractor for the Dodson Street property. The Borough received three quotes for the demotion of the building. The next phase would be the development of a pole building on the land.

**OLD BUSINESS** - There was no old business to review.

**RESOLUTIONS FOR FINAL PASSAGE**

**RESOLUTION NO. 2025-07 - A RESOLUTION OF THE FOUNTAIN HILL BOROUGH COUNCIL APPOINTING THE FOLLOWING INDIVIDUALS TO THE BOROUGH OF FOUNTAIN HILL’S SPECIFIED BOARDS, AUTHORITIES AND COMMISSIONS**

Appointing Adam Arnold to the Stormwater Authority

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan			X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter		X	X			
Philip Trabel	X		X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

**ORDINANCES FOR FINAL PASSAGE** – There were no ordinances for final passage.

**MOTIONS –**

A motion was made to hire Iris Kale at a rate of \$25 per hour as the 2025 Pool Manager. Conditioned on the submission of all necessary employment documentation.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan		X	X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter			X			
Philip Trabel	X		X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

A motion was made to hire Iris Kate at a rate of \$15 per hour as a Recreation Assistant. Conditioned on the submission of all necessary employment documentation.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan			X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter	X		X			
Philip Trabel		X	X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

A motion was made to accept and approve the demolition quote from Cityline Construction in the amount of \$15,000 for the demolition of 815 Dodson Street.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan	X		X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter			X			
Philip Trabel		X	X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

A motion was made to accept and approve the extension request for 940 Cherokee Street LLC. The new deadline for review will be March 11, 2025.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan	X		X			
Jamie Johnson						X
Wilbert Rufe				X		
Doug Trotter			X			
Philip Trabel				X		
Stewart McCandless			X			
Norman E. Blatt Jr.		X	X			
Mayor Johnson						

**COUNCIL PRESIDENT’S REPORT**

President McCandless reported on the following:

Councilman Will Rufe and his students won Best Vegan Soup and Runner up for People’s Choice for the Souperbowl at SteelStacks.

**SOLICITOR’S REPORT**

Atty. Berger reported that Land Development at 821 Cherokee Street is currently being reviewed by the Planning Commission. The applicant is making revisions to the plan and will again present to Planning Commission in the upcoming months. 940 Cherokee will likely be on Council’s March Agenda for approval. The project was conditionally recommended by the Planning Commission and since that time, the applicant has worked to clean up some of the comments provided by the reviewers.

Atty. Berger reported that 1336 Russell applied to the Zoning Hearing Board for a Special Exception approval to demolish the building as it is located in an historic district.

It was reported that the Borough received an updated Zoning Hearing Board application for 600 N. Hoffert St requesting a Special Exception for a Boarding House and 17 favorable interpretations and variances. Atty. Berger further explained what types of variances were being requested. He requested guidance from Council on how they (Council) would like to proceed in regard to this application. Atty Berger provided an overview of the Zoning Hearing Board process and the possible actions that could be taken by Council which included directing Atty Berger to attend to Zoning Hearing Board to oppose the application on behalf of the Borough, to take no stance on the application until after the Zoning Hearing Board decision, or to take no action. Councilmembers suggested that taking a position on the application may be important and several concerns were noted including parking, number of bedrooms and increased impervious surface that would impact stormwater runoff.

A motion was made to send Attorney Berger to the Zoning Hearing Board scheduled for February 17, 2025, to oppose the application from 600 N. Hoffert Street on behalf of the Borough.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan	X		X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter		X	X			
Philip Trabel			X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

It was further recommended that residents who would like to express an opinion about the application should attend the Zoning Hearing Board Meeting.

**COMMITTEE REPORTS**

Finance - D. Trotter reported on the monthly financials. A motion was made to accept the Financial Reports for December / January and to pay the bills as presented.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan			X			
Jamie Johnson						X
Wilbert Rufe			X			
Doug Trotter	X		X			
Philip Trabel		X	X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

Public Works – No report

Police – N. Blatt reported that a committee meeting was held earlier in the evening and provided an update on the monthly police calls.

House & Ordinance – Pres. McCandless noted that there were no meetings held.

Fire – P. Trable reported on the number of fire calls in the prior month.

Recreation – No Report

Health & Sanitation – No Report

Personnel – No Report

IT Committee – No Report

**SPECIAL OR SELECT COMMITTEES**

W. Rufe reported on the Library and the services that are provided such as meeting spaces, music studio and study areas.

**PRIVILEGE OF THE FLOOR –**

Josh Popichak 612 N. Hoffert Street thanked Council for taking a stance to oppose the Zoning Application at 600 N. Hoffert Street. He noted that 17 variances seemed like a lot of requested relief.

**ADJOURNMENT** - There was a motion to adjourn the meeting.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan			X			
Jamie Johnson						X
Wilbert Rufe		X	X			
Doug Trotter			X			
Philip Trabel	X		X			
Stewart McCandless			X			
Norman E. Blatt Jr.			X			
Mayor Johnson						

ATTESTED

BOROUGH OF FOUNTAIN HILL  
LEHIGH COUNTY, PENNSYLVANIA

BY: \_\_\_\_\_  
Amy Burkhart, Borough Manager

By: \_\_\_\_\_  
Stewart McCandless - President of Council

SUBMITTED BY: \_\_\_\_\_  
Amy Burkhart, Borough Manager