

**MINUTES
BOROUGH COUNCIL
March 3, 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. Johnson, and Mr. Rufe, Mr. Trotter, Mr. Blatt, Mr. Trabel, Council President McCandless, Mayor Johnson, and Borough Manager Burkhart. Also attending were Borough Solicitor Rocco Beltrami and Borough Engineer Brad Youst.

Absent was Ms. Jordan

The Minutes of February 19, 2025, were not completed for review. A motion was made to table the review of the Minutes from February 19, 2025.

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

PRIVILEGE OF THE FLOOR/ PRE-SCHEDULED & AGENDA ITEMS – No one requested Privilege of the floor

MAYOR’S REPORT – No Report

BOROUGH MANAGER’S REPORT

A. Burkhart reported that the Pool and Park are now hiring Applications are available and are being accepted. It was noted that the Little League will be requesting to fence off the softball field at Stanely Ave Park. Additionally, AnneMarie Lee will be requesting the use of the pool for aqua classes. Finally, the Dodson Street House demolition is scheduled to begin in the upcoming month.

NEW BUSINESS – No New Business

OLD BUSINESS –

Conditional Approval for 940 Cherokee – R. Beltrami reported on the 940 Cherokee Street Resolution. R. Beltrami explained the content of the resolution presented to Council. It was indicated the resolution reflected the conditional recommendation made by the Planning Commission, and that the applicant has made progress on complying with those conditions since the Planning meeting.

N. Blatt asked for clarification on what the project entailed. B. Youst noted that the proposed building is 4 stories with 22 apartments. It will be similar to the existing building. N. Blatt asked about the square footage of the units, and if there was a connection between the existing and proposed building. B. Youst noted that there was no proposed connection between the buildings, and did not recall the exact square footage of the units. It was noted that there had been no indication of low-to-moderate income housing in the new development, and it was assumed that the housing would be at market rate. It was clarified that the reduction of square footage indicated in the previous Zoning Hearing Board Decision referenced site area, not the unit square footage. The units themselves would be compliant with Zoning. Also, there was clarification that the Zoning Hearing Board had previously approved a parking reduction of 1.5 spaces per unit.

N. Blatt asked if the Fire Marshall had reviewed the plan, and it was confirmed. President McCandless asked for additional clarification regarding the parking reduction. A. Burkhart noted that the Zoning Hearing Board Decision was from 2022 which was prior to the current application. There was clarification on what changes would continue to be made to the plan based on the Planning Commission's recommendation. Specifically, the Zoning Hearing Board Decision from 2022 would not change, however, the outstanding Planning conditions placed on the project would be updated.

There was discussion regarding scenarios that would initiate additional requests for Zoning relief or Planning review. A. Burkhart noted that it would be possible for Council to table the plan until the April 7th meeting of Council. The applicant would be willing to grant an extension on MPC Plan review until April 9, providing an opportunity for the applicant to be present at Council to review their plan with Council.

W. Rufe asked if a presentation would alleviate any of Council's concerns. J. Johnson clarified that this was conditional approval, so specific items would need to be addressed by the applicant, or the applicant would not be permitted to move forward. President McCandless expressed concern that the plan might change significantly based on the conditions presented. R. Beltrami noted that the only changes that would be

permitted are those that dealt specifically with the conditions outlined. Clarification on when changes would initiate additional Planning Review were discussed.

President McCandless asked B. Youst if the conditions were met would the project be a good fit overall for the Borough. B. Youst indicated that he felt the project would be a good fit specifically it provides housing in a fairly dense area of town, close to the transportation corridor. Greenspace and recreation are not far away. He outlined the minimal impacts on stormwater and impervious surfaces.

N. Blatt asked if the parking variance accounted for the proposed and existing building. It was clarified that the parking for both buildings combined would typically be 88 spaces, and the variance from 2022 would require 66 spaces. The proposed project accounts for 66 parking spaces. W. Rufe expressed his concerns regarding the parking proposed for the project.

There was a discussion regarding Council's process and conditions for voting on the proposed project.

It was noted by A. Burkhart that an extension to the MPC review deadline was provided by owners of 940 Cherokee. The deadline for review has been moved to April 9 and a presentation by the developer will be provided at the April 7, 2025, Council Meeting.

N. Blatt asked B. Youst for an update on the City of Bethlehem's sewer moratorium. B. Youst explained that the sewer utilization for the Borough is not as high as it was initially suggested, and so there is no longer a concern regarding sewer limitations.

Garbage Fees – A Burkhart reported on the resolution to increase the garbage collection fees. This is an item that is reflected in the budget as well as the fee schedule.

Fee Schedule – A. Burkhart recommended that the Fee Schedule be tabled for this evening and provided a review of the changes being suggested.

Tax Certifications – A. Burkhart noted that there was a resolution on the Agenda to increase the Tax Certification to \$30.00 per certification.

RESOLUTIONS FOR FINAL PASSAGE

There was a motion to table RESOLUTION 2025-07

A RESOLUTION CONDITIONALLY APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 940 CHEROKEE STREET APARTMENTS (940 CHEROKEE, LCC – 940 CHEROKEE STREET, BETHLEHEM, PA 18015)

	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						

There was a motion to approve RESOLUTION 2025-08
ESTABLISHING FEE FOR THE COLLECTION OF REFUSE AND RECYCLING SERVICES
IN THE BOROUGH OF FOUNTAIN HILL

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

There was a motion to table RESOLUTION 2025-09
A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF FOUNTAIN HILL,
LEHIGH COUNTY, PENNSYLVANIA, ESTABLISHING VARIOUS FEES AND COSTS FOR
CALENDAR YEAR 2025

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

There was a motion to approve RESOLUTION 2025-10
A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF FOUNTAIN
HILL, LEHIGH COUNTY, PENNSYLVANIA, TO INCREASE THE FEE CHARGED FOR
TAX CERTIFICATIONS.

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

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

MOTIONS – There were no motions

COUNCIL PRESIDENT’S REPORT – No report

SOLICITOR’S REPORT

Land Development 821 Cherokee – R. Beltrami provided an update to the Planning Review of 821 Cherokee. The plan was tabled by the Planning Commission and updated plans have not been received.

Zoning Hearing Board 600 N. Hoffert St – Application Withdrawn

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 – N. Blatt commended Public Works on their snow operations.

Police – N. Blatt reported that a committee meeting was held earlier in the evening and discussed radios, social media, and computers in car.

House & Ordinance – Pres. McCandless noted that there were no meetings held. The handicapped parking renewals are in the works.

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 – No Report

PRIVILEGE OF THE FLOOR – No one requested Privilege of the Floor

ADJOURNMENT - There was a motion to adjourn the meeting.

	Motion	2nd	Yes	No	Abstain	Absent
Annamarie Jordan						X
Jamie Johnson	X		X			
Wilbert Rufe			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