

**MINUTES OF THE PLAINS TOWNSHIP BOARD OF COMMISSIONERS MEETING OF
JULY 10, 2025**

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A. CALL TO ORDER TIME: 7:05

B. PLEDGE OF ALLEGIANCE: Led by Robert Sax

C. ROLL CALL: Peter J. Biscontin, Robert Sax, Thomas Shubilla, and Patricia Sluhocki

The Sunshine Act requires that those in attendance be given the opportunity to comment before a vote is taken. Anyone wishing to comment on an issue is encouraged to notify the Board prior to roll call being taken on that issue. The Township policy is to limit comment to five minutes. Anyone requiring additional time is encouraged to make arrangements to meet with the Board at a later date. Additionally, all correspondence read or referred to is available at the North Main Street Municipal Building for public inspection during regular business hours. Note that the meeting is being recorded. At this time please turn off any cell phones to avoid disrupting the meeting.

D. GENERAL ORDER OF BUSINESS

Motion to accept: **Minutes:** Board of Commissioners Regular Meeting and Special Meeting of June, **Monthly Reports:** of the Police Department; Fire Department, EMA and DPW for June, Zoning Permits and Contractor licenses Issued and Secretaries Report for June. **Payrolls** of the Administrative and Zoning Office, Department of Public Works, and Recreation Department. The **Treasurers Report for June:** General Fund Receipts in the amount of **\$348,452.06** General Fund Disbursements **\$807,788.32**; Total Ending Balance in the General Fund as of **06/30/2025 \$3,654,852.58. BY: Sluhocki 2ND: Biscontin All for, Motion Carried**

E. CORRESPONDENCE – None

F. COMMITTEE REPORTS

POLICE – I would like to commend officers Pembridge and Melendez on their courage in their efforts to save the life of the child who drown at the Tubs Recreation Park. I would also like to congratulate Officer Lepore on his promotion to Detective. The department will be holding interviews with the new hire candidates.

FIRE – The department had 95 fire calls and 52 captains' incidents, for a total of 147 calls. As always, the department will install smoke detectors free of charge to any Plains Twp. residence. National Night Out is August 5th at the Municipal Park look for the PennDot Yellow Dot program, the program is designed to assist in keeping your emergency medical information, and your medical history in your car glove box for first responders so the information is there in the event of an accident or other emergency. I want to thank our EMA coordinator for his quick action in identifying and taking care of the strange foam in the creek behind VoTech. It was cleaning products from VoTech that should not have been there, that has been cleaned up and taken care of.

DPW – Busy month with all of the storms there was a lot of debris to clean up in the catch basins. I would like to thank them for maintaining the Vet Park and the Brick area they look nice. They are also continuing the recycling and yard waste collections on Saturdays from 9-12

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RECREATION – Summer camp has been seeing 70 kids per day, great activity for the kids July 31 is the last day for camp. We want to thank all of the sponsors and everyone who has donated.

G. OLD BUSINESS –

H. NEW BUSINESS

1. Motion to authorize payment of the **General Fund Bills** consisting of the **Utility Bills \$29,959.82; Regular Bills \$180,767.11; Total \$210,726.93. BY: Biscontini 2ND: Sluhocki All for, motion carried**
2. Motion to ratify the hiring of Jack Heisler and Caleb Metcalf for Summer DPW Worker as of June 16, 2025 **BY: Sluhocki 2ND: Shubilla. All for, motion carried**
3. Motion to hire James Hoffman as a part-time firefighter subject to successful completion of a background check, physical and post-offer employment testing. **BY: Shubilla 2nd: Biscontini All for, motion carried**
4. Motion to ratify the hiring of Jeffrey Bronack as part-time DPW Worker at a rate of \$12.00 per hour as of June 30, 2025 **BY: Biscontini 2nd: Shubilla All for, motion carried**

I. SOLICITORS REPORT

5. Motion to appoint Verdantas as the engineering firm for the Hilldale Reclamation Project **BY: Shubilla 2nd Sluhocki All for, motion carried**
6. Motion to certify the Civil Service Police and Fire Entry Level Eligibility Lists **BY: Biscontini 2nd Shubilla All for, motion carried**
7. Motion to adopt an Ordinance for the controlling, feeding, trapping, neutering, and release of stray/feral cats in the Township. **BY: Sluhocki 2nd: Shubilla All for, motion carried**
8. Motion to award the Hudson Garden Drainage Project to Leeward Construction for the low bid and add alternate 1 of \$340,423.50
BY: Shubilla 2nd: Biscontini All for, motion carried
9. Motion to approve the 2025-2026 PennDOT Winter Maintenance Services Agreement **BY: Biscontini 2nd Shubilla All for, motion carried**
10. Motion to execute grant agreements with Plains American Legion Post 558 pending review and approval of Solicitor. **BY: Sluhocki 2nd: Biscontini All for, motion carried**

ANNOUNCEMENTS – The next regular meeting of the Board of Commissioners will be held on August 14th at 7:00 P.M.

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J. TAXPAYERS (Time limit 5 minutes taxpayers must sign in).

Scott Stefanski – Crescent Drive. Serious nuisance property on crescent drive. Excessive garbage such as piles of clothes and construction materials. Reoccurring noise disturbances such as yelling, music and a dog barking, who attacks multiple people during the day. I urge the counsel to enforce all of the property maintenance codes towards this property. I ask they take the necessary steps to abate the nuisance issues.

Sax. I was there since you were here last month. Has anything changed since then?

Stefanski – No. The dog is another issue and the trees in the yard.

Zoning – I have sent notice to them about the dog.

Officer Mahmoud – May I just ask one thing, which one is 16 exactly? Is that the one where they like to hang out in the front yard?

Stefanski – yes.

Officer Mahmoud – I will say this – From my knowledge we have had 2 separate calls when I have been there. The first time I went the noise was a little loud and I don't remember what time that was. The second time – I would say it was probably 9 pm in my opinion the music wasn't too loud I asked them to turn it down anyway and they did. The dog, are you talking about the little yorki? He ran up to me, he is just one of those little ankle biters it didn't seem like it was going to hurt anyone.

Stefanski – I have a daughter and she plays in the front yard. Right when we are getting ready to call they stop.

Zoning – I will cite for the items under the carport. I will question him about the grading of the yard. Depending on what is being done, a permit is not needed for grading. If someone had called when they were grading I would have went over and asked what was going on.

Stefanski – I have pictures of electrical contractors doing work outside too.

Zoning – Well no one informed me or called to let me know they thought work was being done with out a permit.

Stefanski – have you had anyone else come and complain about then

Zoning – no

Sax – ok we need to go over and talk to them and cite them for the garbage

Drozda – You have permission to go on our property to look into their backyard

Sax – Ok thank you

Lisa Miller – Powell St. – We will just have one person speak if that is ok

Jeff Chopack – Powell St. I will speak. I am here to talk about 19 Powell St. The police are always at either 17 or 19 I have reached out and haven't gotten any help. If we continue to let these rental units go the way they are going they are going to ruin our community. The property manager is there and he knows what is going on.

Officer Mahmoud – The person who was arrested is not there anymore, but just because he was arrested there is a process. They just can't go in there and tell people they can't go in there anymore.

Zoning – Once it is closed up they have to have the opportunity to go in and clean it up and fix

any issues. It is the property managers responsibility to appoint someone or a company to do that. That is where we are at now.

Chopack – But there are several people in and out of there all hours of the night.

Zoning – There should not be anyone living in there right now. Only in there to clean or do maintenance.

Mahmoud – When it comes to people going in and out. The owner is in FI. The property manager doesn't really care. We are trying to get something on paper that says who is supposed to be there so I can go there and say are you this person? And if they aren't then they can be removed or arrested.

Chopack – They come in cleaning at midnight? 5:30 in the morning?

J. Chopack – I am here because the property is a mess and it needs to be cleaned up. Its been three years of horrible tenants. They are all bad tenants. There is garbage all over the place.

Menn – I think that at this point we need to reach out to the property owner and inform them of what is going on, that the property is uninhabitable let them know what needs to be done. That the property manager is doing nothing and creating issues with the Township and if they continue along this path we will board up the property. The only one allowed in there would be the designated person to do repairs/clean up.

Miller, would it be beneficial to you for us to call if we see anything suspicious? Would that be helpful? In the last 2 days someone will park down the road and then walk up to 17 and go behind the property. And they are usually there for about 2 hours and then they return to the car.

Sax – Yes call 911 if you see anything.

Chopack – unfortunately we don't want to make it harder for the police to do their jobs. They can't spend all of their time at this one house,

Zoning – We are trying to get it into a proper way to get it taken care of. But it is a process.

H. Yanoshak – 15 Powell – I just want to speak to the history of the building.

This was built by a family and unfortunately no one is doing their due diligence to watch what we are putting in there. If a sign is put up and yet we see people going in and out, what is being done to follow up with that. What is the procedure when people move in and out. How does the twp. know who is going in after someone leaves? Inspections are supposed to happen what are the steps to make sure this happens. I have seen many people move in and out of this place. Im not a nosy neighbor but when the DEA is involved I want answers.

Why are we not going after the property manager?

Zoning – We are working on a protocol to take care of what is going on here. This is not something that we have dealt with before. They are supposed to have an inspection every time someone moves in.

Biscontini – we are working on getting this procedure and it will be followed.

Yanoshak – Thank you

Chopack – do you know if the basement is open from one side to the other?

Zoning – No I have never seen a door from one side to the other.

Yanoshak – what is your advice if we see someone going into 19?

Menn – we have already had this conversation. If the property manager does not cooperate with us and they move tenants or whatever in we will not know that. In terms of you seeing people there you can call 911 but I don't think they can do anything right now because the owner has not stated who can be there. We need to tell the property manager that we need a list of who should be there to do maintenance.

Mahmoud – if you could get the owner or property manager to sign off on something like that and we can post it then we can move forward. But if they wont sign something and don't care who is there then we can't do anything if they are there.

Sax – Ok we will get on this and board it up if the property manager doesn't comply

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who is there then we can't do anything if they are there.

Sax – Ok we will get on this and board it up if the property manager doesn't comply

Yanoshak – Will a letter go out to the property owner

Menn – A letter will be going out to the owner. It will say here are the people trespassing on the property, we cannot have that can you provide a list of people who can be there only for purposes of remedying the violations that have been indicated to you. Once you tell me they have been remedied the property will be inspected and then can be re rented.

Yanoshak – Well if the violation was committed at the onset then why wasn't it taken care of at the onset?

Biscontinini – Most landlords do what they are supposed to how are we supposed to know that someone has had various tenants if they are not reporting it?

Sax – We will get BHW involved and see if we can find additional violations and get this boarded up for the time being.


C. Nocera – is this a dangerous structure? Or just a nuisance? If it isn't a dangerous structure we can not condemn. But it is marked unfit so it can be cleaned out and fixed.

Chopack – Well anything else that goes on with this property I will be right down to see Karen because I have had enough.

Sax: Thank you - Anything else

K. ADJOURNMENT BY: Biscontinini 2ND: Shubilla All for, motion carried TIME: 8:10

Respectfully Submitted by,



Lynell Ent, Secretary

Accepted By,



Robert Sax, Chairman