

## Archbald Borough Meeting Minutes

400 Church Street

Archbald Pa, 18403

Wednesday, May 21, 2025

The meeting was called to order by President Dave Moran 6:00 P.M. The Pledge of Allegiance was followed by Roll Call: Owen, Andreoli, Shnipes, Lewis, Guman, Burke, Moran, Mayor Barrett.

**President Moran** announced on Wednesday April 30<sup>th</sup> council had a work session on Personnel issues.

**Lackawanna County-** Mark Cordelli- spoke on the upcoming events Lackawanna County has to offer.

**Public Comment (Agenda Items Only) –** None at this time.

**Correspondence – Mr. Rob Rudalavage** sent a request to Borough Manager Dan Markey stating MZC Estates LLC Request that land on Kennedy Drive side of 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, and 4<sup>th</sup> Street and including PIN numbers 09414-030-024 and 09418-010-011 be reverted back to RI zone what it was just previous to this sales date of September 11, 2023.

**Archbald Borough Planning Commission** sent a letter to the Archbald Borough Council- RE: Zoning Ordinance Amendment pertaining to Data Centers. This letter is in response to your May 5, 2025 correspondence regarding the proposed Zoning Ordinance amendment pertaining to Data Center definition and permitted as conditional uses. At the May 7<sup>th</sup> Planning Commission meeting your request was discussed. The Commission made a motion favoring the adoption of amendment by council, with no additional comments.

**A request from Century Development** Century Development sent a correspondence requesting an 18-month extension on their conditional use approval.

**Solicitor Report-** None at this time.

### **Motions:**

1. Motion by Owen, second Owen, second by Andreoli to Approve Council Meeting Minutes from April 16, 2025. All in favor. Motion carried.
2. Motion by Owen, second by Guman to Approve April 2025 Bills Payable in the Amount of \$455,282.06 Roll call vote, all in favor. Motion carried.
3. Motion by Shnipes, second by Lewis to Accept Police Report, Work Session Notes, Engineer Report, Planning Commission Notes, Zoning Report. All in favor. Motion carried.
4. Motion by Guman, second by Shnipes to Ratify the Appointment of Dan Markey as Voting Delegate for 2025 PSAB Annual conference, and Marie Andreoli as alternate.
5. Motion by Lewis, second by Guman to Refund Garbage fee for Vacant Land of Arthur Benasutti from 2022, 2023 for a Total of \$550.00. Roll call vote, all in favor. Motion carried.
6. Motion by Owen, second by Andreoli to Accept Quote from Stafursky Paving Company, Inc. to mill & pave 125" section of Celli Drive for \$11,106.00. Roll call vote, all in favor. Motion carried.

7. Motion by Owen, second by Guman to Accept Quote from Stafursky Paving Company, Inc. to Repair Sewer Lateral on N. Main St. for \$6,100.00. Roll call vote, all in favor. Motion carried.
8. Motion by Owen, second by Andreoli to Accept Quote from Stafursky Paving Company, Inc. to Replace Sewer Main on Rachel Drive for \$10,255. Roll call vote, all in favor. Motion carried.
9. Motion by Shnipes, second by Lewis to Purchase to Land Bank Properties off Ontario Street at a accost of \$150.00 Each. Roll call vote, all in favor. Motion carried.
10. Moton by Owen, second by Shnipes to Hire Bryce Sokoloski, Tanner Peters, and Jake Sweeney as Temporary DPW Employees at a Rate of \$16/hour. Roll call vote, all in favor. Motion carried.
11. Motion by Owen, second by Andreoli to have Borough Wide Yard Sale on Weekend of July 12, 2025. All in favor. Motion carried.
12. Motion by Owen, second by Guman to Purchase a Bobcat Mini-Excavator from Bartron Supply at a cost of \$58,438.42. Roll call vote, all in favor. Motion carried.
13. Motion by Andreoli, second by Shnipes to Table motion 13. Motion to Live Stream Council Meetings. Roll call vote, Owen, no, Andreoli, yes, Shnipes, yes, Lewis, yes, Guman, yes, Burke, yes, Moran, yes. Motion passes 6-1.
14. Motion by Guman, second by Shnipes to add a motion to Enter an Agreement with Lackawanna County Planning & Economic Development to Participate in County Wide Stormwater Management Plan. Roll call vote, all in favor. Motion carried.
15. Motion by Andreoli, second by Guman to Enter an Agreement with Lackawanna County Planning & Economic Development to Participate in County Wide Stormwater Management Plan. Roll call vote, all in favor. Motion carried.
16. Motion by Owen, second by Guman to Add a Motion to Grant an Extension to Century Development conditional use. Approval for 18-month extension. Roll call vote, all in favor. Motion carried.
17. Motion by Owen, second by Lewis Motion to Grant an Extension to Century Development conditional use Approval for an 18-month extension. Roll call vote, all in favor. Motion carried.

#### **Public Comment (General Items)**

**Tom Owen**-1196 North State Street Archbald, Pa 18403. Tom addressed council, and asked how many people would be employed if the data center goes through. What will be used for cooling, and did they consider that the school is nearby.

**Jerry Gillette**- 111 N. Cougar Drive Archbald, Pa 18403- Jerry asked council if they had done any investigation if the data center is built, and asked about the noise, and the pollution.

**Kristen Tratthen**- 125 Falcon Lane Archbald, Pa 18403- Kristen addressed council, and asked when and if there is a meeting on the data center is it open to the public.

**Kyle Callejas** 211 Laurel Street Archbald, Pa 18403- Kyle addressed council, and asked that they don't rush through anything, and take the time to do some research on the data center.



**Council Comments-**

**Laura Lewis-** Laura addressed the residents who attended the council meeting, and try to assure them that council will do their due diligence for the community.

**Erin Owen-** Erin spoke on the data center, and her concerns, and effects it will have Pollution, Noise, water waste. Erin addressed Council President Dave Moran how many meetings were held in the Borough Building that she was unaware of, and how many council members were there. Erin is concerned for the safety of the children who will be attending the schools that will be in close vicinity of the data center, and the junk cars that will be towed away. Erin spoke she is on the fence of the data center.

**President Dave Moran-** President Moran addressed the residents and assured them that as President of council, and every council member Borough Manager Dan Markey, and Zoning Officer Brian Dulay will do the research, and education themselves on data centers. President Moran spoke on the Zoning Ordinance - SALDO (Subdivision and Land Ordinance) which is an Ordinance that must be followed in Archbald Borough.

**Solicitor Jay O'Connor** - spoke on the Zoning Ordinance on the data center. If you own property in Archbald, you must meet the requirements of the SALDO. The Solicitor also stated that data center use is currently listed as principally permitted in most zones, meaning if they come in with applications and comply with all zoning and SALDO laws, they are currently permitted by right to construct data centers. When the draft ordinance is returned by the Lackawanna County Regional Planning Commission, we can schedule a public hearing on the amendment to the zoning ordinance, which only adds definitions and changes data center usage to "Conditional Use".

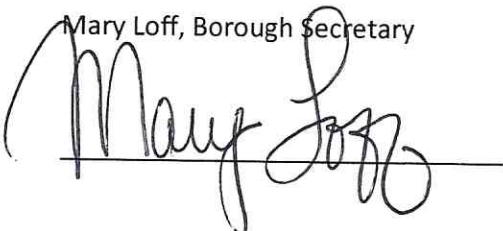
18. Motion by Owen second by Andreoli to Adjourn. All in favor, motion carried

Council meeting End Time: **7:45 P.M.**

ATTEST:

ARCHBALD BOROUGH:

Mary Loff, Borough Secretary



Dave Moran, President of Council

