

ASHLEY BOROUGH

49 West Cemetery St, Ashley, PA 18706

Main Line: (570) 824-1364 Fax Number: (570) 855-1803

Main Office: ashleyboroughoffice@gmail.com

Mayor: Brian Demchak

Council President: Lisa Wildes

Council Vice President: Andrew Potsko

Frank Sorokach

Carl Byra

Edward Flynn

Don Bly

Borough Secretary: Lisa Scharer

Code Enforcement: Amy Campbell

Borough Manager: Samuel Guesto

ASHLEY BOROUGH COUNCIL SUMMARY SPECIAL MEETING MINUTES April 14, 2026, 6:30 PM

Attendance:

- Lisa Wildes - Present
- Andrew Potsko - Present
- Frank Sorokach- Present
- Carl Byra - Not Present
- Edward Flynn - Not Present
- Don Bly - Present
- Mayor Brian Demchak- Present
- Borough Manager Guesto- Present
- Borough Secretary Scharer - Present
- Police Chief McGlynn - Not Present
- Code Officer Campbell- Present

Meeting was called to Order by Peter Moses. Peter Moses called roll for the Council, Mayor, and Borough Officials. The Pledge of Allegiance was recited by all

COMMITTEE AND BOROUGH OFFICIALS' REPORTS

EMS (Fire and Police) Committee – The hiring process was completed for the two officers who were approved in the last borough council meeting.

Mayor Demchak – Nothing for this meeting.

Secretary Lisa Scharer –Ms. Scharer presented the Treasurer's Report, a copy of which is attached hereto and made a part hereof.

Borough Manager Guesto- Nothing for this meeting.

Code Officer Amy Campbell- Code Officer Campbell provided the Borough with the Code Officer Report, a copy of which is attached hereto and made a part hereof.

Chief Joe McGlynn –Chief Joe McGlynn was not present for this meeting. the Police Chief's Monthly Report was read by Mayor Demchak, a copy of which is attached hereto and made a part hereof.

PUBLIC COMMENT- PENDING LEGISLATION

Attorney Justin Richards-Thanked council for allowing him to address them on behalf of his client who resides on Cook Street. Asked that council rejects the proposed Zoning Ordinance. Changing the property from commercial to heavy industrial is not a minor adjustment, it is a fundamental shift that will impact the health, safety and welfare of the residents council services. That is the core requirement of the Pennsylvania Municipality Planning Code. First, this proposed change is inconsistent with the existing zoning scheme in other industrial areas that this use could be made in. The existing plan envisions 309 corridors as commercial and serves the community not as a HUB for industrial and truck traffic or heavy manufacturing. To abruptly depart from the existing vision for the benefit of a single tract is the definition of arbitrary planning and raises legitimate concerns for the residents. Second, heavy industrial activity is simply incompatible with the surrounding properties and the location of this specific property. This area of the Borough is all throughout the narrow 309 corridor and behind the property just down the hill is residential neighborhoods that could be exposed to noise, emissions, vibration, water run-off and truck activity at all hours. He is aware of what council heard tonight, but the possibility remains nonetheless that these things could impact the residents council is here to serve. These impacts depress property values for those residents and underline the stability of those residential neighborhoods. Third, there are significant questions for the council to consider as to the impact of the environmental infrastructure and quality of life burdens that come with a change to heavy industrial zoning. The MBC requires municipal actions to be grounded in sound planning not assumptions, not speculation and not preferences of any particular applicant. His client understands the need for development and a need for development and is not an obstructionist. His position is simply that there are other areas of the Borough that are better suited to this use. Fourth, this Ordinance would introduce serious and foreseeable traffic hazards. Heavy industrial use will generate frequent triaxle and concrete truck traffic on roads that were

not designed for ingress and egress at that volume in that area. 309 has narrow lanes, very limited sight distances and a very steep incline in the exact area where the ingress-egress is being proposed. This council needs to consider the danger imposed to the citizens of Ashley Borough and the motoring public by creating a HUB of industrial traffic. This council is being asked to approve a use for a property that would be increasing a risk of accidents, congestion and emergency response delays. Those are real measurable threats to public safety. He would think that this council and the people of Ashley and the surrounding communities are aware of the dangers that are posed on this stretch of Route 309 where this heavy industrial rezoning and the inevitable truck traffic that would come with it is proposed. This is not the time for Borough Council to pass the buck to PennDOT and think they will receive a HOP and PennDOT will make everything okay. This is the Borough's chance to take ownership of this issue and do its best to prevent a potentially dangerous situation in what we know to be a congested and dangerous area for travel within this Borough. At bottom, council has an obligation to ensure that any zoning changes advance public interest. This Ordinance does not, this is the position of my client, and I believe some people who reside within Ashley Borough. It conflicts with the existing zoning scheme and creates documented safety hazards, and it undermines the welfare of the residents and motoring public who rely on this council for protection within Ashley Borough. For those reasons, we would respectfully request the Borough Council deny this Zoning Ordinance.

Don Bly- Asked if he was correct in believing that they stated local trucking would be used of which the reply was yes. Used John Holliday as an example and asked him how many trucks he runs a day to which the answer was 40. He stated that he does not see an impact on John's trucks on the roads. If the intent for zoning is to use local trucking he does not believe there would be much of an impact if there would not really be an increase of trucks on the roads.

John Holliday 77 West Hazel Street – He owns a trucking company, and they come through Ashley Borough regularly day or night and he believes that there have been no complaints about his trucks. There is no other industrial site in Ashley other than the Breaker. Attorney Richards stated that there are other sites in Ashley that could be used which would only be the Breaker. The Breaker is closer to playgrounds, black tops and Main Street, which can only handle a number of cars. He believes that 309 is the best place for this. In Mountain Top they have the same thing going on and they do not have any complaints from their residents. He has his concerns too as he lives close to where this property is but they plan on putting sound barriers up and does not believe it would be a problem, and it would be better for this to be in the center of Ashley.

Bob Kadluboski, 309 McClan Street, 570-760-3975 – He states that Attorney Richards has made very good points in his presentation to council. He believes that Route 309 cannot handle anymore traffic, there has been multiple incidents where people have been killed due to the traffic that happens now. There is a potential for 100,000 trucks to have access to 309 now and that traffic should not be allowed as the highway cannot handle any more traffic. Suggests that the council tables this, go over to American Asphalt and go over to the other plants to see what happens. Reiterates one more time that 309 cannot handle any more traffic.

LEGISLATION

RESOLUTION 35 OF 2026 – A Resolution to accept the resignation of Edward Flynn as a council member for Ashley Borough effective April 14, 2026.

Motion: Lisa Wildes
Second: Frank Sorokach

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Edward Flynn – NP
Don Bly – Y
PASS

RESOLUTION 36 OF 2026 – A Resolution to consider the resignation of Carl Byra.

Motion: Frank Sorokach
Second: Lisa Wildes

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Edward Flynn – NP
Don Bly – Y
PASS

RESOLUTION 37 OF 2026 – A Resolution to accept the resignation of Carl Byra as a council member for Ashley Borough effective April 14, 2026.

Motion: Frank Sorokach
Second: Andrew Potsko

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Edward Flynn – NP
Don Bly – Y
PASS

RESOLUTION 38 OF 2026 – A Resolution to accept the resignation of Jennifer Heller as a member of the Ashley Borough Zoning Hearing Board effective April 14, 2026.

Motion: Frank Sorokach
Second: Lisa Wildes

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Edward Flynn – NP
Don Bly – Y
PASS

RESOLUTION 39 OF 2026 – A Resolution to appoint Jennifer Heller as a council member for Ashley Borough to fill the vacancy created by the resignation of Edward Flynn.

Motion: Frank Sorokach
Second: Lisa Wildes

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Edward Flynn – NP
Don Bly – Y
PASS

Mayor Brian Demchak swore in Jennifer Heller following the approval of this resolution.

RESOLUTION 40 OF 2026 – A Resolution to consider filling the vacancy following the resignation of Carl Byra.

Motion: Lisa Wildes
Second: Andrew Potsko

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Don Bly – Y
Jennifer Heller- Y
PASS

RESOLUTION 41 OF 2026- A Resolution to appoint Bob Gayewski as a council member for Ashley Borough to fill the vacancy created by the resignation of Carl Byra.

Motion: Frank Sorokach
Second: Don Bly

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Carl Byra – NP
Don Bly – Y
Jennifer Heller - Y
PASS

Mayor Brian Demchak swore in Bob Gayewski following the approval of this resolution.

RESOLUTION 42 OF 2026 – A Resolution to approve the March 10, 2026, Borough Council Meeting Minutes.

Motion: Lisa Wildes
Second: Andrew Potsko

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 43 OF 2026- A Resolution to approve the March 26, 2026, Borough Council Special Meeting Minutes.

Motion: Lisa Wildes
Second: Frank Sorokach

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 44 OF 2026 – A Resolution to approve the March 2026 bills in the amount of \$67,203.75.

Motion: Frank Sorokach
Second: Jennifer Heller

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 45 OF 2026– A Resolution to approve the March 2026 payroll in the amount of \$45,666.98.

Motion: Andrew Potsko
Second: Lisa Wildes

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski-Y
PASS

RESOLUTION 46 OF 2026- A Resolution to approve the Borough Administration to schedule a e-cycle and paper shredding event on Saturday August 8, 2026.

Motion: Frank Sorokach
Second: Lisa Wildes

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 47 OF 2026 – A Resolution to approve rezoning of 8.43 acres of land from B-3 to I-2 for property adjacent to S.R. 309 and Prospect Street and to undertake the necessary steps to amend the Ashley Borough Zoning Map to illustrate the change as contained in the attached application.

Motion: Lisa Wildes
Second: Jennifer Heller

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski Y
PASS

RESOLUTION 48 OF 2026- A Resolution to approve the revised definition of an Asphalt Batch or Concrete Plant as contained in the attached proposed ordinance and to undertake the necessary steps to incorporate this change into the text of the Zoning Ordinance.

Motion: Lisa Wildes
Second: Andrew Potsko

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 49 OF 2026 – A Resolution to grant final approval for the minor subdivision of 56 Conyngham Street.

Motion: Lisa Wildes
Second: Don Bly

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 50 OF 2026 – A Resolution to approve the donation of \$500.00 to the Ashley American Legion for the 144th Memorial Day Parade.

Motion: Lisa Wildes
Second: Frank Sorokach

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

RESOLUTION 51 OF 2026 – A Resolution to authorize the Borough Council President to execute the Joinder attachment for the Assignment and Assumption of Fire Claim between COLBCO LLC and NEPACA WB, LLC related to 2300 Route 309, Ashley Borough, Luzerne County, Pennsylvania.

Motion: Lisa Wildes
Second: Jennifer Heller

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller –Y
Bob Gayewski -Y
PASS

PUBLIC COMMENT

Michael Garrigan 18 School Lane: Inquiring about a lot which is currently maintained by the Borough, the one on North Main Street where the schoolhouse used to stand. He initially came into this office inquiring about purchasing this property and was told that it was owned by the Lower South Valley Land Bank. He went to several of their meetings and they placed a lot of their properties up for sale. From what he can tell from the Luzerne County UJS Portal it shows that the lot where the schoolhouse used to stand the Borough takes care of now, it is owned by Ashley Borough. He wanted to know if Ashley Borough would sell this property and if not why and if neither of those would they transfer it to the Lower South Valley Land Bank so they can sell it. He was given the answer that it was the Borough's intent to sell it to the Land Bank and then the Land Bank would take care of everything for him when it came to him purchasing the lot.

Luanne Bly -Presented the question as to how one gets appointed to council. Peter Moses stated that one would have to get a majority vote of the council. He also explained how the agenda is

created with the information he is provided with and if an agenda item fails for either lack of a second or it gets voted down then another council member gets to make a motion to appoint a different person. She brought up the issue of how Carl Byra resigned and why that was not advertised too which she was told that they had just found this out tonight, so it was not advertised previously, there is no requirement in Pennsylvania to do so. The people chosen to take over for other council members had previously run for the position and were the highest voter recipients.

Asked if someone else would resign, is there a list of more people who would get chosen. The answer given was no and that the only requirement in Pennsylvania is that someone else be appointed within 30 days. If the council were unable to agree on someone within 30 days than we would have to go to the President Judge in Luzerne County and the Judge would appoint a replacement for the vacancy. She asked if it would need to be advertised to which Mr. Moses stated the Borough Code and the state do not require it to be advertised nor do they require interviews to be held. They only require that someone be appointed within 30 days. Mr. Moses then stated that unless council asks that he drafts a policy for future resignations they can do it the way that it has previously been done.

MOTION TO ADJOURN

Motion: Don Bly
Second: Lisa Wildes

MEETING ADJOURNED

ASHLEY BOROUGH
Payroll Summary
31-Mar-26

Year -to-date	Current Month
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Police

Regular	\$ 63,236.92	\$ 20,640.88
Overtime	\$ 10,783.64	\$ 4,694.52
Court	\$ 850.00	\$ 380.00
	\$ 74,870.56	\$ 25,715.40

Road Department

Regular	\$ 36,052.39	\$ 11,505.25
Sick Day Buyout > 125 days per policy	\$ 437.12	\$ -
Overtime	\$ 6,126.38	\$ 966.17
	\$ 42,615.89	\$ 12,471.42

Main Office

Regular	\$ 17,241.64	\$ 5,769.60
Overtime	\$ 745.80	\$ 136.05
	\$ 17,987.44	\$ 5,905.65

Council

Regular	\$ 3,100.00	\$ 775.00
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Mayor

Regular	\$ 600.00	\$ 150.00
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Tax Collector

Regular	\$ 2,598.04	\$ 649.51
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Fire

Regular	\$ -	\$ -
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2025 Total

\$ 141,771.93	\$ 45,666.98
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ASHLEY BOROUGH
Cash Balances
31-Mar-26

<u>Peoples Security Bank & Trust</u>		
Code Enforcement		\$ 50,864.07
Trash Sticker Funds		\$ 126,448.68
Debit Cards		\$ 6.87
General Fund		\$ 94,766.37
Lokie Account		\$ 100.14
Recreation		\$ 1,597.46
<u>Citizen's Bank</u>		
General Fund		\$ 21,958.13 est
<u>ESSA Bank</u>		
General Fund		\$ 11,492.32 est
	Total	\$ 307,234.04

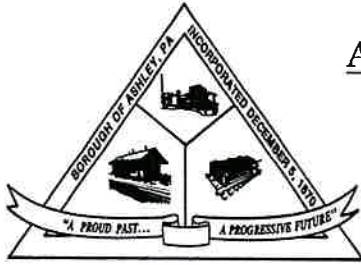
<u>First Keystone</u>		
CD - Investment	Total	\$ 250,000.00 est

<u>Peoples Security Bank & Trust</u>		
Sewer Fund		\$ 50,052.36

<u>M&T Bank</u>		
Sewer Account	Total	\$ 349,094.35
		<u>\$ 399,146.71</u>

<u>Peoples Security Bank & Trust</u>		
ARPA Account		<u>\$ 5,479.87</u>
Liquid Fuels Fund		<u>\$ 71,303.55</u>
Fire Equipment Fund		<u>\$ 15,587.90</u>
Debt Service Account		<u>\$ 44,119.15</u>

GRAND TOTAL **\$ 1,092,871.22**



ASHLEY BOROUGH CODE ENFORCEMENT

49 Cemetery St, Ashley, PA 18706

Main Line: (570) 824-1364 Fax Number: (570) 855-1803

Main Office: ashleycodeoffice@gmail.com

MARCH 2026 CODE ENFORCEMENT REPORT

6 WARNINGS

4 FINES

6 CITATIONS

10 OCCUPANCY INSPECTIONS

18 BUILDING PERMITS