

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

JUNE 4, 2024

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:05 p.m.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Bob Stevenson, Bill Krut, Mike Adams, Bob Williams, Dennis Biondo, Alex Graziani, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon.

CITIZEN'S REMARKS AND COMMENTS

PATRICIA ROGUS

Mrs. Patricia Rogus, resident of Willow Edge Drive, came forward to express her concerns. She reported this is regarding the Clover Development and the repeated violations of the developer for well over a year. She pointed out her house on a plan which is the third house in. She explained the access road to the development is right behind her house which is the location where the workers are dropped off in the morning at 6 a.m., the locations of the Porta Johns, the storage of the equipment, and the drop off for the supplies. She reported the addendum to the resolution for this plan stipulated that the workers were not to work between 7 p.m. and 7 a.m.

Mrs. Rogus reported a letter was sent on June 8, 2023 to Messrs. Hugus, Whealdon, Biondo, and Mayor Gresock regarding the developer not adhering to the time restrictions of work only between 7 a.m. and 7 p.m. She pointed out they were doing construction at 6 a.m. and their neighbors were also complaining about it prior to the email/memorandum.

Mrs. Rogus referred to March 7, 2024 at 6:01 a.m. and reported of a light shining in her bedroom window. She showed photographs of construction vehicles at 6:05 a.m., and pouring concrete at 6:23 a.m. She reported they imported a big light to be stationed there so they could work early in the morning and late in the evening. She pointed out they were working at 7:49 p.m. in the evening on March 7, 2024. She reported Mr. Whealdon issued a stop-work-order so they would not work outside of those hours but it only lasted a few days. She stated several days later they were back working at 6 a.m.

Mrs. Rogus referred to April 24, 2024 where she contacted Messrs. Whealdon and Biondo regarding the developer working early-morning hours. She reported Mr. Whealdon was to discuss the issue with them. She then referred to the developer on May 7 at 5:30 a.m. doing construction. She was adamant that 5 and 5:30 a.m. is too early to work. She referred to an email where Mr. Whealdon was going to try to get the developer to install a gate with a lock so that only a foreman or supervisor would have to unlock it. She reported May 8, 2024 the developer was there at 6:11 a.m., May 9, 6:40 a.m., May 10, 6:07 a.m. and May 13 at 6:10 a.m. She felt the stop-work-order did nothing. Mrs. Rogus

showed a photograph of bright lights and backup beeper at the site on May 30 at 5:05 a.m. She showed a photograph of a big truck at the site at 5:06 a.m. She reported how she can hear all the workers congregating because they are only 100 feet from her back yard or 40 yards. She pointed out a truck which is the same vehicle as the one in the March 7 picture when they were given the stop-work order. She referred to June 3 at 6:14 a.m. where they brought in a big digger. She reported there were three vehicles at the site between 6:14 a.m. and 6:27 a.m. She pointed out the workers going into the building at 6:27 a.m. which is another violation. She then read the email from Mr. Biondo from June 3, 2024 which indicated that the municipality contacted the developer Kelley Getz-Clover informing them that the situation would be monitored and aggressive action such as revoking the permits was possible. She reported the developer was there again today, June 4, 2024 at 6:05 a.m. and multiple trucks at 6:24 a.m.

Mrs. Rogus wanted to know who Mr. Getz is and what authority he has. She asked who the manager is and who signed the stop-work order. She wanted to know what Monroeville is going to do and they want a gate and the early morning work to stop. She felt they should be fined. She suggested the Airport Road should also be closed because they use it many times a day. She stated she will send all the information to the mayor and council to keep them abreast of what is going on with the site. She wants to be a good neighbor but felt the developer does not.

RICHARD ROGUS

Mr. Richard Rogus, resident of Willow Edge Drive, came forward to express his concerns. He thanked the mayor and council, the staff and Councilman Biondo for listening to his concerns. He stated he just wants peace and quiet before 7 a.m. He pointed out the municipality has a code that is specific and clear and the development agreement incorporates the code requirements. He mentioned a stop-work-order that was issued and that Mr. Whealdon discussed the 7 a.m. start time with the senior construction official who agreed it was too early. He reported they received assurances from the mayor and council after the last time they discussed the propriety of the whole project. He was assured that they would comply with the code, the ordinances and all the noise ordinances and he was struggling with why they are still experiencing these issues.

Mr. Rogus described briefly the activities at the site. He reported all of the lumber for the site was dropped off at the activities zone, there was a mobile shed where ladders were stored that is 100 feet behind his house, it is an employee drop-off area, cars park there, there is a large dumpster filled with trash, the Porta Johns are there and there is a pile of gravel. He reported of one delivery person that arrived on a Sunday night and the driver intended to stay overnight idling his truck but a neighbor called to complain. He stated it is located 100 feet from his property and he felt nobody would tolerate that.

Mr. Rogus pleaded with the mayor and council that the code be enforced. He felt a physical gate would enforce it.

NICOLAS MICHAEL MARIE

Mr. Nicolas Michael Marie, owner of the Esta, Esta Restaurant, came forward to express his concerns. He reported he is one of the longest original owners in Monroeville and they are beginning

their 70th year on October 5, 2024. He thanked the mayor and council for saving the convention center because it is a big part of their business.

Mr. Marie reported PennDOT has screwed up his business because they have tied up the access in and out of his parking lot. He stated he moves the cones himself to allow people to have access into his business. He pointed out his business is down 65 percent in gross sales, Wendy's is down \$2,000-\$3,000 per day and Denny's is down 45 percent. He understood that nothing can be done with PennDOT and the construction but he inquired whether there is anywhere they can get a grant to get through this period. He requested grant money to get them through this and he was uncertain how long it would be there. He reported first it was going to be the middle of May, then the end of June and now maybe they will be done by July. He stated they have been here six months and his business is down 65 percent. He pointed out he has paid Monroeville taxes for 70 years and the business people need help. He again inquired who he could contact for help. He reported he discussed the issue with Representative Markosek and was told there is no grant money. He pointed out the corporate restaurants can be carried by other branches but he is a single operation. He requested help and inquired about where to go and who to ask for help. He felt it was killing Monroeville and pointed out the school tax was increased 1.5 mills. He reported the businesses are being taxed to death.

Mayor Gresock stated the municipality can stay in contact with Representative Markosek and Senator Brewster concerning this issue but the assistance would come from the state.

Mayor Gresock reported there was discussion last week about the Clover Development and he understood the resident's frustration. He stated there is a meeting scheduled on Thursday and the municipality can revoke their permit which would be difficult for them to get it back. He suggested it would be stressed at the meeting because this is unacceptable for the residents.

ADJOURNMENT

There being no one further come forward to make public comment, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Alexander J. Graziani
Municipal Manager

AJG/sam