

**BOROUGH OF EDGEWOOD  
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**BOROUGH OF EDGEWOOD**  
**MINUTES OF THE COUNCIL MEETING HELD NOVEMBER 7, 2022**

Council President Petrolla called the meeting of the Borough of Edgewood to order at 7:30 pm.

**ROLL CALL**

Upon roll call the following responded: Dr. Blasiolo, Dr. Epitropoulos, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. Also present were Mayor O'Donnell, Junior Councilperson Kochupura, Borough Manager Zahorchak, Solicitor McDermott, and Police Chief Payne. Mr. Love was absent.

**PLEDGE**

The Pledge of Allegiance was recited.

**ITEMS FROM THE FLOOR:** The following public comments were received.

Rick Belloli, 1122 Mifflin Ave: Mr. Belloli provided an update regarding the water overflow issue under his property.

Pat McCardle, 221 Vine St: Mr. McCardle spoke regarding the guard rail near his property.

**AUTHORIZATION TO PAY BILLS**

**M-1** Ms. Yaney moved to authorize the payment of bills for goods and services received by the borough from the General Fund in the amount of \$23,884.49 and from the Sewer Fund in the amount of \$8.58 for a grand total of \$23,893.07. Second by Dr. Epitropoulos.

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

**COMMITTEE ACTION**

**M-2** Ms. Yaney moved to authorize the Chief of Police to offer a civil service test for purpose of establishing an eligibility list for hiring a full-time police officer. Second by Dr. Epitropoulos.

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

**M-3** Dr. Blasiolo moved to hold a public hearing on November 21, 2022 at 7pm for the purpose of receiving public comment on an ordinance amending the Edgewood Borough Zoning Ordinance, Ch. 200, §200-14, Specific Terms, to add a new definition for "Neighborhood Retail Distribution and Fulfillment Center"; amending §200-25, to add "Neighborhood Retail Distribution & Fulfillment Center" as a Conditional Use in the C-2 (Planned Commercial) Zoning District when located in a Planned Shopping Center; and amending §200-39HH, to establish specific criteria for "Neighborhood Retail Distribution & Fulfillment Center. Second by Dr. Epitropoulos.

DISCUSSION: Mr. Zahorchak stated that Giant Eagle is working towards converting the former Scene 75 property into a grocery distribution center. Part of the process includes amending the current zoning ordinance to include language for conditional use which would be more specific to the purpose of this facility. Public comment must be received prior to changing the ordinance. He noted that the Planning Commission met to review proposals from Giant Eagle on this project. Discussion ensued concerning the process of proceeding with changing the ordinance, and the project as a whole.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

Mr. Love joined the meeting at 7:45pm.

- M-4** Mr. Sherman moved to hold a Public Hearing on November 21, 2022 at 7pm regarding the application of Giant Eagle, Inc. for Conditional Use Approval, per Zoning Ord. Chapter 200, as amended (pending), for a proposed "Neighborhood Retail Distribution and Fulfillment Center" on Tax Parcel No. 177-L-86 in Edgewood Town Center, in the C-2 Zoning District. Second by Dr. Blasiolo.

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Mr. Love, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

- M-5** Ms. Patel moved to schedule the 2023 budget meeting on Saturday, November 12, 2022 at 9am in council chambers. Second by Ms. Yaney.

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Mr. Love, Ms. Patel, Ms. Yaney, and Dr. Petrolla. The following responded no: Mr. Sherman. **Motion carried.**

- M-6** Dr. Epitropoulos read Resolution 2022-22 Document Retention Policy (title only). Second by Ms. Yaney.

**BOROUGH OF EDGEWOOD  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2022-22**

**A RESOLUTION OF THE BOROUGH OF EDGEWOOD, DECLARING ITS INTENT TO FOLLOW THE SCHEDULE AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL, AS APPROVED ON DECEMBER 16, 2008, AND AS MAY BE AMENDED FROM TIME TO TIME.**

DISCUSSION: Mr. Zahorchak noted that this resolution is being enacted to allow for the disposal of out-dated records.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Mr. Love, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

- M-7** Mr. Love read Resolution 2022-23 Document Destruction (title only). Second by Dr. Blasiolo.

**BOROUGH OF EDGEWOOD  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2022-23**

**A RESOLUTION OF THE BOROUGH OF EDGEWOOD, AUTHORIZING AND DIRECTING THE DISPOSITION OF CERTAIN RECORDS PURSUANT TO THE MUNICIPAL RECORDS ACT OF 1968, AND IN ACCORDANCE WITH THE PROCEDURES AND SCHEDULE FOR DISPOSITION OF SUCH RECORDS AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL AS ADOPTED BY BOROUGH COUNCIL.**

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Mr. Love, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. The following responded no: Mr. Sherman. **Motion carried.**

**M-8** Ms. Yaney read 2022-24 Water Authority board appointment. Second by Dr. Epitropoulos.

**BOROUGH OF EDGEWOOD  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION 2022-24**

**WHEREAS**, a volunteer representative of the Board of the Wilkesburg Penn Joint Water Authority (WPJWA) attends monthly Edgewood Borough Council meetings to provide information and updates; and

**WHEREAS**, George Fuller has served in this capacity for the Water Authority Board since 2003; and

**WHEREAS**, Mr. Fuller's current appointment expired December 31, 2021 and he desires to be reappointed.

**NOW THEREFORE BE IT RESOLVED** that the Edgewood Borough Council will hereby ratify and reappoint GEORGE FULLER to a term which will expire December 31, 2025.

**RESOLVED AND ADOPTED THIS 7<sup>th</sup> DAY OF NOVEMBER 2022.**

DISCUSSION: None.

Upon roll call vote the following responded yes: Dr. Blasiolo, Dr. Epitropoulos, Mr. Love, Ms. Patel, Mr. Sherman, Ms. Yaney, and Dr. Petrolla. **Motion carried.**

**BUSINESS MEETING**

**VOLUNTEER FIRE DEPARTMENT** Mr. Reynolds reported that he appreciates the discussion between the VFD and Council around fire/public safety. Patrol went well for Trick or Treat. Updates are being made to the living quarters. They hope to recruit live-in members soon, with capacity for three. Luminaria will be sold again this year, with a planned cost increase. There have not been any major incidents recently to report.

**WATER AUTHORITY REPORT** Mr. Fuller reported that the Water Authority met. The pension fund is currently down, however the average rate of return is at seven percent for the year. They are having difficulties obtaining pipe for their projects for next year. An increase in pricing is expected for next year. The resolution to extend the life of the Authority has been passed by all communities.

**RECREATION REPORT** Mr. Zahorchak stated that Fallfest/Oktobefest went well, as did the movie night/Halloween parade that was co-hosted with the library. Weather was excellent for both, with a good turn-out. Soccer has wrapped up, with thanks to our volunteer coaches. Registration for Youth Basketball is open, until December 2, with over eighty kids currently signed up. Registration is expected to meet or exceed last years number. We're still looking for coaches for anyone interested in helping. Men's Basketball registration, for men 18 and over, just opened. Both registrations are available on our website and Facebook page. We have received interest in continuing our indoor Futsal league this winter. Based on interest, we would like to charge a minimal fee of \$20 to ensure a spot on the team. We have one dedicated coach and are still looking for one or two more coaches to assist.

**PLANNING COMMISSION** Mr. Zahorchak stated the Planning Commission met. There was a presentation from Giant Eagle concerning their new facility project at the Towne Center. They discussed traffic flow, hours of operation, and employment levels. They are planning to employ approximately thirty people, although many of their processes will be automated. They also discussed funding for a stand-alone comprehensive plan.

**COG REPORT** Mayor O'Donnell stated that there was a COG report. Mr. Love noted that they discussed election of a new COG President. He added that there was a denial by us for an occupancy permit related to bathroom capacity.

**SOLICITOR'S REPORT** Mr. McDermott stated that he had nothing to report. A brief Executive Session would be required following the meeting to discuss a personnel matter, with no action to be taken.

**BOROUGH MANAGER'S REPORT:** Mr. Zahorchak reported that the road paving program is underway. Liberoni is completing the concrete work, including catch basins, ADA ramps, etc. Paving should follow that, just before Thanksgiving. Paving will include Gordon St, in conjunction with the water company. Budgets are being prepared, with the budget meeting coming up. A packet of ordinances will be presented at the next meeting, including, at the request of the Fire Department, several related to public safety. Several other maintenance projects are being completed, including replacing the roof on the shed at the field, putting a new floor in the Police Department, new doors on the Borough Building, and preparing for furnace work for the administrative offices.

**NEW BUSINESS**

Police Chief Payne discussed the administration of a Civil Service test. He noted that the force is currently understaffed. They hope for the return of at least one of several officers who were injured over the past year, but more full-time officers are needed. The reliance of part-time officers is forcing up our overtime budget. He noted that the candidate pool is small, with competition for hiring. Discussion ensued over the challenges of finding qualified candidates.

**M-9** It was moved by Dr. Blasiolo and seconded by Ms. Yaney to adjourn at 8:12 pm.  
The aye vote on the motion was unanimous. **Motion carried.**

An Executive Session was held from 8:17-8:56 pm to discuss potential litigation.



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Rob Zahorchak, Borough Manager