



CITY OF NANTICOKE

WORK SESSION and COUNCIL MEETING MINUTES

Wednesday, May 21, 2025

Call to Order: President, William Brown

Pledge of Allegiance

Invocation: City Clerk, Jennifer W. Polito

ROLL CALL:

The following were present: Council Members, President, William Brown, Vice President, Joseph Nalepa, Joseph Dougherty, Kenneth James, Mark O'Connor, City Manager, Donna Wall, Finance Director/City Clerk, Jennifer W. Polito, and Solicitor, Attorney William Finnegan.

Attorney Finnegan held a Zoning Hearing at 5:45 pm to discuss proposed Zoning amendments by the City's Zoning Officer, Ted Ritsick of Hailstone Economic. Mr. Ritsick explained each amendment in detail.

WORK SESSION: New Business: (action Items)

A motion to approve Ordinance #4 of 2025 (Second Reading), an Ordinance of the City

A motion to approve Ordinance #7 of 2025 (Second Reading), an Ordinance of the City Council of the City of Nanticoke, amending Chapter 239 of the City of Nanticoke Code of Ordinances to amend language to include Pods and Shipping Containers when referencing nonconstruction waste dumpsters, to amend Chapter 239 of the City of Nanticoke Code of Ordinances to include private property as an additional permitted location for waste dumpsters, pods, and shipping containers to be placed within the City of Nanticoke, and to amend Chapter 239-2 to add definitions relative to pods, shipping containers and private property.

A motion to approve Ordinance #8 of 2025 (Second Reading), an Ordinance of the City Council of the City of Nanticoke amending Chapter 450 of the City of Nanticoke Code of Ordinances to repeal Article I and Article II and replace with a revised Article I of the City of Nanticoke Code of Ordinances.

A motion to approve Ordinance #9 of 2025 (First Reading), an Ordinance of the City Council of the City of Nanticoke An Ordinance of the City Council of the City of Nanticoke amending the Zoning Ordinance To add and amend several definitions, to increase the height of unattached accessory structures in the R Zones, to define regulations for Accessory Dwelling Units, to clarify permitting requirements for projection within yards, fences, patios, and retaining walls, to permit uses in the R-2 and R-3 Zoning Districts, to permit an auto repair garage use in the C-3 Zoning District, to permit junkyard, towing lot, betting or gambling use and mobile home park in the I-1 Zoning District, to correct typographical errors, to define supplementary regulations for betting or gambling use and mobile or manufactured homes, to clarify parking requirements for

nonconforming uses, to clarify the area computation of signs and vertical clearance for freestanding signs, to amend the requirements for access driveways for two-family dwelling, to amend the off-lot and off-street parking requirements and permit joint use parking, and to define regulations for recreational vehicles in the R AND C-1 Zoning Districts.

A motion to approve Resolution #13 of 2025, a Resolution of the City Council of the City of Nanticoke authorizing and approving the 5-Year Lease of a 2025 Chevrolet 3500 Silverado Regular Cab 4x4 and other related Equipment for a purchase price of \$66,424 financed through BancLeasing LLC™ and/or its assigns (Fidelity Bank). See Attached Proposal.

A Motion to approve Resolution # 14 of 2025, a Resolution of the City Council of the City of Nanticoke, confirming the appointment of Nicole Mackiewicz by Mayor Kevin Coughlin to the City of Nanticoke General Municipal Authority to fill the seat vacated by Kenneth Malia on 4/28/2025.

A Motion to authorize the City Manager to coordinate the solicitation of bids for the demolition of the church on property situate on South Prospect Street in the City of Nanticoke bearing PIN# J7SE1-024-028-42.

ADMINISTRATIVE UPDATES:

Mayor Kevin Coughlin has submitted the April 2025 Department Reports for Council's review and Jennifer Polito has posted them on the City's website at www.nanticokecity.com.

Mayor Kevin Coughlin executed Executive Order # 10 of 2025, appointing Nicole Mackiewicz to the Nanticoke City General Municipal Authority pursuant to Article VII, Section 7.01 of the City of Nanticoke's Home Rule Charter.

City Manager, Donna Wall had the following updates for Council:

1. The city received an LSA Grant in the amount of \$174,000 to repair the back parking lot and retaining wall.
2. All Street lighting in Nanticoke has been switched to LED lights as part of a UGI project except for a few in Honey Pot which will be completed soon.
3. The water company will be in town to repave their pave cuts.

A Motion was made by Councilmember Nalepa seconded by Councilmember Dougherty to adjourn the work session.
Motion carried unanimously.

REGULAR MEETING Comments from the Public agenda items only.

Ms. Kierstyn Hulse questioned the proposed zoning amendment in Ordinance #9 of 2025 regarding the height limit on fences and wanted to know if exceptions would be made for people like her that have uneven property lines. Attorney Finnegan replied the Zoning officer has left but after the meeting, please give Jennifer your contact information and we will have Ted call you to discuss your issue to see if an exception could be made.

Old Business

None

New Business

A Motion to approve the minutes from the May 7, 2025 Work Session/Regular Council Meeting was made by Councilmember James seconded by Councilmember O'Connor. Motion carried unanimously.

A Motion to approve the payment of the bills in the total amount of **\$1,428,375.09 [(Payrolls) \$128,057.45 (Accounts Payable) \$1,300,307.64]** was made by Councilmember Dougherty seconded by Councilmember Nalepa. Motion carried unanimously.

City Manager, Donna Wall explained the payables figure is high due to two grants the city received in their name on behalf of the school district. The city had to send the school district \$900,000 in grant funds received.

A motion to approve Ordinance #4 of 2025 (Second Reading), an Ordinance of the City Council of the City of Nanticoke amending Chapter 368-18 of the City of Nanticoke Code of Ordinances to add two additional Quality of Life Violations, amending Chapter 368-24(A) to increase certain fines and include two additional violations relative to sidewalk obstructions and prohibited occupancy in Rental Units, and amending Chapter 368-24 to add Section D to the City of Nanticoke Code of Ordinances to provide for a separate offense for failure to abate the violation within the allotted time period was made by Councilmember James seconded by Councilmember Nalepa. Motion carried unanimously.

A motion to approve Ordinance #7 of 2025 (Second Reading), an Ordinance of the City Council of the City of Nanticoke, amending Chapter 239 of the City of Nanticoke Code of Ordinances to amend language to include Pods and Shipping Containers when referencing nonconstruction waste dumpsters, to amend Chapter 239 of the City of Nanticoke Code of Ordinances to include private property as an additional permitted location for waste dumpsters, pods, and shipping containers to be placed within the City of Nanticoke, and to amend Chapter 239-2 to add definitions relative to pods, shipping containers and private property was made by Councilmember O'Connor seconded by Councilmember Dougherty. Motion carried unanimously.

A motion to approve Ordinance #8 of 2025 (Second Reading), an Ordinance of the City Council of the City of Nanticoke amending Chapter 450 of the City of Nanticoke Code of Ordinances to repeal Article I and Article II and replace with a revised Article I of the City of Nanticoke Code of Ordinances was made by Councilmember James seconded by Councilmember Dougherty. Motion carried unanimously.

A motion to amend Ordinance #9 of 2025 to strike 500-507.1 B (27) Automotive Repair Garage and correct subsequent numbering was made by Councilmember Nalepa seconded by Councilmember O'Connor.
Motion carried unanimously.

A motion to approve Ordinance #9 of 2025 (First Reading), as amended, an Ordinance of the City Council of the City of Nanticoke An Ordinance of the City Council of the City of Nanticoke amending the Zoning Ordinance To add and amend several definitions, to increase the height of unattached accessory structures in the R Zones, to define regulations for Accessory Dwelling Units, to clarify permitting requirements for projection within yards, fences, patios, and retaining walls, to permit uses in the R-2 and R-3 Zoning Districts, to permit an auto repair garage use in the C-3 Zoning District, to permit junkyard, towing lot, betting or gambling use and mobile home park in the I-1 Zoning District, to correct typographical errors, to define supplementary regulations for betting or gambling use and mobile or manufactured homes, to clarify parking requirements for nonconforming uses, to clarify the area computation of signs and vertical clearance for freestanding signs, to amend the requirements for access driveways for two-family dwelling, to amend the off-lot and off-street parking requirements and permit joint use parking, and to define regulations for recreational vehicles in the R AND C-1 Zoning Districts was made by Councilmember Dougherty seconded by Councilmember O'Connor.
Motion carried unanimously.

A motion to approve Resolution #13 of 2025, a Resolution of the City Council of the City of Nanticoke authorizing and approving the 5-Year Lease of a 2025 Chevrolet 3500 Silverado Regular Cab 4x4 and other related Equipment for a purchase price of \$66,424 financed through BancLeasing LLC™ and/or its assigns (Fidelity Bank). See Attached Proposal was made by Councilmember O'Connor seconded by Councilmember James.
Motion carried unanimously.

A Motion to approve Resolution # 14 of 2025, a Resolution of the City Council of the City of Nanticoke, confirming the appointment of Nicole Mackiewicz by Mayor Kevin Coughlin to the City of Nanticoke General Municipal Authority to fill the seat vacated by Kenneth Malia on 4/28/2025 was made by Councilmember James seconded by Councilmember O'Connor.
Motion carried 4-1.

A Motion to authorize the City Manager to coordinate the solicitation of bids for the demolition of the church on property situate on South Prospect Street in the City of Nanticoke bearing PIN# J7SE1-024-028-42 was made by Councilmember Dougherty seconded by Councilmember James.
Motion carried unanimously.

COMMENTS FROM THE PUBLIC –

Mr. Larry Beck of East Green St. asked when the ordinance regarding handicap parking goes into effect and Attorney Finnegan replied 30 days after adoption and asked Jennifer to give Chief Roke a copy of the ordinance.

Ms. Ann Marie Coughlin announced that her granddaughter Teagan is holding a fundraiser for the new Fire House Dog, Hahn, on Saturday, May 31, 2025 at 11 am at Fire Headquarters and she will be selling hotdogs and refreshments.

Mayor Coughlin wanted to mention that he hears a lot of negative comments about the police department and he wants to share some positive comments. A young girl forgot her lunchbox and Officer King helped get the girl's lunchbox to her at the school. Officer Waitkus was patrolling the area and got out to interact and play ball with the kids. Mayor Coughlin wants to compliment the police officers.

Correspondence-

None

Announcements-

The City of Nanticoke's Annual Big Bang is scheduled for **Saturday, June 28, 2025** (Rain Date Sunday, June 29, 2025). The City is now accepting applications for craft and food vendors. The Vendor Application can be obtained at City Hall during business hours, on the City's Facebook Page and Website or email Jennifer at jpolito@nanticokecity.com and she will email you an application.

City Hall will be closed on Monday, May 26, 2025 in observance of Memorial Day.

Councilmember Comments-

Vice President Nalepa wanted to say kudos to the police officers and to Teagan.

Councilmember James stated great job to the 1st Responders. Congratulated Nicole on her appointment to the Municipal Authority and stated she is a great choice. Congratulated all who ran in the May election and wished them good luck in November. Thanked Teagan for her efforts in helping raise money for the new Fire House Dog, Hahn.

Councilmember Dougherty wanted to say kudos to the police officers and to thank the Mayor's granddaughter, Teagan.

Councilmember O'Connor commented "ditto" on Councilmember James's comments.

President Brown wanted to comment on the Yes/No Vote question on the ballot by saying the peoples voted "No" to remove term limits. President Brown just wanted to make it clear that everyone in the election had no advantage to the vote. President Brown stated he did not run for re-election again because his time is up. President Brown congratulated Nicole on her appointment, wished her good luck and wished good luck to the chairman and stated it will be a lot of work.

City Manager, Donna Wall commented that a statement was made that the city needs roads repaired yet the city uses taxpayer money to pay for the Big Bang Event. Donna stated this is false, **taxpayers do not pay for the Big Bang Event**. Donna stated she and her administration staff put in a lot of volunteered time and hard work to raise donations to pay for the Big Bang.

Meeting Adjournment-

Councilmember Dougherty made the motion to adjourn, seconded by Councilmember James, roll call.

Motion carried unanimously.

Meeting adjourned at 6:31 pm.

Next Meeting:

Work Session/Council Meeting Wednesday, June 4, 2025
@ 6:00 pm.

City Clerk, Jennifer W. Polito