

**Port Carbon Borough**  
**301 First Street**  
**Port Carbon, PA 17965**  
**[www.portcarbonborough.org](http://www.portcarbonborough.org)**



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## **WORK SESSION AGENDA**

**04 MARCH 2025**

- 1. Opening & Pledge of Allegiance**
- 2. Citizens Portion**
- 3. Executive Session**
- 4. Committee Reports**
  - a. Finance**
  - b. Public Works**
  - c. Property**
  - d. Safety**
  - e. Recreation**
  - f. Zoning/Code Enforcement**
  - g. Personnel**
  - h. Sanitation**
  - i. Watershed**
  - j. Special**
- 5. Mayor Report**
- 6. New Business**
- 7. Citizens Portion**
- 8. Adjournment**

**Port Carbon Borough Council  
General Purpose Meeting  
March 04, 2025**

**COUNCIL MEMBERS**

Scott Krater, President, p  
Ron Zimmerman, p  
James McBreen, Vice-President -p  
Tiffany Sullivan, p  
Megan Borowski, p  
William Devers, p  
Jorge Sullivan, p

**ANCILLARY MEMBERS**

Harold Herndon, Mayor, p  
James Conville, Atty.-a  
Margaret Lubinsky, Treasurer, p  
Loretta Skoufalos, Secretary, p

The meeting was called to order by Scott Krater President of Council, opening with the pledge of Allegiance.

Citizens Portion- n/a

Executive Session-

Executive Session called at 7:01 PM and ended at 7:35 PM, pertaining to Real-Estate

**Committee Reports**

Finance- no report

Public Works-

S Krater/Fourth Street was called Reese Street, it still appears on maps. The cheapest thing is to get signs. Dave to install the signs. A stop sign on Second Street needs looking at.

Property-no report

Safety-

J McBreen/Sheila Ansbach contacted him about having her handy-cap sign relocated from Pike Street to Pine Street.

The bus stop at Jackson & Washington Streets had some vandalism.

Recreation-no report

Zoning/Code Enforcement- Nick Hazlett report attached

Personnel- no report

Sanitation-no report

Watershed-no report

Special-no report

Mayor Report-Harold Herndon/ there are 2 handy-cap applications, they are all in order, going to pass them to Chief Joseph Ferraro for approval and then to Dave Rubright for ordering and installation.

**New Business-**

Town wide Yard sale on June 7, 2025/June 14, 2025 Spring Clean-up.

Jim McBreen was supposed to meet with Atty. Jim Conville about exoneration of taxes on Church & parsonage.

**Citizens Portion-**

Nick Hazlett/the inlet in front of 324 Coal Street seems to be sinking, someone will take a look at it.

Scott Krater/Received notification from State LSA Grant, must provide an estimate on a letterhead.

Ben Schuettler/ The rain gutter needs looking at on the Senior Building/Fire House.

**Adjournment-** Scott Krater-President entertained a motion for adjournment.

T Sullivan motioned to Adjourn/M Borowski second the motion.

Meeting Adjourned.

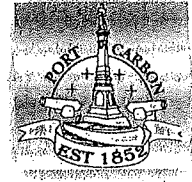
Respectfully Submitted,



Loretta Skoufalos,  
Borough Secretary



***Borough of Port Carbon***  
Port Carbon Borough Hall  
301 1<sup>st</sup> Street Port Carbon Pa. 17965



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**Reason: March 4<sup>th</sup>, Meeting Update**

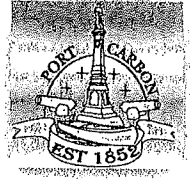
**To: Council, Mayor, Solicitor And All Applicable Approved Parties**

**THE FOLLOWING RESEARCH AND WORK WAS CONDUCTED FROM 2/19/25-3/4/25**

1. **64 Lang St.** – received a call stating that there was a strong overpowering smell of sulfur coming from the property. I immediately contacted the responsible party, Pedro Quinones to inform him that he needs to have it professionally cleaned, prior to turning it back on. He stated he would comply.
2. **94 Coal St.** – I was informed there was activity at the property. Per the parcel locator, Acorn Estates is still the property owner. Reached out to George Atiyeh to find out what the status of the people going inside is all about. He has not responded as of yet. Violations have been posted prior. Status is ongoing.
3. **600 and 602 3<sup>rd</sup> Street** – Court is scheduled for Wednesday March 19. Part of the agreement was that he needed to plea on all of his outstanding fines. He did so the day he signed the title over to the investor. The investor is giving him two weeks to remove his belongings and then he is going to begin demolition of the second street property. Due to liability, he has informed me that nobody other than Ray is approved to be inside the second street property and would like us to arrest and remove anyone caught inside. He has also requested that we label the properties on third street unfit for human habitation. Again due to liability and none of the occupants having a signed lease or actively paying rent. He will be starting the eviction process.
  - I received a report there was a fire call to the property, due to a gas leak. Collaborated with the Fire Chief. We concluded that it would not necessitate vacating the unit. The feed to the stove was turned off, temporarily stopping the leak. I contacted the property owner, he informed me that the cooking gas supply has always been the tenants responsibility. I asked him whose responsibility maintaining the stove was. I then decided it was somewhat



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pointless to penalize the former owner any more, but I will make a note of the fact they do not have a cooking source.

4. **501 Coal St.** – Pellet stove installed without proper permitting. This unit is not venting the smoke/exhaust appropriately. Any time something like this is installed in a home, a furnace, hot water heater, boiler, pellet stove, etc. the owner needs to obtain a Mechanical Permit.
5. **351 Coal St.** - Pellet stove installed without proper permitting. This unit is not venting the smoke/exhaust appropriately. Any time something like this is installed in a home, a furnace, hot water heater, boiler, pellet stove, etc. the owner needs to obtain a Mechanical Permit.
6. **340 Oak St.** – Complaint received regarding her sewer line being connected to the neighboring sewer line. Every time the neighboring property causes an obstruction , hers clogs up as well and she wants to get her own sewer line. She reached out to the Greater Pottsville Area Sewer Authority, they instructed her to contact Code Enforcement. There might be something I can do regarding sanitation in the neighboring properties basement if they are not addressing the problem like they should be, but ultimately I believe this will end up being a civil matter between the two property owners. I will do whatever I can to help her though. Upon investigation into the property the property is listed as 2 family. Further investigation into this property is being conducted.
7. **209 N. Coal St.** – New owner reached out to have the property inspected to remove the condemnation status so he can get the electric turned back on. Interior inspection was completed on 3/4/25. Property is coming along very nicely. Condemned status removed. Update given to PPL.

Respectfully,  
Nick Hazlett, C.B.O.  
Property Code Enforcement Officer  
Quality of Life Official  
Port Carbon Borough