

Borough of Carlisle
Council Workshop Meeting Minutes
September 3, 2025
6:00 PM

Present at the meeting: Deputy Mayor Landis, Councilors Mellen, Perry, Shiles, and Stuby. Also present were Borough Manager Armstrong, Assistant Borough Manager Juday, Finance Director Cohen, Sustainable Community & Economic Planning Director Woolston, Borough Engineer and Director of Transportation and Waste Management Bergsten, Public Information Coordinator Taylor, and Borough Secretary Blair.

Mayor Shultz was absent, and Councilor Roos attended the meeting by Zoom.

Deputy Mayor Landis called the Council Meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Borough Council voted 5-0 to allow Councilor Roos to attend the meeting by Zoom. (Mellen/Stuby)

I. Citizens to be Heard-None

II. Meeting Minutes

1. Borough Council voted 6-0 to approve the July 2, 2025, Workshop Meeting Minutes. (Stuby/Mellen)

III. Budget & Finance

1. Jason Cohen, Director of Finance, provided the Carlisle Borough 6-month Financial Review highlighting that revenue and expenses meet Borough expectations.

IV. ERCP

1. Borough Council voted 6-0 to appoint Jim Sutter as Assistant Zoning Officer for an indefinite term beginning September 3, 2025. (Mellen/Perry)

V. Sustainable Community & Economic Planning

1. Jared Woolston, Director of Sustainable Community & Economic Development, provided an update on Land Use Reform highlighting ADU's, noise, minimum EV parking, EV battery fires, and mixed-use zoning with potential text amendments to accommodate specific residential neighborhoods. Mr. Woolston touched on new data centers and the physical and financial challenges that come with them.

Councilor Shiles requested information on commercial ADU's in residential neighborhoods and Mr. Woolston indicated that it has been discussed but there is no current plan for it.

Deputy Mayor Landis discussed the Artisan Industry Ordinance and how it works well with the idea of the residential store front.

Councilor Mellen added that she remembers when there were corner stores in residential neighborhoods and how favorable it was to the community.

2. Borough Council voted 6-0 to approve a time extension request by Jonathan Juffe of Northside Village, LLC, the Contract Purchaser of Lot 7 within the IAC Subdivision, for considering and acting on the Final Land Development Plan for Lot 7 as per Section 226-21.A.2 of the Borough's Subdivision and Land Development Ordinance. The new deadline shall be December 9, 2025. (Shiles/Landis)

VI. New Business

Deputy Mayor Landis announced the Executive Session that was held the evening prior relating to potential litigation, then moved on to mention that a "Welcoming Ordinance" is still under consideration and will be brought forward at the next Council meeting for public discussion. She then asked Council and Borough Manager Armstrong if there is anything else they would like to highlight.

Councilor Stuby added that the proposed traffic calming along Bedford and East St. will be discussed at the next meeting.

Borough Manager Armstrong noted that a number of fire personnel will also be recognized for their achievements throughout this past year.

Deputy Mayor Landis noted that a recent graduate of Dickinson College will be presenting her research on sidewalk and pedestrian issues in the downtown area as well.

VII. Public Comment

Tina Ziegler 120 E. Louther thanked council for the recent updates.

Don Smith 350 H. St. opposed the proposed traffic calming measures and requested the Borough to reconsider moving forward with their plans.

John Werner at 157 S. Pitt St. added that he approves of the new traffic calming plan.

VIII. Adjournment

There being no further business, the meeting was adjourned at 6:51 pm.

Brenda Landis, Deputy Mayor

Richard Juday, Alternate Borough Secretary