

New Wilmington Borough Public Hearing on Proposed Ordinance 539

Amending Chapter 275 of the Codified Ordinances of the Borough of New Wilmington, Titled “Zoning” related to Short-Term Rentals and Other Uses-Residential and Other Uses-Nonresidential.

August 3, 2026

Meeting called to order at 6:17pm

Council President Cherry Poteet led the Pledge of Allegiance

Roll Call:

Members Present: President Cherry Poteet, Vice President Lee Ann Miller, John Geidner, Kiersten Reiber, Janet Robb and Diane Richardson. Absent: Dave Hunter

Other borough representatives present: Mayor Sherie Babb, Borough Administrative Assistant Rachel Singer and Solicitor Phillip Clark. Absent: Administrator Tracy O'Neill and Superintendent Brad Latimer

Public Hearing on Ordinance No. 539 of 2026, Amending Chapter 275 of the Codified Ordinances of the Borough of New Wilmington, Titled “Zoning” related to Short-Term Rentals and Other Uses-Residential and Other Uses-Nonresidential.

Council President, Cherry Poteet read the Notice of Public Hearing that had been published in the Sharon Herald on July 17, 2026 and July 24, 2026 in its entirety.

Council President read the letter from the Lawrence County Planning Commission dated June 30, 2026, and responded to their two comments. Section 613 of the PA MPC states that a register of nonconforming uses can be created but is not required, so the recommendation that the Borough Zoning Officer should identify and register all nonconforming uses would not be adopted as that would be a substantial increase in the workload. Likewise, the recommendation that owners of short term rentals obtain liability insurance is a matter that the owner must decide, and requiring such insurance would not benefit the borough.

Council President read the email from the Borough Planning Commission with their recommendations. She stated that the suggested grammatical corrections had been made in the version of the Ordinance before the Council for consideration. Solicitor Phillip Clark advised that under Pennsylvania law, the term “Person” includes a corporation or other business entity, so it is not necessary to specifically refer to “designated service agency” in the Ordinance.

He also explained that a change of ownership of a property does not impose a requirement that the new property owner comply with the changes in the Ordinance if the property has an existing prior nonconforming use. The Borough Administrator will prepare a Standard Form that property owners can use to comply with the information that must be displayed in the short term rental.

Council President opened the floor for public comment.

Public Comment: Beth Verterano asked when the Notice of Public Hearing had been published. She was advised that it had been published in the Sharon Herald for two successive weeks. Mrs. Verterano stated that it had been difficult to find the amendment on the Borough Website, and requested that proposed ordinances be placed on the first page of the website in the future. John Geidner agreed that it was difficult to find the proposed Ordinance and would like it to be more easily accessible. Mrs. Verterano noted recommendations from the County and Borough Planning Commissions and questioned the review process and consultant's work. She also suggested a potential short-term rental tax. Council President Poteet explained that any tax would require a separate Ordinance.

There was no further public comment.

Adjournment: Meeting adjourned by Council President at: 6:30 PM.