

**BOROUGH OF FRANKLIN PARK  
BOROUGH COUNCIL REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 21, 2026**

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The regular meeting of the Borough Council of the Borough of Franklin Park was held on Wednesday, January 21, 2026 at 8:00 p.m. at the Municipal Building, 2344 West Ingomar Road, Pittsburgh, Pennsylvania 15237. The meeting was also held virtually via remote audio and video conferencing.

Council President Uday Palled called the meeting to order.

Pledge of Allegiance

Cathy Krummert called the roll:

**COUNCIL MEMBERS:**

Laura E. Czekaj, Second Vice President ..... present  
Jiang Li, Vice President..... present  
Brian S. Malkin ..... present  
J. Curtis Neil ..... present  
Uday Palled, President..... present  
Venu Paruvelli ..... present  
Junior Councilperson Ishani Aluguvelli ..... present  
Mayor Cristen Fiffik ..... present

**BOROUGH ENGINEER:**

Shawn Wingrove, LSSE Civil Engineers and Surveyors ..... present

**SOLICITOR:**

Robert Max Junker, Babst Calland ..... present

**STAFF:**

Zach Brower, Recreation Program Director ..... present  
Gary Bucuren, Superintendent of Public Works..... present  
Rege Ebner, Finance Director/Treasurer ..... present  
Zach Filous, Borough Manager ..... present  
Cathy Krummert, Borough Secretary ..... present  
Aron Leach, Police Chief..... present  
Andy Nock, Assist. Bldg. Insp./Fire & Tech Official..... present  
Tim Phillips, Building Inspector/Zoning Officer..... present

**PRELIMINARY MATTERS**

**NEW POLICE OFFICER, SHAYNE ZAPPI** – Mayor Fiffik administered the Oath of Office to new police officer, Shayne Zappi.

**PUBLIC COMMENTS**

None

**MONTHLY REPORTS**

**APPROVAL OF THE MINUTES** – Mr. Malkin moved the minutes of the December 17, 2025 pre/post meeting, the December 17, 2025 regular meeting, the January 5, 2026 pre-meeting, the January 5, 2026 reorganization meeting, and the January 5, 2026 work session, be approved, seconded by Dr. Li and carried.

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**TREASURER'S FINANCIAL REPORT** – Mr. Ebner summarized the preliminary December Treasurer's Financial Report noting that there will be changes in the coming month as we accrue revenues that are received in 2026 but apply to 2025 and expenses paid in 2026 that apply to 2025. The General Fund revenue for the year totaled \$11,645,726, which represented 82.83% of the 2025 total budget. The General Fund expenditures totaled \$12,180,243, which represented 79.78% of the 2025 budget. The numbers should be mostly complete by the end of this month, and the audit begins on February 2nd.

**POLICE REPORT** – Mayor Fiffik read the Police Report and activity report for the month of December 2025. The police responded to 483 calls for service.

**FIRE COMPANY REPORT** – Mr. Palled read the Fire Company Report for December 2025. The fire company responded to 25 calls for the month and the manpower for the month totaled 468 volunteer hours.

**BUILDING INSPECTION REPORT** - Mr. Phillips read the Building Inspection Report for December 2025. Mr. Phillips issued 16 permits and collected \$20,793 in fees. Total value of construction was \$1,842,503.

**ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**ANNOUNCEMENT OF EXECUTIVE SESSION** – Mr. Palled announced that Borough Council held an executive session on January 5, 2026 to update newly elected officials regarding litigation and property acquisition; to discuss Eminent Domain Code litigation (Karabin); and to discuss the Oakleaf Lane MOU litigation.

**OLD BUSINESS**

None

**NEW BUSINESS**

**APPROVAL OF THE BILLS** – Dr. Li moved Council authorize the payment of the bills, which have been reviewed and approved since the last meeting, seconded by Mr. Malkin and carried.

**THE FLAHERTY-MUNSCH PLAN, 191 WALLINGFORD DRIVE & 3509 WASHINGTON LANE** – Dr. Li moved to approve Subdivision Application SS-26-01-01 submitted by Nicolette Flaherty for The Flaherty-Munsch Plan, a simple subdivision application for lot line revisions at the properties located at 191 Wallingford Drive and 3509 Washington Lane in the R-2 zoning district, contingent upon compliance with the Building Inspector/Zoning Officer's Staff Report dated January 14, 2026 and the letter from LSSE Civil Engineers and Surveyors dated December 2, 2025, seconded by Ms. Czekaj and carried.

**RRG FRANKLIN PARK PLAN NO. 1 LOT LINE REVISION IN THE CARDINAL RIDGE PLAN** – Ms. Czekaj moved to approve Subdivision Application SS-26-01-02 submitted by Laterra Holdings, LLC for the RRG Franklin Park Plan No. 1 Lot Line Revision, a subdivision by lot line revision to adjust the development boundary in the Cardinal Ridge Plan located off Aldon Drive in the M-2 zoning district, contingent upon compliance with the Building Inspector/Zoning Officer's Staff Report dated January 14, 2026 and the letter from LSSE Civil Engineers and Surveyors dated December 16, 2025, seconded by Dr. Li and carried.

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**APPOINT VENU PARUVELLI TO THE PLANNING COMMISSION** – Mr. Malkin moved to appoint Venu Paruvelli to the Planning Commission for a four-year term, which term will expire December 31, 2029, seconded by Ms. Czekaj and carried. Mr. Junker stated that the Planning Commission appointment comes with a modest stipend, and in previous instances where it is a Council member being appointed, they have abstained from the vote. Mr. Malkin moved to reconsider the motion, seconded by Ms. Czekaj. Council voted and Mr. Paruvelli abstained. Mr. Paruvelli filed the required abstention form with the Secretary. The motion carried.

**APPOINT LAURA CZEKAJ AS DELEGATE, AND UDAY PALLED AS ALTERNATE FOR THE NORTH HILLS COG** – Mr. Paruvelli moved to appoint Laura Czekaj as the Delegate and Uday Palled as the Alternate for the North Hills Council of Governments, seconded by Mr. Malkin and carried.

**APPOINT UDAY PALLED AS DELEGATE TO THE ALLEGHENY COUNTY BOROUGH ASSOCIATION** – Ms. Czekaj moved to appoint Uday Palled as the Delegate to the Allegheny County Boroughs Association, seconded by Mr. Malkin and carried.

**NORTHLAND LIBRARY, FIRST QUARTER PAYMENT** – Dr. Li moved to authorize the first quarter payment in the amount of \$101,301.25 as part of the 2026 annual donation to Northland Library, seconded by Mr. Neil and carried.

**ACKNOWLEDGE DECLINATION OF CONDITIONAL OFFER OF EMPLOYMENT BY REESE HAYS** – Ms. Czekaj moved to acknowledge the declination of the conditional offer of employment by Reese Hays, seconded by Mr. Paruvelli and carried.

**APPOINT KATRINA KELLY-PITOU TO THE ENVIRONMENTAL ADVISORY COUNCIL** – Mr. Malkin moved to appoint Katrina Kelly-Pitou to the Environmental Advisory Council for a three-year term, which term expires December 31, 2028, seconded by Dr. Li and carried.

**APPOINT WILLIAM KELLY TO THE ENVIRONMENTAL ADVISORY COUNCIL** – Ms. Czekaj moved to appoint William Kelly to the Environmental Advisory Council for a three-year term, which term expires December 31, 2028, seconded by Dr. Li and carried.

**INSTRUMENT FOR THE DECLARATION OF RESTRICTIONS AND COVENANTS WITH XULEI DONG AND ANGELICA QIN ZHANG** – Mr. Malkin moved to authorize the Instrument for the Declaration of Restrictions and Covenants with Xulei Dong and Angelica Qin Zhang, 2476 Matterhorn Drive, for the MS4 Sediment Reduction Matterhorn Basin Retrofit Project, seconded by Dr. Li and carried.

**EASEMENT AGREEMENT, GREGORY AND PENNEY KARABIN** – Ms. Czekaj moved to ratify the execution of an Easement Agreement between the Borough and Gregory Karabin and Penney Karabin in the Karabin eminent domain case, in a form acceptable to the Borough Solicitor, seconded by Mr. Malkin and carried.

**PURCHASE NEW 2026 CLUB CAR TEMPO GAS GOLF CARTS FOR CLOVER HILL GOLF COURSE**  
Dr. Li moved to authorize the purchase of ten (10) new 2026 Club Car Tempo Gas Golf Carts for the Clover Hill Golf Course from Club Car, LLC of Evans, Georgia, under Sourcewell Contract No. 091024-CCR at a cost of \$41,480.00, after trade-in of 8 (eight), 2019 Club Car Tempo Gas Golf Carts in the amount of \$20,640.00, seconded by Mr. Neil and carried.

**RESOLUTION NO. 1414-2026, TRADE-IN OF (8) 2019 CLUB CAR TEMPO GAS GOLF CARTS** – Mr. Junker summarized Resolution No. 1414-2026. Mr. Malkin moved to adopt Resolution No. 1414-2026 authorizing the trade-in of eight (8) 2019 Club Car Tempo Gas Golf Carts in the amount of \$20,640.00, to Club Car, LLC toward the purchase of ten (10) new 2026 Club Car Tempo Gas Golf Carts, previously authorized, seconded by Ms. Czekaj and carried.

**ADVERTISE FOR TRUCKING SERVICES BIDS** – Mr. Neil moved to advertise for bids for Trucking Services, seconded by Dr. Li and carried.

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**POLICE CHIEF** - Welcomed and congratulated Officer Shayne Zappi, and he thanked the Mayor and Council for their support.

**SUPERINTENDENT OF PUBLIC WORKS** - Heavy snowfall is expected this weekend, and he asked everyone to be patient with the public works department. Please do not park on the roads..

**MR. NEIL** – Acknowledged former Mayor O’Keefe in the audience this evening, and congratulated Officer Zappi. He asked everyone to be careful and safe with the predicted high snowfall this weekend.

**MR. PALLED** – Welcomed former Mayor O’Keefe and Officer Zappi.

**COMMENTS FROM THE FLOOR** - None

**MOTION TO ADJOURN** – Mr. Malkin moved to adjourn the meeting at 8:21 p.m.

Respectfully submitted,



Cathy L. Krummert  
Borough Secretary

Audience Present - 21