

MOSCOW BOROUGH PLANNING COMMISSION

MEETING MINUTES

JANUARY 30, 2023

Joseph Fesolovich, Chairman called the Moscow Borough Planning Commission meeting to order held at the Moscow Borough Building at 7:00 pm. Announced the meeting is being recorded for the meeting minutes to be transcribed at a later date.

Roll call was taken the following members of the Planning Commission were present. Joseph Fesolovich, Judy Castrogiovanni, Marc Gaughan, David Martin. Arthur Pencek (Alternate) was not present for the meeting. Also, in attendance was Mary Liz Donato and Jody from MarKoz.

Approval of Minutes

Approval of the Minutes: Motion to accept the minutes from November 28, 2022 Planning Commission Meeting was made by David Martin. Motion was seconded by Marc Gaughan. The motion carried unanimously.

MarKoz Realty (Harmony Hills Phase III)

Jody representing MarKoz Realty (Harmony Hills Phase III) with an update on the 120-day extension deadline of February 24, 2023. Permits are in place for the stream enclosures and the sewer line extensions. Both township and township engineer have been notified. Currently doing infiltration testing where the new basins will be installed and the results will correspond with the basin sizing and a formal design will follow. Engineering designs were submitted.

MarKoz Realty representative, Jody Ferdyn in attendance also said that a lot for two will be as much as 5 acres which will probably include wetland area according to Marc's interpretation. Discussion on wetlands, suggestion was made by Marc Gaughan maybe to look into walking paths.

MarKoz Realty representative, Jody Ferdyn requested another 120-day extension from Moscow Borough Council. The current extension deadline is February 24, 2023. The request would make a new additional 120-day extension deadline June 24, 2023

(George Parker) Zoning Officer/Code Enforcement Officer gave monthly report for December 2022 and January 2023.

Marc Gaughan would like Dollar General outdoor maintenance addressed to magistrate if necessary. They would like Borough Council to take further action on non-compliance they have at the store. Trash is in the back and is supposed to be enclosed. Conditions do not change. George is continuously trying to get contact information of who would be the person to speak with who has control over how the store operates and keeps their grounds. Also, recommend that this falls under the property maintenance code. All planning Commission members have agreed to pass this along to Borough Council to address.

Judy Castrogiovanni asked George Parker as to where the site meeting with James Gouldsbury was to discuss landscaping work, construction of massive rock wall and stormwater detention of land at residential dwelling. That he explained to him that he needed designs for the walls that are under construction and a landscaping plan showing how stormwater runoff will be routed. He also wants to discuss constructing a mild cross slope in the sidewalk along the street. George stated that property is at the top of the cul-de-sac on Pin Oak Pl. George also stated he never got an engineering plan for the retaining walls that are being constructed and the walls are over 4 feet high. They are not cement concrete they are massive stone wall for that property yet. He has numerous concerns that need to be addressed, especially with the wall.

Marc Gaughan inquired to George Parker regarding potential use of structure at 410 N Main. Owner wanted to know if she could put an apartment on the first floor. George replied no and explained the boroughs current ordinance.

Discussion regarding Brittany Derossi questions about using a property at 100 S. Main St for a "kids indoor playground". She is leasing space at the building. Mary Liz Donato stated George would need to get more specific information before this can be addressed.

Pocono Management, LLC. (Moscow Family Dollar, 208 South Main Street)

Letter dated January 18, 2023 from Brian Yeager, Esquire, Solicitor Moscow Borough Zoning Hearing Board to Simcha S. Stern, Managing Partner, Pocono Management, LLC regarding Application Requesting a Variance from the Moscow Borough Zoning Hearing Board by Pocono Management for

Email dated January 25, 2023 from Steve Stern, Managing Member, Pocono Management, LLC. regarding Moscow Family Dollar Addition Variance 60 Day Hearing Extension (copies provided)

Email dated January 27, 2023 from Steve Stern, Managing Member, Pocono Management, LLC. regarding Moscow Family Dollar Addition Variance 60 Day Hearing Extension Approved (copies provided)

Discussion on drawings received from Dr. Jake Evanish for proposed renovations to commercial property at 440 N Main St. The plans are to convert the building into a dentist treatment office.

Discussed briefly inquiry from Carrie Giannone (sister of owner of Cristy's Café). She wanted to know if there are any permits needed or any regulations for a BYOB there. George consulted Planning Commission Chair and Solicitor who gave him the answers to provide to her. The short of it is, the BYOB matter is under the control of the Pennsylvania State Police, Bureau of Liquor Control Enforcement (BLCE) not the Pennsylvania Liquor Control Board (PLCB). George called her and also sent her an email.

JBAR Realty, Inc. (RLE Enterprises) (North Main Street)

Discussion on the tree planting. George stated that he thinks he may have a problem with the grade. Marc Gaughan stated he will bring this up at the next Borough Council Meeting for review with Council and the Borough Solicitor, Atty Bruce Zero..

Dollar General (318 South Main Street)

Same discussion as what is mentioned above in George Parker's reporting for Dollar General.

Moscow Sewer Authority

Email dated December 16, 2022 from James Kanavy of the Moscow Sewer Authority regarding USACE and ILSI Arcadis Progress Meeting on the Church Street Extension Project.

New Business

Discussion for replacement of vacant seat left by Barry Gabello's resignation from the Planning Commission. Nichole or Jon Musevitch, Pen Oak Pl, Moscow expressing an interest. Planning Commission recommending to council that these individuals be contacted for interview with Borough Council. Joe Fesolovich stated that if anyone knows of anyone else interested to please contact the Borough Office.

Comprehensive Plan

Mary Liz Donato stated that she is planning on giving presentation at the March 2023 Borough Council meeting. She advised that she has spoken to Covington and Jefferson Townships that have agreed to participate. Clifton Township also wants to invite Lehigh Township to participate. She stated that is fine but their part would not qualify for any county grants because they are in Wayne County. Ted from TCED is meeting with Clifton and Lehigh to discuss. Meeting with Springbrook Township to discuss on February 14, 2023. Also, rescheduling with Thornhurst Township for presentation.

Lackawanna County Business Improvement Grant for business improvements or equipment purchases. Partnering with Rt 6 Program Fassad Work Improvements. Details can be found on Lackawanna County website or contacting the Lackawanna County Office.

Adjournment

Motion was made by Dave Martin to adjourn the meeting and motion was seconded by Judy Castrogiovanni