

MOSCOW BOROUGH PLANNING COMMISSION

MEETING MINUTES

MARCH 27, 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, Marc Gaughan, David Martin. Arthur Pencek (Alternate) Judy Castrogiovanni was not present for the meeting. Also in attendance Mary Liz Donato (Lackawanna County Department of Economic Development) Nichole Matewicz Attorney John Mercuri and Phillip and Rachel McHale.

Approval of Minutes

Approval of the Minutes: There were no minutes from February 2023 Planning Commission Meeting as the meeting was cancelled due to lack of topic content. January 2023 Minutes were not included on this month's agenda. Marc Gaughan made a motion to defer the January 2023 minutes for approval at the April 2023 meeting. David Martin seconded the motion. The motion was seconded by David Martin. The motion carried unanimously.

Marc Gaughan made a motion to amend the March 27, 2023 agenda and new business of Attorney John Mercuri. Davis Martin seconded the motion. The motion carried unanimously.

Attorney John Mercuri was present to give the Planning Commission advance notice of what he was working on that will be going in front of the zoning hearing board as he stated they may look for the Planning Commissions input on it. An informal presentation was given by Attorney Mercuri stating that he would like to sell his law office under contract to Phillip and Rachel McHale who were also present and have expressed interest in making it their residence. Attorney Mercuri stated that he has advertised for 9 months and has not gotten any offers for commercial use of the office. He received a letter from Mr. McHale expressing interest to purchase as a residential home. Attorney Mercuri is presenting it to the zoning board. He will ask for a variance on that requirement of no single-family residence in a C-1 zone. Mr. Mercuri gave the Planning Commission the letter from Mr. McHale to conclude his presentation.

MarKoz Realty (Harmony Hills Phase III)

Art Pencek stated that no new update as far as he knows and he also has contacted Robert Bochicchio, P.E., DBIA of Greenman-Pedersen, Inc. who has no updates at this time. 120-Day extension deadline is June 24, 2023. Amy Carlson, Business Office will contact Jody Ferdyn to see if they will be attending a Planning Commission Meeting to ask for another extension.

Zoning Officer Report – George Parker, Zoning Officer

Art Pencek asked George Parker if there was any update on code violations on a property at 800 block of Church Street. George reported Sent 2nd Notice letter to Tom Reese, about property at 822 Church St. regarding unkempt conditions. Owner is Paul Demuth George sent him a letter Certified Mail.

Joe Fesolovich stated bottom of Keene Street directly across from Vac Way as you go up Keen the first house on the right is a raised ranch house that has three or four vehicles that look disabled on the side of the house with all kinds of junk around it that is an eye sore. George stated that he will look into.

Joe Fesolovich also stated Jimmy D'Andrea on Keene Street a large amount of wood was delivered on his property and has asked George to keep an eye on it to make sure a permit may need to be issued for work he may be doing with the wood on the property.

Marc Gaughan mentioned on the re-inspected conditions at the Kenneth Kausmeyer property along Church St. George reported owner is storing cars and trucks and junk on the property again. Researched license plates. They are not in his name of ownership.

Marc Gaughan thanked George Parker for his diligence with the Dollar General and staying on top of the situation and hopefully resolve the outside maintenance issues.

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

Robert Bochicchio., DBIA of Greenman-Pedersen, Inc. will be reviewing and reporting with an update on the Stormwater Management Plan Review in the coming weeks.

Moscow Sewer Authority

Letter dated February 6, 2023 from the Lackawanna County Conservation District regarding Completeness Notification Letter was submitted for review

Email dated February 21, 2023 from Gregg Ciravolo, Department of environmental Protection, Waterways and wetlands Program regarding Technical Deficiency Letter for the Moscow Sewer Authority, Church Street Sanitary Sewer Extension was submitted for review

New Business

Marc Gaughan made a motion to recommend Nichole Musewicz to the Moscow Borough Council to fill the vacant seat on the Planning Commission. David Martin seconded the motion. The motion carried unanimously.

Comprehensive Plan

Mary Liz Donato, Lackawanna County Department of Economic Development stated the comprehensive plan is moving with the regional group that she has 8 out of 9 that are on board. The next move is to get cost estimates and go back to the Council of Governments with an update and go through with the process shortly thereafter.

Adjournment

Motion was made by Marc Gaughan to adjourn the meeting and motion was seconded by David Martin. The motion carried unanimously.

Minutes transcribed and submitted by Amy Carlson