

## **MOSCOW BOROUGH PLANNING COMMISSION**

### **MEETING MINUTES**

**MAY 31, 2023**

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Joseph Fesolovich, Chairman called the May 31, 2023 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, Judy Castrogiovanni, Nichole Musewicz, and Arthur Pencek (Alternate) David Martin was not present for the meeting. Also in attendance Mary Liz Donato (Lackawanna County Department of Economic Development).

#### **Approval of Minutes**

Approval of the Minutes: Update was made to the minutes regarding a meeting date of July 12, 2023 for Council of Governments. Marc Gaughan made a motion to approve the April 24, 2023 meeting minutes including update. The motion was seconded by Nichole Musewicz. The motion carried unanimously.

#### **MarKoz Realty (Harmony Hills Phase III)**

Marc Gaughan stated that he, Art Pencek and Nichole Musewicz attended a combined 10-hour (3 session) workshop on zoning and comprehensive planning conducted by Mary Liz Donato, , Planning Department Manager, Lackawanna County Dept of Planning & Economic Development. Impact fees were discussed at the workshops which is something that the Borough could impliment but would have to have a comprehensive plan in addition to subdivision and zoning ordinances in place which will be covered at the next COG Meeting scheduled for July 12, 2023 at the Moscow Borough Building at 7 PM. Mary Liz will be presenting a cost estimate for the Regional Comprehensive Plan which will include eight municipalities which hopefully the Borough will be interested in. The Borough would need to wait until the project is complete before considering impact fees.

Marc Gaughan had concerns if MarKoz is continuing to move forward with the Harmony Hills III project as to any heavy construction equipment on Hideaway Drive what options would the Borough have to hold MarKoz accountable for if any damage is done to Hideaway Drive. Mary Liz Donato's opinion was to discuss this with MarKoz.

Judy Castrogiovanni brought up equipment stored on Hideaway drive for numerous months in the past year if they would be required to move the equipment somewhere else. George Parker, Zoning Officer state that they are not in violation with any zoning ordinances and are not required to move the equipment. They have not yet started the stream crossing since they do not yet have a permit to do so as the permit is currently in process for approval.

Marc Gaughan brought up the \$300,000.00 property transfer from MarKoz to another LLC. George Parker is handling this matter which is currently in progress George will update as any further information becomes available.

#### **Zoning Officer Report – George Parker, Zoning Officer**

Property on Church Street caddy corner from the Duffy Funeral Home has a new owner. This is a double fronted lot. Intent was to constructed a house on it and a two-car garage. George stated there are setback requirements. Recommendations made by Planning Commission to apply for a variance.

George met with property owner Mr. Gallagher regarding rehabilitations to "Slingshots" Bar. Checking on construction work taking place on two properties in 400 block of Church St. George stated there is property line issues. Also, wants to put outdoor patios and extensions. ISSUED PERMIT #2023-007

and ISSUED PERMIT #2023-008 in conjunction with each other for development of a patio area to be constructed across parcel lines between two (2) structures with common owner of parcels. Parcels are PIN 1198.11-010-019 (RACASA Properties LLC) and PIN 198.11-090-020.01 (Three Gs Properties LLC). Patio will be used to serve customers at "Slingshots" Bar (now or formerly). Use of properties to be in compliance with PA State Liquor Control Board Regulations. Patio will not involve structural changes to existing building George will update as any further information becomes available.

Investigating complaints in Harmony Hills Schmidt, 406 Marion St., (Markoz Property)

Investigating non-compliance issues with property owner on 602 Church Street. George will update as any further information becomes available.

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

George Parker stated that they are looking to put a new sign on the front of the building. The permit originally issued was for two signs. A new application will need to be submitted for one sign. They have not responded to date to George.

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

George Parker to meet with Jack Kruger regarding the tree planting needed and property lines.

**New Business:**

Mary Liz Donato stated there will be a Solar Presentation at 911 Center Tuesday June 6, 2023 from 9AM to noon.

Joe Fesolovich stated concern of a commercial dumpster at the photo studio on 232 Main Street that does not have commercial dumpster screening.

**Adjournment**

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

**Minutes transcribed and submitted by Amy Carlson**