

**MOSCOW BOROUGH PLANNING COMMISSION
MEETING MINUTES
MONDAY, MARCH 25, 2024**

Chairperson Joseph Fesolovich announced that meeting is being recorded

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Roll Call

The following Council members were either present or absent:

Joseph Fesolovich, President (present), Dave Martin, Vice-President (present), Nichole Musewicz, Secretary (present), Marc Gaughan (present), Judy Castrogiovanni (present), Art Pencek, Alternate (present)

Also, present was George Parker, Moscow Borough Zoning Officer and Mary Liz Donato, Moscow Borough Planning Consultant.

Approval of Minutes

Approval of Moscow Borough Planning Commission Reorganization Meeting and Regular Monthly Planning Commission Meeting Minutes from January 29, 2024. February 2024 meeting was cancelled due to lack of content. Nichole Musewicz seconded the motion. The motion carried unanimously.

Discussion of Pave Cut Ordinance

Tabled until next month per Marc Gaughan

Resident Inquiries

Justin and Angela Padavano inquiring about purchase of home on 201 N Main St for business and residential. Inquiring about leaving the kitchen for use downstairs in the business area for residential use. Kitchen will be closed off from showroom and business area. Mary Liz Donato, Planning Consultant stated she thought since it is pre-existing in her opinion that would be fine. George Parker Zoning Officer will consult with Russell Piccotti, Building Inspector who will need to get involved to confirm and look into any codes that need to be met.

Marc Gaughan

Presented an Article from February 2024 Pennsylvania Borough News Magazine regarding Stormwater Management informational purposes for review.

Storage units in a C-1 Zone currently not allowed inquired if anyone knows reasoning why. Mary Liz Donato, Planning Consultant stated she thought (but wasn't 100% sure) the intent is because it's not a Main Street character and more for out near interstate 380 where it is allowed.

Review of zoning for the sewage expansion that the borough is safe when the expansion happens. Mary Liz Donato, Planning Consultant asked how long is it going to be until the expansion happens? Art Pencek stated that he had received approximate timeline. Sending out for information on bidding in July-August 2024. Advertise for bidding in August/September 2024. Accept bid September/October 2024.

Mary Liz Donato, Planning Consultant said that she has been unofficially been informed that we are approved for the regional planning and hopefully be officially approved by June 2024. Hopefully project will get underway by end of year which is a two-year project.

Marc Gaughan stated he spoke to Mark Paradise and he suggested he would like the borough to review parking standards for C-1 Zone to reduce from 1 ½ apartment to 1 in multi-family unit. Mary Liz Donato, Planning Consultant stated due to the fact that most families have two or more vehicles and limited off street parking that may be difficult to do. There are no mandatory regulations in effect for the Moscow Borough regarding the parking.

George Parker, Zoning and Code Enforcement Officer

January, February and March 2024 (to date) Monthly Reports for review. Marc Gaughan asked if there were any issues with the Family Dollar. George stated some trash issues but they seem to have been resolved. Marc Gaughan stated that Pivot PT (neighboring attached business) put up a No Smoking sign outside.

Judy Castrogiovanni asked status of meeting with the surveyor where the property line was at JBAR Realty, Inc. (RLE Enterprises) (North Main Street). George stated he met with Jack Kruger, surveyor, in the field and agreed stakes are in the right place for property lines. No commitment was made for planting any trees. George asked if a letter needs to be sent to inquire when the trees will be

planted. Photos were in packet for review. Marc Gaughan suggested to bring up at council meeting and get advice from borough solicitor Attorney Bruce Zero.

Carried from planning commission meeting held March 25, 2024 advise as to a recommendation by Moscow Borough solicitor Bruce Zero as to if a letter will need to be written to RLE Enterprises in regards to RLE Enterprises following tree planting ordinance.

Dave Martin inquired if solar panel permit at 917 Clearview Road if it was paid for yet by contractor.

Letter dated March 10, 2024 sent certified mail to CP Garnett Management LLC. regarding Lands of David & Maria Lucarine Access to Parcel through Lands of C P Garnett Management LLC. CP Garnett Management LLC has 30 days to comply with the request. Deadline is April 11, 2024 to respond. Certified card was received back with no signature but letter was delivered.

Update on 483 N Main Street, Moscow PA on grass issue and property in disarray. George stated he was told the property is now in foreclosure.

Joe Fesolovich asked for update on lawn care contractor soliciting client's door-to-door. George stated Borough issued peddlers permit needs to be shown for identification in which Borough policy for permit requires police department to perform background check.

Marc Gaughan asked Mary Liz Donato if she knew when North Pocono area was going to be assessed. Mary Liz replied that she thought by the end of the year.

Nichole Musewicz, inquired about the locations of speed limit postings within the Borough. George replied that a dentist wanted to post a sign for his business and he had concerns about the size of the sign. Ordinance states size of sign for business is based on the speed limit in the area.

Nichole Musewicz, inquired about the police concerns listed in the January 2024 zoning report (240130---Researching two concerns from Police Dept). George stated he would get back to her as he couldn't recall at the moment.

Marc Gaughan inquired on the Busted, North Main Street property as he heard rumor someone may be interested in buying the property. Art Pencek stated that Connie Sanko, Real Estate Tax Collector stated that the tax bill came back not deliverable. She will find out from the County the exact address to send the invoice. George is looking into get update through Lacawanna County Assessor's Office records and Office of Recorder of Deeds.

MarKoz Realty (Harmony Hills III)

Letter dated February 14, 2024 to MarKoz Realty regarding of new additional 120-Day extension granted by Moscow Borough Council at the February 5, 2024 meeting for informational piece. George Parker stated he spoke with Mark Kosik progress is being made.

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

Photos for review for planting trees discussion. Joe Fesolovich asked how are the vehicles leaving the property. The RLE vehicles are exiting on R435. Joe asked as he thought that was the purpose of the cut out drop curb? Marc Gaughan stated the borough had to as part of the plan. He was not sure that the Borough could force them to exit from the property another way. It is a hard turn on R435 or they would have to exit on Hideaway Drive.

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

Discussion of lack of fence around dumpster. Borough ordinance states fence is required. Around back of building dumpster will be moved soon. George will revisit this week.

New Business:

Marc Gaughan stated there has been a dumpster for several months on Market Street across from Old Mill Park that needs to be reviewed and addressed. George will look into this week.

Joe Fesolovich stated that on Church Street past Ferri's Pizza in empty lot there are multiple garbage cans need to be removed. George will research and address.

Marc Gaughan stated same property owner Lynn Gruber, across the street from Ferri's Pizza on Church Street regarding wet furniture. Marc removed them on Christmas Eve. Two chairs are now present again.

Brief discussion of complaint from Stephen's Heights resident, Mrs. O'Hop that the new lights installed on the outside of Family Dollar were shining in her living room windows. Art stated drove to the development with George Parker, Zoning Officer, on the first plateau that those particular lights seem to stand out and they do not seem to be a nuisance in their opinion.

New Business

Marc Gaughan lead the discussion on a 10-year community enhancement program. Dennis Cawley, Moscow Borough Council has agreed to be the Chairman for the Committee to be established. Joseph Fesolovich will also assist as Chairman of the Planning Commission. Mayor Rosemarie Warner will also be working with Young Visionaries and Marc also asked if Judy Castrogiovanni would also lead and work on this with the Mayor. Judy agreed. Marc asked Nichole Musewicz to compile a committee to review the facades of the commercial areas within the Borough. Mary Liz will check on Improvement Business Grant from Lackawanna County. Marc and Dave Martin will also be looking into how we can make improvements in the Borough, especially in the future vacancy that will be left at the People's Security Building due to their merge. Committees will reach out to residents in the community for feedback.

Judy Castrogiovanni stated the North Pocono Soccer League has formed a committee has been working with a grant writer to build indoor soccer & volleyball arena to include a pool to generate revenue for the area.

Joe Fesolovich brought up the issue of the days that the garbage cans are being left out for waste haulers, also the borough issued recycling bins being used for other reasons. Marc Gaughan suggested to look into what the borough ordinances are.

Adjournment

Motion was made by Nichole Musewicz to adjourn the meeting. Motion was seconded by Dave Martin. The motion carried unanimously.

Minutes transcribed and submitted by Amy Carlson