



Moscow Borough
Planning Commission

Meeting Minutes
Monday April 28, 2025

Moscow Borough
Planning Commission

Joseph Fesolovich- President
David Martin - Vice- President
Nichole Musewicz- Secretary
Marc Gaughan
Judy Castrogiovanni

Arthur Pencek - Alternate

President of the Planning Commission, Joseph Fesolovich called the April 28, 2025 regular meeting to order at 7:00 PM

Roll Call

The following Planning Commission members were either present or absent:

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

Also, present were Mary Liz Donato, (Moscow Borough Planning Consultant), George Parker (Moscow Borough Zoning Enforcement/Code Enforcement Officer) Sarah Hailstone (President of Hailstone Economic), Dan Campbell (Hailstone Economic) Mayor Rosemarie Warner (Mayor, Borough of Moscow)

Presentation - Regional Planning Consultant

Mary Liz Donato, Moscow Borough Planning Consultant introduced Sarah Hailstone, President of Hailstone Economic and Dan Campbell of Hailstone Economic, the Multi-Municipal Comprehensive Plan Development and Zoning Ordinance Consultant hired for the Regional Planning Commission. They were in attendance to make their introductory presentation and field any questions, concerns and ideas from the Planning Commission.

Topics of discussion included, Public Engagement (May through November), Planning (August). Manufacturing Possibilities, Public Surveys. Mayor Rose Warner asked if the planning commission should go through the list on the boroughs ordinances and see what we have, what we don't have and what we don't have is it covered already, to start? Mary Liz suggested to filter the boroughs list on their ordinance and then compare with others in the Regional Planning.

Nichole Musewicz asked the question, does the amount of land matter of who takes what due to the borough being small? Sarah replied that would go back to the advisory and steering committee.

Art Pencek brought up medical marijuana. Mary Liz stated that they are treated like a pharmacy and highly regulated in addition there are limited licenses. There are many standards and would need to be indoor growth and treated as industrial not agricultural. Sarah stated that there are multiple regulations regarding the topic of the medical marijuana.

Nichole Musewicz stated it is difficult to bring business to the borough due to ordinance restrictions as most of the historical homes the public wants to be residential not commercial. Mary Liz Donato suggested that Main Street should be one of the topics brought up in the survey to the public.

Marc Gaughan stated parking is an issue within the borough as it is limited.

Marc Gaughan stated currently Moscow Borough has a "Decade of Development" which has community input which may have feedback to pass along to Hailstone Economic.

Sarah and Dan stated they have almost everything they need to be aware of and if they need additional information they will contact us. Surveys will be sent and distributed to local businesses in the North Pocono area in the near future.

Website for Regional Planning for public information and feedback www.northpoconoplan.com

Approval of Minutes

Motion made by Marc Gaughan for approval of March 31, 2025 Moscow Borough Regular Monthly Planning Commission Meeting minutes. Nichole Musewicz seconded the motion. The motion carried unanimously

Justin And Angela Padavano – 201 Main Street, Moscow Pa

George Parker stated that he had not heard back from Justin And Angela Padavano but approximately two weeks he did hear from an attorney requesting information on what took place “so far” regarding the property purchased by Justin And Angela Padavano at 201 Main Street, Moscow , PA. The attorney stated that it pretty much compared to what was told to him by Justin And Angela Padavano with the exception of a few added details that George had mentioned in the conversation. The attorney did not say that he was going to represent them but just had spoken to them. George has not heard from the attorney to date which was about one week ago, nor has George heard from Padavano's either. Joe Fesolovich asked if George had heard anything back as far as a request for a zoning hearing. George said he has not. Nichole Musewicz asked if the “posts” on the property were from Padavano or the previous owner John Mercuri. George stated he will look into that. George stated that even if they are planning on placing a sign it still does fall in line with what they were supposed to be doing. Marc asked if they can have a solely online business? Mary Liz stated that would be considered a “no-impact” home business where no clients can come on site, and cannot have any signage which does not satisfy a C1 zone which was the reason they would need to request a zoning hearing if they were going to choose to pursue that.

St. Mark's Episcopal Church - 1109 Church St, Moscow, Pa

Little Wild Flowers LLC. not pursuing any further as they have decided they will look into the building that is currently accompanied by HNB Bank on Main Street once it is vacated. The area is a C-1 and Little Wild Flowers LLC.is in a C-2 which George had explained to them. George stated if they were to pursue this they would need to request a zoning hearing variance.

George Parker, Zoning and Code Enforcement Officer

Zoning Reports from April 2025 to date was submitted for review

New Business

Nichole Musewicz stated that there is a house in Moscow (at the end of Market Street) with two blow-up fixtures and other boats, cars in the yard etc. and additional in the back of the property. No other comments or conclusion.

Nichole Musewicz inquired is there ordinances about large containers on properties on Market Street. George will look into.

Entrance to St Catherine's Church signage George is still looking into, has pulled files for review.

Marc Gaughan made a motion to adjourn the meeting. Dave Martin seconded the motion.

Minutes Submitted by Amy Carlson, Business Manager