**JESSUP BOROUGH PLANNING COMMISSION**

**MEETING MINUTES**

**November 18, 2020**

A regular meeting of the Jessup Borough Planning Commission was held on Wednesday, November 18, 2020. Due to the COVID-19 pandemic, the meeting was held via telephone conference for the fourth time. The September and October meetings were cancelled due to no business, but information was sent for future meetings. Mr. Maurice McGheehan coordinated.

Chairperson Paula Ralston Nenish called the meeting to order at 7:03 p.m. and all participated in the pledge of allegiance.

The following planning commission members were present: Chairperson Paula Ralston Nenish, Vice Chairperson Sarah Helcoski, Sam Sabastianelli, Robert Wasilchak Jr., Secretary Steve Esgro, James Moran, Dominic Perini and the newest member, Corey Mahon. Ron Kordish was absent. The Jessup Borough engineer, Tony Grizzanti, and the solicitor, Attorney Christopher Szewczyk, were also present at the meeting.

The meeting minutes for August 26, 2020 were accepted and approved. Motion by Mr. Moran and seconded by Mr. Perini. All in favor.

Communications: none from Attorney Szewczyk or from Engineer Grizzanti.

Officer/Committee Reports: none to report from Secretary or Vice Chairperson. Chairperson Ralston Nenish provided an update on the status of the SALDO review and noted that JPC comments for consideration were shared with Charlie at Urban Research. JPC terms expiring on December 31, 2020 include her, Robert Wasilchak Jr. and Steve Esgro. The proposed JPC 2021 meeting schedule will be shared during the December meeting. Council will hold its public hearing on November 23, 2020 on the proposed Zoning Ordinance and Comprehensive Plan followed by a special meeting where they will vote on both items.

Under old business:

Proposed Amendment to Update the Zoning Ordinance’s Noise Limitations was accepted at the Jessup Council meeting in October.

Jessup Crossings Senior Housing update. Dave Lopatka representing Reuther+Bowen informed the JPC of a transfer of ownership due to the passing of the original owner and asked that a new plan be signed by Borough officials. Except for the ownership update, no changes have been made to the plan. Engineer Grizzanti stated the sewer pump at the end of Brennan Street is not a problem as did Building Inspector/Zoning Officer Ken Marino. Motion to accept the plan with the new owner update made by Mr. Moran and seconded by Vice Chairperson Helcoski. All in favor.

New business:

Douglas and Gina Pitoniak Subdivision, 345 Lane Street - Don Julian, ESC Design. This involves a 1.4 acre parcel off Second Avenue and Lane Street. Mr. Moran questioned why Second Avenue narrows to Lane. Secretary Esgro recalled that the area was a mine subsidence as told to him as a young boy by Amerigo Pellis. Mr. Sebastianelli had concerns for setbacks at Lane Street and the Semon property. Mr. Marino stated that access to the subdivision and neighboring property owners were in favor of the plan. Public comment period had no callers. Motion for approval by Secretary Esgro, seconded by Mr. Mahon. All in favor.

Settler’s View Subdivision, Final Plan - Dave Lopatka, Reuther+Bowen. Mr. Lopatka reviewed the plan and subsequent queries from previous JPC meetings. There will be a mix of townhouses and single-owned houses. The Lena Lane access has been eliminated due to slope in elevation. Secretary Esgro had concerns for the retention pond to be fenced for safety. Mr. Sebastianelli had concerns on easements of 20 feet to 15 feet and cul-de-sac shapes.

Public comment period:

Erika Mills, attorney for Lena Lane homeowners. She was concerned about a run-off onto Lena Lane. Mr. Lopatka stated that Lena Lane is a higher elevation and therefore poses no problem.

Jeff Smith, Jessup resident. As potential buyer of lots, he notes there is no planned retaining wall bordering Lena Lane. Mr. Lopatka has plans for slope erosion control and there are no greenspace inclusions.

Lucy Helcoski, Lena Lane resident. Her concerns were a telephone pole excavated too closely and erosion on Lena Lane. Engineer Grizzanti stated the plan will rectify the areas.

Chris Helcoski, Lena Lane resident. Concerns on the slope of the road down to Hill Street. Attorney Szewczyk stated this a legal issue.

Mr. Perini requested that Jessup Borough Engineer, Tony Grizzanti, and solicitor, Attorney Christopher Szewczyk visit the area before we move forward.

Chairperson Ralston Nenish suggested that we move to continue to review the plan at the December JPC meeting.

Attorney Ray Rinaldi, who represents Settler’s View is concerned about waiting to finalize a project that has increasing costs. He felt that items were already acted upon.

Attorney Szewczyk stated that the JPC is within the 90-day review period so there is still time for plan review.

Meeting adjourned at 9:17 p.m. Motion by Mr. Moran and seconded by Mr. Perini. All in favor.

The next meeting is slated for 7:00 p.m. December 16, 2020.

Respectfully submitted,

Steve Esgro, Secretary/ Jessup Borough Planning Commission