**JESSUP BOROUGH PLANNING COMMISSION**

**MEETING MINUTES**

**December 16, 2020**

A regular meeting of the Jessup Borough Planning Commission was held on Wednesday, December 16, 2020. Due to the COVID-19 pandemic, the meeting was held via telephone conference for the fifth time. Mr. Maurice McGheehan coordinated.

Chairperson Paula Ralston Nenish called the meeting to order at 7:01 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 and Dominic Perini. Corey Mahon and Ron Kordish were absent. The Jessup Borough engineer, Tony Grizzanti, and the solicitor, Attorney Christopher Szewczyk, were also present at the meeting.

Approval of the meeting minutes for November 18,2020 will be tabled until the January 2021 meeting. Motion by Mr. Sabastianelli and seconded by Mr. Perini. All in favor.

Communications: none from Attorney Szewczyk or from Engineer Grizzanti.

Officer/Committee Reports: none to report from the Secretary or Vice Chairperson. Chairperson Ralston Nenish has no update on the SALDO review being conducted by Urban Research. Jessup Council approved the Jessup Crossings Final Plan and Pitoniak Subdivision at Second Avenue/Lane Street at its December council meeting. The JPC 2021 proposed meeting schedule was accepted with motion by Mr. Perini and seconded by Ms. Helcoski with all in favor. Chairperson Ralston Nenish also commented on the approval of the Comprehensive Plan and Zoning Ordinance by Jessup Council at its special meeting held in November, 2020.

Under old business:

Settler’s View Subdivision, Final Plan- Dave Lopatka for Reuther+Brown. Engineer Grizzanti and Mr. Lopatka spoke to developments since the November 2020 meeting. Secretary Esgro asked about an old mining entrance off proposed Omaha Drive. It's not on property and an old building has been removed. Mr. Moran questioned the proposed street names and had a question on a secondary entrance off Breaker Street. Attorney Ray Rinaldi answered there is an emergency access road. Mr. Sebastianelli commented swells listed at 15 feet but Jessup ordinance set at twenty and pavement requirements okayed.

Public Comment period:

Jeff Smith, Jessup resident, asked will there be a second public comment after a motion. Mr. Lopatka read the KBA engineer report (Tony Grizzanti) and other open items into the record/aloud and closed by asking for movement on the plan.

Attorney Don Karpowich and Dennis Peters, engineer, spoke on behalf of Lena Lane residents. They voiced concerns on water run-off and absence of berm/retaining wall construction. Upon completion of the subdivision, they want no problems with future residents.

Attorney Ray Rinaldi countered with a question for engineer Grizzanti, “Was the document (final plan) reviewed by KBA?”

Cross talk between attorneys and all having access to the conference descended into heated debate. Public comment was closed.

Mr. Sebastianelli recommended right-to-know information be forwarded to Peters Engineering. Attorney Rinaldi countered that the permit has been issued from 2016 through Lackawanna County. Vice Chairperson Helcoski stated the permit had Lena Lane going into Settler’s View and has since been rescinded. Mr. Lopatka stated that the Lena Lane change had been resubmitted.

Mr. Perini motioned to table the plan until the January 2021 JPC meeting. Seconded by Secretary Esgro. Passed five to one with one Vice Chairperson Helcoski abstaining. Mr. Wasilchak stated that multiple engineer reviews were conducted and they did their job.

New business:

Hale Trailers Corrective Action Plan. Dave Lopatka stated the plan will be used only for trailer parking. There are no buildings planned for the site. LCCD adequacy letter was discussed. The plan is not considered a land development. The Jessup Zoning Hearing Board reviewed this property on February 26, 2020.

Public Comment period:

Jeff Smith, Jessup resident, commented on reviewing parking lot lighting, stormwater control and having a contingency plan in case of future site changes.

Motion to accept corrective plan by Mr. Moran and seconded by Mr. Wasilchak. All in favor.

Chairperson Ralston Nenish commented on a job well done for 2020. She thanked the JPC members for all of their support and cooperation during 2020; and Attorney Szewczyk, Engineer Grizzanti, and Zoning Officer Marino for their guidance and support. She closed by wishing all a happy holiday.

Meeting adjourned at 9:17 p.m. Motion by Vice Chairperson Helcoski and seconded by Mr. Sebastianelli. All in favor.

The next meeting is slated for 7:00 p.m., January 20, 2021.

Respectfully submitted,

Steve Esgro, Secretary/ Jessup Borough Planning Commission