

**JESSUP BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
January 20, 2021**

A regular meeting of the Jessup Borough Planning Commission was held on Wednesday, January 20, 2021. Due to the COVID-19 pandemic, the meeting was held via telephone conference for the sixth time. Mr. Maurice McGheehan coordinated.

Chairperson Paula Ralston Nenish called the meeting to order at 7:00 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, Secretary Steve Esgro, James Moran, Dominic Perini, Corey Mahon and Ron Kordish. Robert Wasilchak Jr. was absent. The Jessup Borough engineer, Tony Grizzanti, and the solicitor, Attorney Christopher Szewczyk, were also present at the meeting.

JPC reappointments by Council on January 4, 2021 were recognized: Paula Ralston Nenish, Steve Esgro and Robert Wasilchak, Jr. - all terms to expire on December 31, 2024.

Approval of the meeting minutes for November 18, 2020 and December 16, 2020 meetings. Motion by Mr. Moran and seconded by Mr. Kordish. 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 reports no update on percentage of completion of the SALDO review.

Under old business:

Settler's View Subdivision, Final Plan- Dave Lopatka for Reuther+Bowen. Mr. Lopatka reviewed a January 8, 2021 letter to JPC. Ms. Helcoski commented on road widths to accommodate emergency vehicles from a previous review plan (early 2016) not appropriate. Engineer Grizzanti stated the current plan was approved. Attorney Ray Rinaldi representing Settler's View, interjected that Breaker Street was not included and the plans were approved by Lackawanna County. Chairperson Ralston Nenish stated November 9, 2020 review from Fire Chief Steve Pitoniak was approved. Mr. Sebastianelli was given information of the number of townhouses on the final plan. Attorney Szewczyk right-to-know items raised at the last meeting were sent to

concerned parties representing Lena Lane residents.

Public Comment period:

Lucille Helcoski, Lena Lane resident. She had concerns on the stabilization of the berm between the adjoining neighborhoods. Dave Lopatka detailed the composition of the completed berm. Mrs. Helcoski questioned "Why would people buy these properties?"

Edwina Neary, Lena Lane resident. She questioned the ownership of the berm and its length. Mr. Lopatka stated it is Settler's View property and it will run from the bottom of the hill to the top and continue between the neighborhoods. She also questioned about possible interruption to Lena Lane during berm development.

Motion to recommend approval of the Settlers View final land development plan with three conditions: (1) approval of the minor modification to the existing NPDES permit; (2) waiver granted to reduce the easement for drainage facilities from 20 feet to 15 feet; and (3) waiver granted from the Jessup Borough Stormwater Ordinance concerning spillways made by Secretary Esgro and seconded by Mr. Sebastianelli. Six yes, one abstain (Ms. Helcoski), one uncounted/not online (Mr. Kordish), one absent (Mr. Wasilchak)

New business:

Attorney Szewczyk reviewed the Hale Trailer Corrective Action Plan. Mr. Lopatka of Reuther+Bowen was on hand to represent Hale Trailer. Mr. Sebastianelli had questions of tree removals by surrounding property owners. Mr. Lopatka stated Hale Trailer will maintain a 30-foot band of trees on three sides of its property except for the side bordering the Casey Highway. Mr. Sebastianelli said the updated SALDO will need to come our way to obtain a clear decision going forward. Ms. Helcoski raised concerns of trailers being used for storage. Mr. Moran questioned if the ownership changes will zoning follow if proposed usage changes. Mr. Sebastianelli feels we need more time to investigate as we received it so close to this meeting. Mr. Lopatka stated that Hale only sells trailers and does not store anything in them. Mr. Perini needs more information in case usage changes in the future. Chairperson Ralston Nenish is okay with the tree barrier and gravel base not changing the water movement around the neighboring properties. Mr. Moran asked how many sites Hale owns. Mr. Lopatka stated the primary lot is the one discussed.

Public Comment period:

Jeff Smith, Jessup resident. Jeff commented as a member of the zoning hearing board. He felt there was a misrepresentation at a zoning hearing and the Jessup Borough

engineering group was not present. He recommends the JPC cover this project with the borough engineers in attendance. Chairperson Ralston Nenish moved this topic on to the next meeting in February.

Meeting adjourned at 9:02 p.m. Motion by Mr. Perini and seconded by Mr. Moran. All in favor.

The next meeting is slated for 7:00 p.m. February 17, 2021.

Respectfully submitted,  
Steve Esgro, Secretary/ Jessup Borough Planning Commission