

**JESSUP BOROUGH PLANNING  
COMMISSION MEETING MINUTES**

**November 17, 2021**

A regular meeting of the Jessup Borough Planning Commission was held on Wednesday, November 17, 2021.

Chairperson Paula Ralston Nenish called the meeting to order at 7:02 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, Secretary Steve Esgro, Sam Sebastianelli, Dominic Perini, Corey Mahon and Ron Kordish. The Jessup Borough engineer, Tony Grizzanti, joined by phone at 7:15. Borough solicitor, Attorney Christopher Szewczyk, was present at the meeting.

Approval of the meeting minutes for October 20, 2021 were accepted. Motion to accept by Corey Mahon, seconded by Sam Sebastianelli. All in favor.

Communications: Nothing to report from Engineer Grizzanti. Attorney Szewczyk mentioned that his last communication with Charlie Schemel of URDC was November 8, 2021 and the Borough is still awaiting his SALDO work proposal.

Officer/Committee Reports: none to report from the Secretary or Vice Chairperson. Chairperson Ralston Nenish reported four items: Lot #13 Valley View Drive (Mericle) parking revision was approved by Council at their November meeting; SALDO work proposal has yet to be received; JPC members Perini and Vancosky terms expiring 2021; Officer elections January 2022 for all positions/2-year terms.

Old business: none

New business: 135 Erie Street, Proposed Townhouse Project (preliminary sketch plan): Lou Demarco and Emanuel T. Posluszny, P.E. presented a proposed sketch.

Early 2021 plan. Under one acre. Using 10, 2-bedroom units with one-car garages as rentals as of now (possible rent to sell later). Expected to be for general housing, not low-income. Older house structure on property more than likely will be razed. Many comments from various JPC members to guide Mr. Demarco through the process follow:

Sam Sebastianelli; Erie Street being a state road requires traffic studies and parking prohibitions. The sewer line connection as a common line or each individual unit should be considered as it is the developer's responsibility. The plan may not fit the aesthetic ordinance requiring new developments to have an unencumbered view to the street. Suggests moving the garage areas to the rear of the units. Mr. Demarco would prefer to have back of properties for play areas free of vehicular traffic. Sam countered there is a brand new playground and fields across the street-Kids Korner and Memorial Field.

Engineer Grizzanti; PennDot has no problems with the development at this stage. An issue might be large delivery trucks and backing up out of parking areas. Stormwater handling to the front and moving to the back.

Chairperson Ralston Nenish; Concerns on emergency services entering the development as the sketch plan has a one-way entrance to an exit. She also discussed a land development versus a subdivision plan and discussed the steps for submitting a formal land development application while making references to where the Borough's Zoning Ordinance and SALDO can be located on the Borough's Web site.

Secretary Esgro and Vice Chairperson Helcoski; Steve suggested moving the units closer to Erie Street freeing up space to put the garages in the back per Sam Sebastianelli's recommendation. Sarah added the road be wide enough to handle traffic in a two-way direction. Sarah conceded that Mr. Demarco's intent of a rear play area would discourage such a plan. Mr. Demarco would also plan putting storage sheds behind each unit to handle seasonal furniture, decorations, etc.

The general consensus would be checking PennDot requirements and parking issues. Chairperson Ralston Nenish stated that she would share the preliminary sketch plan with the Borough Fire Chief for his feedback on EMS concerns and the feedback will be shared with Mr. Demarco.

There was no public comment.

Chairperson Ralston Nenish wished everyone a Happy Thanksgiving.

Meeting adjourned at 7:56 pm. Motion by Vice Chairperson Sarah Helcoski and seconded by Ron Kordish. All in favor.

The next meeting is slated for Wednesday, December 15, 2021.

Respectfully  
submitted,

Steve Esgro,  
Secretary/ Jessup  
Borough Planning  
Commission