

**JESSUP BOROUGH PLANNING COMMISSION
MEETING MINUTES**

April 21, 2021

A regular meeting of the Jessup Borough Planning Commission was held on Wednesday, April 21, 2021. Due to the COVID-19 pandemic, the meeting was held via telephone conference for the seventh time. There were no meetings for February and March. 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, Ron Kordish and Robert Wasilchak Jr. The Jessup Borough engineer, Tony Grizzanti, and the solicitor, Attorney Christopher Szewczyk, were also present at the meeting.

Approval of the meeting minutes for January 20, 2021 with noted omission: during public comment, Rella Scassellati stated Hale Trailers had not sent required SALDO plans to the planning commission. Motion to accept by Steve Esgro and seconded by Dominic Perini. All in favor.

Communications: Attorney Szewczyk stated in-person meetings are still prohibited due to spacing guidelines and CDC guidelines. Nothing to report from Engineer Grizzanti.

Officer/Committee Reports: none to report from Secretary or Vice Chairperson. Chairperson Paula Ralston Nenish reported an update on the following items:

*Paula and Corey Mahon attended the Managing The Subdivision Review Process webinar, March 30, 2021. Both commented on informative and valuable content and lauded Jessup Councils efforts in providing these expenses-paid opportunities for JPC members.

*Welcomed new Borough Fire Chief, Jim Anderson, Jr. and looks forward to working with him. Thanked retired Chief Steve Pitoniak for his help in the transitioning process.

*Reminder to JPC members to file PA State Ethics Commission Statement of Financial Interests by May 1st.

*SALDO Review still pending

*JPC Annual Report Draft #2, 2019 new items added

*JPC Annual Report Draft #1, 2020. Paula requested Attorney Szewczyk to check into these before finalization.

Old business:

*Hale Trailer Corrective Plan. Attorney Szewczyk updated the status from the January JPC meeting and recent April Jessup Council work meeting. There will only be new and used trailers on site. These will be empty. There is no storage of dangerous materials on property. The surrounding vegetation remains the same. Any changes will be brought forward before council.

Public Comment period: No comments.

New business:

*Rotell Minor Subdividsion at Hill Street/Grassy Island Avenue Intersection. Bill Senapedis, surveyor for Tony Rotell spoke of combining lots into one-acre parcels. This expedites their use in accordance with Jessup land development. Jessup has received a letter from Lackawanna county officials who have reviewed and approved the property lines. Two comments were attached concerning flood lane for Grassy Island creek and the drop off of one of the lots. Engineer Tony Grizzantii requested listing the position of the sanitary line and an inlet for stormwater. Chairperson Paula Ralston Nenish voiced concern on the rear setback of 25 feet be extended to 30 feet-ordinance. Vice Chairperson Sarah Helcoski was confused with the digital plans' acreages which the JPC received over the computer. After some back and forth conversation, Engineer

Tony Grizzantii confirmed that the paper copies are accurate. Chairperson Ralston Nenish asked for revised copies to be forwarded to JPC. The JPC members Esgro, Kordish, Mahon, Moran, Perini and Wasilchak all commented okay. Sam Sebastianelli was concerned with disturbances to Grassy Island Creek. Sam also offered advice to Mr. Senapedis on possible commercial road plans and 1004 B. waterway setback standards that may be detrimental to any future uses of the properties.

Public Comment period: No comments.

Motion to recommend approval (with revisions concerning catch basin, sanitary line and 25' changed to 30' setback) by Jim Moran and seconded by Corey Mahon. All in favor.

*Eastern PA Land Development Holding, LLC. The new canning factory, CANPACK razed the former Cinram in the Mid Valley Industrial Park. It built a 908,000 square foot facility. It is building an additional 710,000 square foot facility. The total operation is entirely in the borough of Olyphant. Speaking on behalf of the developers, Paul Szewczak, the company is planning to route storm water into Jessup's portion of Sterry Creek. Engineer Tony Grizzantii asked JPC Attorney Szweczyk if land improvement is required by Jessup. Sam Sebastianelli welcomed the business to the area but had some environmental concerns. He felt climate changes have moved stated flood plan models up sooner, for example 500-year to 100-year. He proposed a gate valve system to stem the rush of water into the creek after a storm. This would prevent the recent problems at Lane Street and Constitution Avenue in Jessup. Paul Szewczak stated the on-site basin systems should handle the water. Additionally, the large parking lots of the former Cinram plant have been reduced and replaced with absorbing grass areas.

Public Comment period: No comments.

Jim Moran announced his resignation from the Jessup Planning Commission as he is relocating to the borough of Archbald. Chairperson Paula Ralston Nenish extended thanks to Jim as others also bid farewell and a job well done.

Meeting adjourned at 8:36 pm. Motion by Dom Perini and seconded by Sam Sebastianelli. All in favor.

The next meeting is slated for 7:00 pm. May 19, 2021.

Respectfully submitted,

Steve Esgro, Secretary/ Jessup Borough Planning Commission