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DUNMORE BOROUGH PLANNING COMMISSION

IN RE: Bucktown Center Associates, LP
222 East Drinker Street

Hoofy Holdings Land Development
105 Corner Street

HELD: Thursday, June 1st, 2023

TIME: 7:00

LOCATION: Dunmore Community Center
Monroe Avenue
Dunmore, Pennsylvania

MARIA MCCOOL, RPR
OFFICIAL COURT REPORTER

1 C O M M I S S I O N M E M B E R S :

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DINO DARBENZIO, Chairman - absent
THOMAS PICHIARELLA - absent
GARY DUNCAN, Secretary
JOSEPH GROCHOWSKI, Vice Chairman
CHRIS MASSARO
JORDAN CLARK
DONNA TOMASETTI
MICHAEL COSGROVE, SOLICITOR
DAVID LOPATKA, ENGINEER
MICHAEL BRAZIL, CODE ENFORCEMENT

1 (Pledge of Allegiance.)

2
3 MR. GROCHOWSKI: Thursday, June 1st,
4 let's do the roll call. Gary, if you want to
5 call the roll.

6 MR. DUNCAN: Miss Tomasetti.

7 MS. TOMASETTI: Here.

8 MR. DUNCAN: Mr. Darbenzio. Mr.
9 Grochowski.

10 MR. GROCHOWSKI: Here.

11 MR. DUNCAN: Mr. Massaro, Mr.
12 Pichiarella, Duncan, here; Mr. Clark.

13 MR. CLARK: Here.

14 MR. DUNCAN: Mr. Cosgrove --
15 Attorney Cosgrove, my apologies.

16 ATTY. COSGROVE: Here.

17 MR. DUNCAN: Engineer Lopatka.

18 MR. LOPATKA: Here.

19 MR. DUNCAN: Michael Brazil.

20 MR. BRAZIL: Here.

21 MR. GROCHOWSKI: All right. First
22 of all, I like the new agenda. Do we have any
23 public comment on the agenda items only?
24 Anything, just anybody out there on the agenda
25 items? Not seeing any, okay, so let's do a

1 motion to approve the previous meeting minutes.
2 Do I have a motion to approve those?

3 MR. DUNCAN: I'll make a motion.

4 MS. TOMASETTI: I'll second.

5 MR. GROCHOWSKI: Okay. We don't
6 need to do a roll on that, do we? All right,
7 first up Bucktown Center Associates. Who is
8 here representing them?

9 MR. COONEY: I am, Jude Cooney.
10 We're the engineers on the project. Yeah, so
11 we have the engineer's recommendations for the
12 final approval. That's what we're asking for.
13 I don't know if there anything else.

14 MR. GROCHOWSKI: I saw a lot of the
15 documentation. I assume the rest of Planning
16 Commission did.

17 MR. LOPATKA: Yeah. I mean, the
18 only -- I don't know if you guys brought signed
19 drawings or anything.

20 MR. COONEY: Yeah, so we just need
21 Mike Kelly. But I have the drawings here. I
22 was going to give them to Mike tonight if he
23 was here. But we could get them signed and
24 back to the Borough.

25 MR. LOPATKA: Yeah, if you could

1 just get them signed and back to the Borough.
2 Also, one other thing that I didn't see, did
3 you get your planning module exemption from
4 DEP? I saw -- I know that the postcard and
5 everything I believe was signed by the Borough.

6 MR. COONEY: Yeah, we didn't get it
7 back yet.

8 MR. LOPATKA: So I would just make
9 it a condition that they receive their planning
10 module exemption and signatures to the --

11 MR. COONEY: That's fine. That was
12 a couple months ago.

13 MR. GROCHOWSKI: Any Planning
14 Commission Members have any questions?

15 MR. CLARK: No.

16 MR. GROCHOWSKI: All right. So does
17 anybody have a motion for approval based on the
18 two contingencies; one was the planning module
19 and the other was the signed copy of the plans?

20 MR. CLARK: I'll make a motion.

21 MR. GROCHOWSKI: Second?

22 MR. DUNCAN: I'll second.

23 MR. GROCHOWSKI: Roll call.

24 MR. DUNCAN: Miss Tomasetti.

25 MS. TOMASETTI: Yes.

1 MR. DUNCAN: Mr. Grochowski.

2 MR. GROCHOWSKI: Yes.

3 MR. DUNCAN: Duncan, yes; Mr. Clark.

4 MR. CLARK: Yes.

5 MR. COONEY: The only other thing
6 that we have to make a motion on is that to
7 make the improvement to that alley in the back.

8 MR. GROCHOWSKI: Oh, yeah, I
9 remember that. Dave, did you see that? This
10 is with the Fire Chief. It was for the alley,
11 for access for the fire truck.

12 MR. BRAZIL: I think I forwarded you
13 the letter from --

14 MR. LOPATKA: I saw his letter. I
15 don't know if I saw the --

16 MR. COONEY: Yeah, just put no
17 parking in front of the alley so that they
18 could get the fire truck in.

19 MR. GROCHOWSKI: The Fire Chief
20 responded to that.

21 MR. BRAZIL: He signed off on it on
22 Jude's plan.

23 MR. LOPATKA: Yeah, so that's --

24 MR. GROCHOWSKI: I remember seeing
25 it last time.

1 MR. COONEY: Yeah, this is off the
2 property. It's on the Borough's property. The
3 work would be done by United Neighborhood.

4 MR. LOPATKA: Yeah, I don't see any
5 issue with that.

6 MR. GROCHOWSKI: I saw it. I don't
7 think -- I don't think we need to do anything.

8 MR. LOPATKA: I don't think you need
9 to do anything. No, because he provided a
10 recommendation for approval.

11 MR. GROCHOWSKI: Yeah, okay.

12 MR. COONEY: Okay. All right.
13 We'll notify you when we are going to do that
14 work, you know, the no parking striping, that
15 work and --

16 MR. GROCHOWSKI: We'll be good.

17 MR. COONEY: Great. Thank you.

18 MR. GROCHOWSKI: Good luck on the
19 project.

20 MR. COONEY: Thank's so much,
21 appreciate it.

22 MR. GROCHOWSKI: All right. Next on
23 agenda, Hoofty Holding Land Development, 1 East
24 Broad Street, Bethlehem, 105 Corner Street.

25 MR. CHORBA: Matthew Chorba, so the

1 current project is a parking lot off the side
2 of 105 of Corner Street. So this is the
3 existing Custom Carpet building with the vacant
4 lot over here. The project includes not only a
5 parking lot but also lot consolidation. These
6 two lots are individual lots that we'd like to
7 consolidate into one overall lot here.

8 It has access. It has access from
9 Chestnut Street, Corner Street; but there is
10 also -- also have access along both sides of
11 the building as well. The proposed plan would
12 be to create a parking area right off the side
13 of the building on the vacant lot here. Okay,
14 access would come from Chestnut Street.

15 The idea with talking with Dave
16 Lopatka was to try to -- because the stormwater
17 right now leaves uncontrolled from the site.
18 We would try -- everything back up to Chestnut
19 Street without having any curb, sidewalk or
20 road cuts in Chestnut Street as well.
21 Stormwater, it's a small site. This actually
22 does not require stormwater management based on
23 the ordinance.

24 It's less than the minimum square
25 feet required for the disturbance and

1 impervious. So this is the -- we're doing new
2 sidewalks along here.

3

4 (Mr. Massaro enters meeting.)

5

6 MR. GROCHOWSKI: So it's less than
7 one acre.

8

9 MR. LOPATKA: No, it's not even one
10 acre. The stormwater ordinance requires it's
11 under a quarter of an acre. Yeah, so this
12 project is under a quarter of an acre so it
13 doesn't require stormwater management.

13

14 MR. CHORBA: Based on the parking
15 lot here, we're proposing since the cars will
16 be parking this way, we're proposing some
17 landscape here to screen from the adjoining
18 property over here. And we have dumpster
19 access. We had some future area, some future
20 parking area in the back for service. That is
21 not intended to be done at this time. I
22 believe that's it. Are there any questions?

22

23 MR. GROCHOWSKI: I'll start with a
24 couple. So one is the lot consolidation, two
25 separate parcels?

25

 MR. CHORBA: Correct.

1 MR. GROCHOWSKI: Right now it's a
2 vacant lot just being converted to a parking
3 lot.

4 MR. CHORBA: Correct.

5 MR. GROCHOWSKI: And how many
6 spaces?

7 MR. CHORBA: Fifteen, I believe --
8 or seventeen.

9 MR. GROCHOWSKI: I did see -- I
10 don't know whether it was from the erosion
11 control or something --

12 MR. LOPATKA: That is the only thing
13 that they don't have. They need a letter of
14 adequacy from the Conservation District because
15 it is under one acre. So anything over 5,000
16 square feet up to an acre, you need at least an
17 adequacy letter.

18 So that's -- they submitted it I
19 believe. And there was comments on it. And
20 they are waiting for the final approval. So, I
21 mean, anything with regards to that would end
22 up being a contingency or a condition.

23 MR. GROCHOWSKI: Dave, did you have
24 a chance --

25 MR. LOPATKA: Yeah, I've been going

1 back and forth with Matt on this for a little
2 while. I reviewed it. It wasn't anything
3 major. Stormwater, they did run numbers. I
4 reviewed all their calcs. Everything seems to
5 be in order other than the ENS letter.

6 MR. GROCHOWSKI: I'll open it up to
7 members for questions.

8 MR. DUNCAN: Mike, did Chris
9 DeNaples have anything to say about a
10 particular --

11 MR. BRAZIL: Chris had one question
12 about the parking in front of the building,
13 access with the fire truck. Is there parking
14 on the street in front of the building?

15 MR. CHORBA: So right now there is
16 currently parking in the front -- there is
17 parking that people do park there. To say that
18 there's parking in front of that building right
19 now, it's kind of a vacant building. So to say
20 that there's a parking now, it would be a
21 stretch. But there is parking along the side
22 of the road there.

23 MR. BRAZIL: Okay. His concern was
24 trying to make a turn with a fire truck getting
25 into that side of the building.

1 MR. CHORBA: Understood. So what we
2 did was, we do have some -- we do have some
3 available parking here. And we set that back.
4 We set that back I believe at least 25 feet.

5 MR. BRAZIL: From that corner on
6 Chestnut, yeah. Okay.

7 MR. CHORBA: And we could confirm
8 that. But the idea here is a mixed use
9 building with some professional spaces and some
10 apartment buildings. So understanding that
11 it's an existing building, it's a large
12 building.

13 This was the most parking that we
14 could get on the site because the building
15 itself pretty much takes up the whole other
16 piece of property. The other piece of the
17 property that we were trying to do -- so the
18 street parking was just another way for us to
19 identify additional parking.

20 MR. DUNCAN: On a followup on that
21 I'm going to come back to you, Mike. In
22 addition to the parking, did Chief DeNaples say
23 anything about getting through there -- I mean,
24 that street, it's a narrow corridor when you
25 come through there. I've been through it. We

1 have a Honda CRV, which is not an incredibly
2 big vehicle and it was still tight.

3 MR. BRAZIL: I think if we had to,
4 can we adjust that no parking area back further
5 for the radius of a fire truck?

6 MR. CHORBA: Yeah, we would do
7 anything we can.

8 MR. BRAZIL: He looked at it; but
9 he, you know, he was going to come tonight but
10 I'm not sure. But that was his only concern
11 was being able to get a ladder truck in there
12 because now it's apartments and if you had to,
13 you know, make a rescue or something you need
14 to get access.

15 MR. CHORBA: The parking on the
16 street is simply something to help with the
17 amount of parking, the deficit in parking. I
18 think we would be more than willing to do
19 whatever we have to do to accommodate any
20 emergency response.

21 MR. BRAZIL: Okay, thanks.

22 MR. DUNCAN: Thank you.

23 MR. GROCHOWSKI: Other questions?
24 So the current use of the building next door,
25 is it not being used right now?

1 MR. CHORBA: It was previously
2 Custom Carpet. They did carpet installation.
3 They did actually cleaning. They did carpet
4 cleaning and stuff. And the second and third
5 floors were primarily unused and vacant.

6 MR. MASSARO: Are you taking parking
7 from -- is that Chestnut Street? Is there
8 parking where your new drive is?

9 MR. CHORBA: People do park along
10 that side of the road.

11 MR. MASSARO: But it's not metered.

12 MR. CHORBA: No, it's not.

13 MR. MASSARO: I'm sorry. I
14 apologize for being late. You might have
15 answered this. But you've accommodated some
16 required parking spaces with street parking or
17 that's just not required but additional?

18 MR. CHORBA: It's just additional.
19 We understand that there's a deficit in parking
20 based on the mixed use, based on the fact that
21 the building is so large.

22 MR. MASSARO: But won't be posting
23 parking spaces or lining the street or doing
24 anything in the right of way.

25 MR. CHORBA: No.

1 MR. MASSARO: So it would be up to
2 us to set the setback. It would be up to the
3 Borough to set the setback.

4 MR. LOPATKA: Well, to set the
5 setback for -- yeah, for any parking that they
6 were -- I mean, he's just calling out spaces
7 just as an area.

8 MR. CHORBA: Additional.

9 MR. LOPATKA: They're not required.
10 So, I mean, if the Chief comes back, you know,
11 and wants a little more space on either side,
12 they're just going to have to shrink that.

13 MR. GROCHOWSKI: I'm seeing, you
14 know, things -- maybe a contingency depending
15 on Chief DeNaples being okay with --

16 MR. LOPATKA: That's fine. Yeah,
17 you could definitely do that.

18 MR. GROCHOWSKI: And was there
19 another contingency?

20 MR. LOPATKA: The letter of
21 adequacy.

22 MR. GROCHOWSKI: Letter of adequacy.

23 MR. LOPATKA: From Conservation.

24 MR. GROCHOWSKI: So you need
25 approval for the lot consolidation and to

1 develop the parking lot. Do I have a motion to
2 approve contingent on two things; one being
3 that Chief DeNaples is okay with the setup and
4 access for the fire truck; and the other letter
5 of adequacy from Lackawanna County. Those
6 would be the two contingencies. Do I have a
7 motion to approve?

8 MR. DUNCAN: I'll make a motion.

9 MR. GROCHOWSKI: A second?

10 MS. TOMASETTI: I'll second.

11 MR. GROCHOWSKI: Roll call.

12 MR. DUNCAN: Miss Tomasetti.

13 MS. TOMASETTI: Yes.

14 MR. DUNCAN: Mr. Grochowski.

15 MR. GROCHOWSKI: Yes.

16 MR. DUNCAN: Mr. Massaro.

17 MR. MASSARO: Yes.

18 MR. DUNCAN: Mr. Clark.

19 MR. CLARK: Yes.

20 MR. DUNCAN: Duncan, yes.

21 MR. GROCHOWSKI: Any other comments
22 or issues?

23 MR. LOPATKA: Just quick, Matt,
24 you're going to have to record this whole set,
25 which will include the lot consolidation plan.

1 MR. CHORBA: Yes.

2 MR. LOPATKA: Okay.

3 MR. GROCHOWSKI: Questions, comments
4 from anybody else?

5 MR. LOPATKA: And again, they are
6 just going to need to get everything signed and
7 dropped off so the Borough could sign where
8 they need to.

9 MR. GROCHOWSKI: Yeah, so, I mean,
10 obviously contingent on the approvals and all
11 the documents signed and submitted to the
12 Borough.

13 MR. CHORBA: Okay.

14 MR. GROCHOWSKI: We all good?

15 MR. CHORBA: Yeah.

16 MR. GROCHOWSKI: All right. Motion
17 to adjourn.

18 MR. DUNCAN: I'll make that motion.

19 MS. TOMASETTI: I'll second it.

20 MR. GROCHOWSKI: Thanks, everyone.
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