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DUNMORE BOROUGH PLANNING COMMISSION

HELD: Thursday, July 6th, 2023

TIME: 7:00

LOCATION: Dunmore Community Center
Monroe Avenue
Dunmore, Pennsylvania

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

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

MARIA MCCOOL, RPR

OFFICIAL COURT REPORTER

1 (Pledge of Allegiance.)

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4 MR. DARBENZIO: Dunmore Planning
5 Commission meeting for July 6th, 2023 called to
6 order. Mr. Duncan, roll call, please.

7 MR. DUNCAN: Mr. Clark.

8 MR. CLARK: Here.

9 MR. DUNCAN: Mr. Darbenzio.

10 MR. DARBENZIO: Here.

11 MR. DUNCAN: Duncan, here; Mr.
12 Grochowski, absent. Mr. Massaro.

13 MR. MASSARO: Here.

14 MR. DUNCAN: Mr. Pichiarella,
15 absent. Miss Tomasetti, absent. Attorney
16 Cosgrove.

17 MR. COSGROVE: Here.

18 MR. DUNCAN: Mr. Lopatka is absent.
19 Mr. Brazil.

20 MR. BRAZIL: Here.

21 MR. DARBENZIO: All right. Thank
22 you. We have two items on the agenda. First
23 item is Senofonte/Clemente lot line change, 712
24 East Drinker Street, Dunmore, PA. Anyone here
25 to present for that? Can you please come

1 forward and state your first and last name,
2 please?

3 MR. JULIAN: Donald Julian. I'm the
4 land surveyor for Senofonte.

5 MR. DARBENZIO: Yes, thank you.
6 Would you like to give us just a little
7 overview? We looked at the map.

8 MR. JULIAN: Mr. Senofonte sold his
9 primary residence at 712 Drinker to Clemente.
10 And there is a portion of the lot at 714 in the
11 rear that he had fenced off and utilized for
12 the pool area. And they wanted to convey that
13 with the home.

14 MR. DARBENZIO: That's pretty
15 straightforward. Anyone -- any of the members
16 have any comments or would like to ask any
17 questions? Anyone in the audience like to ask
18 any questions? Mr. Brazil, anything?

19 MR. BRAZIL: I would just like to
20 put on the record that our Borough Engineer,
21 Dave Lopatka signed off on it and he's okay
22 with everything.

23 MR. DARBENZIO: And Mr. Cosgrove?

24 MR. COSGROVE: I'm fine, no
25 questions.

1 MR. DARBENZIO: You feel good about
2 it.

3 MR. COSGROVE: It's good.

4 MR. DARBENZIO: At this time I'll
5 open the floor to a motion to approve.

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

7 MR. DARBENZIO: Do we have a second?

8 MR. MASSARO: Second.

9 MR. DARBENZIO: Mr. Massaro seconds.
10 Mr. Duncan, roll call on the vote, please.

11 MR. DUNCAN: Mr. Clark.

12 MR. CLARK: Yes.

13 MR. DUNCAN: Mr. Darbenzio.

14 MR. DARBENZIO: Yes.

15 MR. DUNCAN: Duncan, yes; Mr.
16 Grochowski. Mr. Massaro.

17 MR. MASSARO: Yes.

18 MR. DARBENZIO: All right. You're
19 approved.

20 MR. JULIAN: Thank you.

21 MR. DARBENZIO: All right. Thank
22 you. The second item on the agenda is Maria
23 McLaine, lot line change, Adams Avenue and New
24 York Street. Is there anyone here also for
25 that?

1 MR. JULIAN: That would be me as
2 well.

3 MR. DARBENZIO: All right, sir.

4 MR. JULIAN: I was unaware until
5 this evening that Mrs. McLaine wants to go
6 ahead and resolve a zoning issue with minimum
7 land area in a commercial zone. She's going to
8 add her parcel with the building on it at
9 Nina's Pizza on New York and Adams to the
10 remaining lands to make it a conforming parcel
11 for --

12 MR. DARBENZIO: -- for making the
13 commercial lot from nonconforming to
14 conforming.

15 MR. JULIAN: Well, the remaining
16 lands. There's a strip of the Old Erie
17 Railroad rightaway that she owns behind her
18 building. And it goes behind the lands that
19 Burke owns further down Adams.

20 So they are going to split the
21 railroad rightaway in half pretty much and add
22 one half to Burke's land and add the other half
23 to McLaine's property.

24 MR. DARBENZIO: Are you prepared --
25 I didn't see a map for that this evening.

1 MR. BRAZIL: Yeah, I have a map
2 here.

3 MR. DARBENZIO: Is it -- are you
4 ready to move on this or --

5 MR. JULIAN: Well, I guess Maria is
6 comfortable doing that now so what we would
7 like to do is maybe get it to the point where
8 we could get a conditional approval. And I
9 know Dave Lopatka he wanted to add signature
10 blocks for --

11 MR. BRAZIL: Yeah, he said you have
12 to add the additional signature block for Bob
13 Burke.

14 MR. JULIAN: For Burke and then show
15 the Nina's parcel being consolidated.

16 MR. BRAZIL: Okay, so would you like
17 to table it until next month? I think you are
18 better off doing it that so we could get
19 everything straightened out beforehand.

20 MR. JULIAN: Yeah, if --

21 MR. DARBENZIO: If we're going to
22 approve it we need the --

23 MR. BRAZIL: Yeah, if Dave doesn't
24 approve it and doesn't give us the okay to
25 approve it, we can't approve it. So I suggest

1 you table it until the next meeting which will
2 be next month.

3 MR. JULIAN: If that's how we have
4 to proceed.

5 MR. BRAZIL: Yeah, on our end you
6 have to do it that way.

7 MR. CLARK: I have to recuse myself
8 from this vote as well. I would be the
9 architect of record for this project. And that
10 would leave us without a quorum anyway, right?

11 MR. DARBENZIO: Right.

12 MR. MASSARO: Before we close you
13 out, explain to me who owns that old railroad
14 property.

15
16 (A brief conversation off the record
17 was held.)

18
19 MR. DARBENZIO: So there won't be a
20 variance needed based on what he's saying.
21 They're looking for -- that plan doesn't show
22 the final of the lots is basically that's what
23 we're missing, okay, so we need an updated
24 plan.

25 I mean, it's not like you're going

1 to be breaking ground and hold construction up
2 if we table it for this month.

3 MR. BRAZIL: We have to table it.
4 We don't have a choice.

5 MR. DARBENZIO: We don't have the
6 final plans and we don't have a quorum. All
7 right. So at this time we'll move for a motion
8 to table.

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

10 MR. DARBENZIO: Mr. Duncan makes the
11 motion.

12 MR. MASSARO: Second.

13 MR. DARBENZIO: Second, Mr. Massaro.
14 All in favor signify by saying aye.

15 MR. MASSARO: Aye.

16 MR. DUNCAN: Aye.

17 MR. DARBENZIO: Aye. Mr. Clark has
18 abstained for the record.

19 MR. CLARK: Yes.

20 MR. DARBENZIO: Is there any other
21 further business that we need to attend to?

22 MR. BRAZIL: Not at this time.

23 MR. DARBENZIO: Okay, at this time
24 I'd like to entertain a motion to adjourn.

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

1 MR. DARBENZIO: Mr. Duncan. Second
2 someone?

3 MR. CLARK: Second.

4 MR. DARBENZIO: Mr. Clark. All in
5 favor signify by saying aye.

6 ALL MEMBERS: Aye.

7 MR. DARBENZIO: Thank you. Have a
8 nice weekend everyone.

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C E R T I F I C A T E

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3 I hereby certify that the proceedings and
4 evidence are contained fully and accurately in the
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6 is a correct transcript of the same to the best of my
7 ability.

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12 Official Court Reporter
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