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DUNMORE BOROUGH PLANNING COMMISSION

HELD: Thursday, January 4th, 2024

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 - absent

THOMAS PICHIARELLA - absent

GARY DUNCAN, Secretary

JOSEPH GROCHOWSKI, Vice Chairman - absent

CHRIS MASSARO

JORDAN CLARK

DONNA TOMASETTI

MICHAEL COSGROVE, SOLICITOR

DAVID LOPATKA, ENGINEER - absent

MICHAEL BRAZIL, CODE ENFORCEMENT

MARIA MCCOOL, RPR

OFFICIAL COURT REPORTER

1 (Pledge of Allegiance.)

2  
3 MR. DUNCAN: I'll start with the  
4 roll call, everybody. Mr. Darbenzio is absent.  
5 Miss Tomasetti.

6 MS. TOMASETTI: Here.

7 MR. DUNCAN: Mr. Grochowski is  
8 absent. Mr. Massaro.

9 MR. MASSARO: Here.

10 MR. DUNCAN: Mr. Pichiarella is  
11 absent. Duncan, here. Mr. Clark.

12 MR. CLARK: Here.

13 MR. DUNCAN: Mr. Lopatka, absent.  
14 Attorney Cosgrove.

15 MR. COSGROVE: Here.

16 MR. DUNCAN: Mr. Brazil.

17 MR. BRAZIL: Here.

18 MR. DUNCAN: Do I have any questions  
19 regarding the minutes from the December  
20 meeting? Anybody? Okay, so the minutes are  
21 accepted for the December meeting.

22 Tonight on the order we have number  
23 one, the Thomas Ware, application for a lot  
24 line adjustment at 867 Meade Street. Any  
25 questions from the Commission members before we

1 speak to any of the representatives that are  
2 here? Anybody?

3 Now, would anybody like to address  
4 us tonight for the lot line?

5 MR. PARKER: Yes.

6 MR. DUNCAN: We have a recorder here  
7 so if you could address that so Mrs. McCool  
8 could get everything appropriately. Thank you.

9 MR. PARKER: Good evening. My name  
10 is George Parker, a professional engineer and  
11 professional land surveyor registered in  
12 Pennsylvania. I was asked to do this  
13 submission by Mr. Ware to the Planning  
14 Commission.

15 And the whole purpose of the  
16 submission is to move a property line so that  
17 access to a garage that is on one of the  
18 properties is able to be done. It's able to be  
19 done now because there are no fences in the way  
20 to prevent it.

21 However, Mr. Ware owns two  
22 properties. The one property is at the corner  
23 of Chestnut Street and Walnut Street. The  
24 property has a dwelling on it. The dwelling  
25 fronts on Chestnut Street. He also has an

1 additional property to the -- as you stand on  
2 Chestnut Street to the left or to the north  
3 that he also owns, and these two properties are  
4 what are concern was.

5 The good thing about it is that he  
6 owns both of them. If it was two different  
7 property owners, we would have a bigger  
8 problem. The second property that I mentioned  
9 is this one here. And this one is the one that  
10 has the garage on it.

11 In order for the person who owns  
12 that property to access the garage, the person  
13 would have to cross over the corner of -- the  
14 rear corner of the property that is actually on  
15 the corner of the two streets. Every structure  
16 that is on both properties right now are  
17 existing, of course.

18 There are two residential dwellings  
19 and one garage. There is no plan to construct  
20 any other dwellings or any other garages. It's  
21 just that if Mr. Ware were to sell one of these  
22 properties, he wants to get it straightened out  
23 that the person who would own this second  
24 property would be able to get to their garage.  
25 Have any of you seen this drawing before? Do

1 we need to mark these as exhibits?

2 MR. DUNCAN: We're fine, just if you  
3 could share it with Mr. Clark and myself.  
4 Attorney Cosgrove, anything?

5 ATTY. COSGROVE: No.

6 MR. PARKER: Again, the view on the  
7 left is the existing condition as you could see  
8 the property line would cut off access to the  
9 garage. The garage door -- the main door of  
10 the garage where a vehicle would enter, it  
11 would enter from Walnut straight into the front  
12 of the garage.

13 And as you see the property lines,  
14 if it were fenced off, you wouldn't be able to  
15 get to it.

16 MR. CLARK: Is there an existing  
17 curb cut there, like, for a driveway access?

18 MR. PARKER: For the garage, yes.  
19 Again, the garage has been there a number of  
20 years.

21 MR. CLARK: It's just too tight to  
22 get to the garage; is that it?

23 MR. PARKER: Too what?

24 MR. CLARK: Too tight off Walnut  
25 Street. It's too hard?

1 MR. PARKER: Well, not so much that  
2 it's too tight, it's the fact that if a person  
3 bought this property and the fence -- the  
4 person bought this property and fenced it, you  
5 wouldn't get in. Everybody understand what I'm  
6 saying?

7 MR. MASSARO: The garage is  
8 currently split by both properties or part of  
9 the garage is in this property. So can I ask  
10 and maybe it's on the drawing, but I couldn't  
11 find it. What's the setback to the proposed  
12 new border to that garage?

13 MR. PARKER: Well, understanding the  
14 garage can't be moved, so the setback on this  
15 side is moot. On this side I got --

16 MR. MASSARO: I mean, the only  
17 reason, guys, I ask that is if, you know, would  
18 there be any consideration that we want to make  
19 to make that setback accurate? I mean, he's  
20 arbitrarily drawing where he wants to make his  
21 lot line.

22 But would we want to make that -- I  
23 don't think it's in the by-laws or anything  
24 that it's necessary but just asking the  
25 Committee.

1 MR. BRAZIL: For the new lot line  
2 you're talking about.

3 MR. MASSARO: Just the line was --  
4 if you look at the drawing it was arbitrarily  
5 moved just enough room to make for a drive.  
6 And do we want to make that setback further  
7 from the garage giving property, you know, "A"  
8 less property?

9 MR. BRAZIL: Well, we don't have  
10 anything that would address it. And that would  
11 basically be up to the property owner how much  
12 he wants to give up there and how much he wants  
13 to give to the other property.

14 We wouldn't have anything that would  
15 address that distance. What -- the entrance of  
16 this garage is on Walnut Street.

17 MR. PARKER: Yes.

18 MR. BRAZIL: Yeah.

19 MR. PARKER: To give you an idea,  
20 I've left about 12 feet from the side of the  
21 garage.

22 MR. MASSARO: To that corner? Well,  
23 that's reasonable I think. I didn't know what  
24 that measurement was. I didn't want the one  
25 property to be 2 feet away from the garage.

1 MR. BRAZIL: Yeah, I know what  
2 you're saying. No, I mean, it's 12 feet.  
3 That's a considerable distance.

4 MR. MASSARO: Yeah.

5 MR. PARKER: I left enough if you  
6 had to replace siding or whatever, repairs to  
7 the garage there is still 12 feet.

8 MS. TOMASETTI: He owns both  
9 properties, both of these so it doesn't make  
10 any difference.

11 MR. MASSARO: Right.

12 MR. PARKER: Correct. Again, I have  
13 an existing view and a proposed view and again,  
14 there is not a lot of detail on here because  
15 we're not developing anything. We're not  
16 grading any ground. We are not changing any  
17 drainage on the property.

18 All we're doing is making an opening  
19 so that it's clear that the person who owns  
20 that property, that's their garage and they  
21 could get to it legally without crossing  
22 someone else's property line.

23 MR. DUNCAN: I'll ask the Commission  
24 members, anybody else have any other questions?

25 MR. CLARK: No.



1 MR. DUNCAN: Miss Tomasetti.

2 MS. TOMASETTI: No.

3 MR. DUNCAN: Mr. Massaro?

4 MR. MASSARO: No.

5 MR. DUNCAN: Do you want to take a  
6 vote?

7 MR. CLARK: Yes.

8 MR. DUNCAN: Miss Tomasetti.

9 ATTY. COSGROVE: I think you have to  
10 make a motion.

11 MR. DUNCAN: I'm sorry, I'll make a  
12 motion to pass this along and accept it as  
13 presented. Sorry, about that. Thank you.  
14 Miss Tomasetti?

15 MS. TOMASETTI: I pass it.

16 MR. DUNCAN: All right. Mr.  
17 Grochowski is absent. Mr. Massaro?

18 MR. MASSARO: Yes.

19 MR. DUNCAN: Duncan, yes; Mr. Clark?

20 MR. CLARK: Yes.

21 MR. DUNCAN: It passes. Thank you.  
22 Anything else, Michael or Attorney Cosgrove?

23 MR. BRAZIL: No.

24 MR. DUNCAN: With that, I'll make a  
25 motion to adjourn.

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MS. TOMASETTI: I'll second.

MR. DUNCAN: Perfect. Thank you.

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  
5 notes taken by me of the above-cause and that this copy  
6 is a correct transcript of the same to the best of my  
7 ability.

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11 Maria McCool, RPR  
12 Official Court Reporter  
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