

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DUNMORE BOROUGH PLANNING COMMISSION

HELD: Thursday, February 1st, 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
- THOMAS PICHIARELLA - absent
- GARY DUNCAN, Secretary - absent
- JOSEPH GROCHOWSKI, Vice Chairman
- 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. DARBENZIO: The first portion of  
4 our meeting is we're going to do the -- I'm  
5 going to call the Dunmore Planning Commission  
6 reorganizational meeting February 1st, 2024.  
7 Mike, would you mind taking the roll call?

8 MR. BRAZIL: Mr. Darbenzio.

9 MR. DARBENZIO: Here.

10 MR. BRAZIL: Miss Tomasetti.

11 MS. TOMASETTI: Here.

12 MR. BRAZIL: Mr. Grochowski.

13 MR. GROCHOWSKI: Here.

14 MR. BRAZIL: Mr. Massaro.

15 MR. MASSARO: Here.

16 MR. BRAZIL: Tom Pick's not here.

17 Gary Duncan is not here, Jordan.

18 MR. CLARK: Here.

19 MR. DARBENZIO: All right. I would  
20 just like to go on record saying Mr. Duncan  
21 called me. He's pretty severely sick with  
22 severe pneumonia. He's coming along a little  
23 better but he didn't feel up to coming. So  
24 we're going to do three items on the agenda for  
25 the reorganization.

1                   The first item I'll open the floor  
2                   for nomination for the Chairman of the Dunmore  
3                   Planning Commission. Nominations?

4                   MR. GROCHOWSKI: I'll make a motion  
5                   for Dino Darbenzio to remain as Chairman.

6                   MR. MASSARO: I'll second that  
7                   motion.

8                   MR. DARBENZIO: Do we have anymore  
9                   nominations for Chairman? If there is no other  
10                  nominations for Chairman, close the nominations  
11                  for Chairman. Do I have a motion to close?

12                  MR. MASSARO: I'll make a motion.

13                  MR. DARBENZIO: And a second?

14                  MS. TOMASETTI: I'll second it.

15                  MR. DARBENZIO: Miss Tomasetti. Do  
16                  you want to do a roll call? We'll do one at a  
17                  time, a roll call vote.

18                  MR. BRAZIL: Mr. Darbenzio.

19                  MR. DARBENZIO: Yes.

20                  MR. BRAZIL: Miss Tomasetti.

21                  MS. TOMASETTI: Yes.

22                  MR. BRAZIL: Mr. Grochowski.

23                  MR. GROCHOWSKI: Yes.

24                  MR. BRAZIL: Mr. Massaro.

25                  MR. MASSARO: Yes.

1 MR. BRAZIL: Mr. Clark.

2 MR. CLARK: Yes.

3 MR. DARBENZIO: Okay. Thank you.

4 Ladies and gentlemen, next item on the floor is  
5 a motion for the Vice Chairman for the Dunmore  
6 Planning Commission. Do I have any motions for  
7 the Vice Chairman? I'd like to make a motion  
8 for Mr. Grochowski.

9 MS. TOMASETTI: I'll second.

10 MR. DARBENZIO: Do I have anymore  
11 nominations for the Vice Chairman? No  
12 nomination for the Vice Chairmanship. Move for  
13 a motion to close the nominations.

14 MR. MASSARO: Motion.

15 MR. CLARK: Second.

16 MR. DARBENZIO: Motion by Mr.  
17 Massaro and second by Jordan Clark. Take a  
18 vote roll call, vote.

19 MR. BRAZIL: Mr. Darbenzio.

20 MR. DARBENZIO: Yes.

21 MR. BRAZIL: Miss Tomasetti.

22 MS. TOMASETTI: Yes.

23 MR. BRAZIL: Mr. Grochowski.

24 MR. GROCHOWSKI: Yes.

25 MR. BRAZIL: Mr. Massaro.

1 MR. MASSARO: Yes.

2 MR. BRAZIL: Mr. Clark.

3 MR. CLARK: Yes.

4 MR. DARBENZIO: Okay. Last item on  
5 the agenda would be nominations for the  
6 Secretary of the Dunmore Planning Commission.  
7 Any motions?

8 MR. GROCHOWSKI: I'll make a motion  
9 for Gary Duncan.

10 MR. DARBENZIO: Do I have a second  
11 for Mr. Duncan?

12 MS. TOMASETTI: I'll second.

13 MR. DARBENZIO: Second by Miss  
14 Tomasetti. Any other motions for nominees for  
15 Secretary? Okay. I'll close -- looking for a  
16 motion to close the nominations for Secretary.

17 MR. GROCHOWSKI: I'll make a motion.

18 MS. TOMASETTI: I'll second.

19 MR. DARBENZIO: One more vote, Mr.  
20 Brazil.

21 MR. BRAZIL: Mr. Darbenzio.

22 MR. DARBENZIO: Yes.

23 MR. BRAZIL: Miss Tomasetti.

24 MS. TOMASETTI: Yes.

25 MR. BRAZIL: Mr. Grochowski.

1 MR. GROCHOWSKI: Yes.

2 MR. BRAZIL: Mr. Massaro.

3 MR. MASSARO: Yes.

4 MR. BRAZIL: Mr. Clark.

5 MR. CLARK: Yes.

6 MR. DARBENZIO: All right. All  
7 three motions carry. Last item we'll do is  
8 we'll take a motion to close the reorganization  
9 part of the meeting. Do I have a motion to  
10 close?

11 MS. TOMASETTI: I'll make a motion.

12 MR. GROCHOWSKI: Second.

13 MR. DARBENZIO: Miss Tomasetti.

14 Second by Mr. Grochowski. All in favor signify  
15 by saying aye.

16 ALL MEMBERS: Aye.

17 MR. DARBENZIO: Anyone opposed  
18 signify by nay. Ayes have it, so ordered.  
19 Okay. We'll move on. I'll call the Dunmore  
20 Planning Commission meeting for February 1st  
21 2024 to order. Roll call, Mr. Brazil.

22 MR. BRAZIL: Mr. Darbenzio.

23 MR. DARBENZIO: Here.

24 MR. BRAZIL: Miss Tomasetti.

25 MS. TOMASETTI: Here.

1 MR. BRAZIL: Mr. Grochowski.

2 MR. GROCHOWSKI: Here.

3 MR. BRAZIL: Mr. Massaro.

4 MR. MASSARO: Here.

5 MR. BRAZIL: Mr. Clark.

6 MR. CLARK: Here.

7 MR. BRAZIL: Attorney Cosgrove.

8 MR. COSGROVE: Here.

9 MR. BRAZIL: Michael Brazil, here.

10 MR. DARBENZIO: First item on the

11 agenda is approve for the January 4th, 2024

12 minutes of the Dunmore Planning Commission.

13 MR. GROCHOWSKI: I'll make a motion

14 to approve.

15 MS. TOMASETTI: I'll second.

16 MR. DARBENZIO: Motion by Mr.

17 Grochowski, second by Miss Tomasetti. All in

18 favor signify by saying aye.

19 ALL MEMBERS: Aye.

20 MR. DARBENZIO: Not in favor signify

21 by saying nay. Ayes have it. Motions passes.

22 First item on the agenda is Thomas Toole

23 application to construct a one story office

24 building at 211 East Drinker Street. Who here

25 today to represent the applicant?

1 MR. TOOLE: I am, Thomas Toole.

2 MR. DARBENZIO: Would you like to  
3 come up and just give us a little dissertation  
4 or summary of what you are attempting to do?

5 MR. TOOLE: Yeah, I would just like  
6 to get just roughly to get roughly 60 by 30.  
7 I'm hoping to get an accountant or insurance  
8 company in there.

9 MR. DARBENZIO: Professional office.

10 MR. TOOLE: Yeah, professional  
11 office. And in the back I'm doing a small  
12 office for my business.

13 MR. DARBENZIO: Just one? Are you  
14 going to have a small office in the back?

15 MR. TOOLE: Yeah, everything will be  
16 separate utilities, separate water, separate  
17 electric, everything separate.

18 MR. DARBENZIO: Are you building the  
19 building with the opportunity of attempting to  
20 maybe in the future go up?

21 MR. TOOLE: I didn't want to deal  
22 with somebody up top. If a did rent up top  
23 they'll complain about somebody. I want to do  
24 one floor.

25 MR. DARBENZIO: Okay. Is there a



1 picture of the footprint with the other  
2 buildings in the plan?

3 MR. TOOLE: I don't think so.

4 MR. DARBENZIO: No. Are you going  
5 right up against each of the buildings or how  
6 much distance is there going to be?

7 MR. TOOLE: I'd like to --

8 MR. DARBENZIO: There's no setbacks  
9 in that particular area.

10 MR. TOOLE: I would like to stay as  
11 far away from Two Brothers as possible.

12 MR. DARBENZIO: Just enough space to  
13 do your construction.

14 MR. TOOLE: Yeah, if you're looking  
15 at it, you'll see the black top of the  
16 insurance company on the left. They'll start  
17 there and come over. Like I said, I don't want  
18 to be too close.

19 MR. BRAZIL: Well, it's about 5 feet  
20 on either side of the building.

21 MR. DARBENZIO: Okay, that's plenty.

22 MR. BRAZIL: He has a walkway that  
23 goes down each side of the building.

24 MR. DARBENZIO: That's fine. We're  
25 happy to see it being developed. The only

1 comment I would like to make is, the facade  
2 looks a little -- is this the sidewalk this  
3 checkered area?

4 MR. TOOLE: I basically want to  
5 have, you know, your door, a couple nice  
6 picture windows if an insurance company came in  
7 for signage. And then I was going to do the  
8 facade, like something nice. I'd like to do a  
9 nice siding. I don't know about the stone,  
10 only because of the salt that gets thrown on.  
11 I don't want it to start eroding.

12 I was thinking like a cedar -- did  
13 you ever see the Cedar Shake siding? I was  
14 thinking about something like that. At least  
15 if the salt hits it, like, the stone, it will  
16 eat away at the stone.

17 MR. DARBENZIO: You're not going to  
18 have any driveways that are egressing -- or  
19 egressing to Drinker Street because Drinker  
20 Street would be a state highway. If he did, he  
21 would have to have PennDOT involved for  
22 occupancy permit.

23 But that's not an issue. Is there  
24 going to be any kind of a roof or a canopy or  
25 anything like that? Here's the reason -- we

1 looked at the plan a little bit. It just looks  
2 more like it blends into a residential and it  
3 doesn't look so commercial. We want it to look  
4 a little more commercial.

5 MR. TOOLE: Yeah, I wanted to do a  
6 nice metal roof awning.

7 MR. DARBENZIO: Okay. All right.  
8 So you will have some sort of canopy over the  
9 front area.

10 MR. TOOLE: Like Tony Cantafio's  
11 building has like that nice copper awning right  
12 next to Honeychilds. I want to do something  
13 like that like right across put some can lights  
14 in, one here, one here, one under there. Like  
15 I said, the print is kind of generic.

16 MR. DARBENZIO: Okay. And then do  
17 you have parking that comes with this? Like in  
18 the back where the lot is, is there any parking  
19 dedicated to you?

20 MR. TOOLE: I counted maybe I could  
21 get four spots, possibly five. But I was going  
22 off the measurements of the existing parking  
23 there. I don't know if that got wider. That  
24 is the only thing I have to check.

25 MR. BRAZIL: I thought you had at

1           least five spots back there.

2                   MR. TOOLE: I counted five  
3 comfortably unless that changed with the old  
4 parking lot. I don't know if they upgraded  
5 that into something wider.

6                   MR. DARBENZIO: So my next step was  
7 going to be that I was really hoping our  
8 borough engineer was here and --

9                           (Cross talking)

10                   MR. TOOLE: -- you have to come off  
11 Blakely and turn in.

12                   MR. DARBENZIO: I was hoping our  
13 borough engineer was here. Not to give Mr.  
14 Toole a hard time, but all I wanted him to do  
15 for purposes of us -- we have a new zoning  
16 ordinance that just came into effect last  
17 month. It's been two months -- a little less  
18 than two months.

19                           So there's a lot of different  
20 changes. We're involved with the SAPA. It's  
21 from the Abingtons all the way down to Dunmore  
22 including Scranton, all the contiguous boroughs  
23 that follow one zoning ordinance.

24                           So there is several differences from  
25 our existing zoning ordinances. And I was

1           hoping that he would maybe just take us through  
2           and show us some of the things that we're  
3           looking at like parking, okay, usually based on  
4           the square footage of the building and the type  
5           of facility is what parking requirements come.

6                        So you're going to have to have --  
7           you know, in an office building in our old  
8           chart it would say you would have to have so  
9           many for employees and so many for customers.

10                      MR. BRAZIL: That would be the one  
11           we're using for Tom's project because his  
12           application was in before SAPA was approved.  
13           He will be the last project that we're going to  
14           be using that book -- our old ordinance.

15                      MR. DARBENZIO: Okay. So has Mr.  
16           Lopatka, our borough engineer taken a look at  
17           the plan?

18                      MR. BRAZIL: Yes.

19                      MR. DARBENZIO: Has he presented us  
20           with some kind of a --

21                      MR. BRAZIL: He's going to submit an  
22           approval letter basically on his end because he  
23           said because there's an existing building, he  
24           didn't have a lot to review because there was a  
25           building there. It's not really a true

1 development.

2 There's services there -- utility  
3 services and he has parking. So he's going to  
4 give us a letter. But he didn't have a lot to  
5 review on his end.

6 MR. DARBENZIO: All right. Usually  
7 they give us a pretty detailed letter with an  
8 approval saying any issues or comments.

9 MR. BRAZIL: Yeah. I talked to him  
10 about it a couple different times. He's  
11 extremely busy and he's behind. And he said  
12 he's going to get us a letter -- he'll give me  
13 a letter this week. And I'll forward the  
14 letter to you guys.

15 MR. DARBENZIO: All due respect,  
16 Mr. Toole was required to pay a fee for the  
17 plans to be submitted and to be evaluated. And  
18 I feel as though he's due that respect, you  
19 know, and it's hard for us to make a vote.  
20 We're laymen people. We take a lot of pride in  
21 the responsibilities placed upon us.

22 But we really would like a  
23 professional here like that to give us some  
24 concise advice. How does everyone else feel?  
25 I'll open the floor to comments. I mean, I'm

1           just throwing my comments out there. Mr.  
2           Massaro, do you have any comments you would  
3           like to make?

4                       MR. MASSARO: No, other than -- and  
5           I don't want to hold this up because of this  
6           but a land development drawing would be nicer  
7           than just the building, you know, to show  
8           parking and adjacencies and things so we could  
9           get a better look at how this structure fits on  
10          that property.

11                      MR. TOOLE: Yeah, there was a site  
12          plan there somewhere. It's not a parking lot.

13                      MR. CLARK: You have 45 feet behind  
14          building --

15                      MR. TOOLE: Yeah, it's kind of --  
16          it's generic again. But those distances are  
17          official.

18                      MR. MASSARO: And the access is from  
19          the east --

20                      MR. TOOLE: So you would be going  
21          through the --

22                      MR. BRAZIL: Behind the -- in  
23          between the post office behind the Cali Law.  
24          It's a driveway that goes through that.

25                      MR. DARBENZIO: Okay. When we get

1 plans like this, usually -- if they're not  
2 going to consider it as land development, the  
3 borough engineer you'll send a letter to them  
4 asking for an exception. And then he'll  
5 provide us with feedback stating that, okay, he  
6 recommends that based on what was there what  
7 he's doing in the future that we're going to  
8 waive that, okay. And that's not an  
9 unreasonable request.

10 MR. MASSARO: Do you have right of  
11 way access to that, like, legal right of way to  
12 that parking lot?

13 MR. DARBENZIO: Like an easement  
14 that gets you through Brian's.

15 MR. TOOLE: I can't answer that. I  
16 don't know.

17 MR. DARBENZIO: See, those are the  
18 things we need answered. Who is the engineer  
19 or the surveyor that did your plan?

20 MR. TOOLE: Dave Johns. To be  
21 honest with you if he did, I did hear stories  
22 that he owns that lot. I don't know how true  
23 that is. But then people told me there's an  
24 alleyway there. So I was just going to  
25 approach him. If he wants something like do



1           you want me to pay you to use your lot or I  
2           could work out a deal where I'll plow. I saw  
3           the plowing -- I'll plow the lot. I'll  
4           sealcoat it.

5                        I don't know him. I'm sure he's a  
6           reasonable person. I mean, I would ask him is  
7           there something I could do.

8                        MR. MASSARO: I would just be  
9           worried if you don't have a --

10                      MR. DARBENZIO: If you don't have  
11           access to use the property, then you don't have  
12           parking, okay? And access is key. And I don't  
13           know the situation there, but usually, like, if  
14           he were to grant you access in this case, what  
15           would he want -- he might want a letter of  
16           insurance showing that you will provide  
17           liability insurance so if someone accessing  
18           your property causes an issue, you're covering  
19           it.

20                      MR. TOOLE: Let me ask you  
21           something. Are the other people -- so there's  
22           Barberio's. He's parked behind there. Are the  
23           other people -- like, I don't understand how  
24           that parking lot works.

25                      MR. DARBENZIO: There's several

1 businesses. We have the insurance agency Mike  
2 Polizzi. And then you have the old Kathy  
3 Karen's. My understanding is they all own a  
4 piece of that back area. Okay, like Mike  
5 Polizzi, he has three or four spots.

6 If you look back -- when you go back  
7 there Brian has spots marked which are his for  
8 his workers, which are his for people visiting  
9 for, you know, clients. Okay, and then other  
10 spots are marked like this is for Polizzi.  
11 This one is for -- Washo or something.

12 MR. MASSARO: If your architect or  
13 engineer or whatever provided a map with lot  
14 lines with your project there, that would tell  
15 us all of this stuff. That is what I was  
16 saying before. This is all missing. If he  
17 provided that we would probably see that  
18 everybody owns their piece of that.

19 And then you would -- like we said,  
20 you would need a right-of-way to access your  
21 parking lot which would be no problem for you  
22 to get.

23 MR. TOOLE: Yeah. I think it was  
24 just a matter of trying to keep it simple and  
25 save me some money.

1 MR. MASSARO: We all like it I  
2 think.

3 MR. DARBENZIO: You're going to be  
4 on a pad, right, no basement?

5 MR. TOOLE: I don't want any  
6 basements. I don't want any water issues.

7 MR. DARBENZIO: Personally, I'm in  
8 favor of it. But it's just that there's some  
9 things lacking. Mr. Brazil and Mr. Cosgrove,  
10 do you feel --

11 ATTY. COSGROVE: I'm sorry, Tom, who  
12 did your closing? Was it a title company or an  
13 attorney?

14 MR. TOOLE: The closing?

15 ATTY. COSGROVE: The title search.  
16 If there's an easement, it would be in your  
17 deed. If not, it would be somewhere in the  
18 title search when you bought the property.

19 MR. TOOLE: Yeah, I could call Jill  
20 Durkin Law now. She was Jill Spot. Jill does  
21 all of my stuff.

22 ATTY. COSGROVE: Call her and say do  
23 I have an easement in my deed to this back  
24 area.

25 MR. TOOLE: Okay. There has to be

1 something there on record.

2 ATTY. COSGROVE: If not, there would  
3 be a separate easement document filed with the  
4 Court. It would be in your title search. I  
5 mean, the owner didn't mention that at all?

6 MR. TOOLE: I kind of found out  
7 about it that it was for sale. It really  
8 wasn't any signage there. It was Johnny Perry  
9 and his wife Leigh Ann. There was like a  
10 little sign there for a while. And then I  
11 think something blew it over.

12 And then I heard, like, Dunmore, I  
13 heard people talking. And I called her right  
14 up and said what are you doing with the land  
15 and I grabbed it. That's how fast it happened.  
16 I heard about it. I called and I grabbed it.

17 MR. DARBENZIO: Yeah, what Mr.  
18 Massaro was saying, the plans are nice. But we  
19 need --

20 MR. TOOLE: I got to find out about  
21 that.

22 MR. DARBENZIO: There's some things  
23 that are missing, the parking. The plans  
24 should show adjacent properties. It should  
25 show your footprint with the adjacent

1 properties and then show the access of how  
2 you're coming in. The plans should show  
3 letters -- or they should show all of your  
4 utilities.

5 And then just before you could  
6 start, letters have to be obtained from each of  
7 the utilities indicating, yes, we will service  
8 that location like the Sewer Authority --  
9 correct, Mr. Brazil?

10 MR. BRAZIL: Yeah.

11 MR. DARBENZIO: I mean, these are  
12 just items I'm trying to head you up on.

13 MR. TOOLE: I get that. I'm trying  
14 to get them to get letters is --

15 MR. DARBENZIO: Well, it's a  
16 process. It's a reasonable process. But all  
17 the -- it's nothing unusual that all the  
18 developers are required to do. It's based in  
19 our zoning ordinance. There's a lot of  
20 unknowns.

21 I mean, it seemed like it was a  
22 pretty straight forward approach.

23 Mr. Cosgrove, are you comfortable with us  
24 making an approval of this contingency?

25 ATTY. COSGROVE: There's a lot of

1 contingencies I'm hearing. Are you under the  
2 gun to start the building?

3 MR. TOOLE: No, because the bank  
4 took so long with the loan.

5 MR. DARBENZIO: You might want to  
6 table it until the next meeting and see if he  
7 could get -- would that cause you a hardship?

8 MR. TOOLE: No, but I just have to  
9 be able to get this -- I just need a concrete  
10 list of what I actually need. I know I could  
11 call Dave and tell him to do the plan. How do  
12 we find out --

13 MR. DARBENZIO: There's a whole  
14 detailed list of what you need. And Mr. Brazil  
15 could give you that list which is documented in  
16 the book. You should have been provided with  
17 a -- usually most developers pay a few bucks  
18 and they'll get a copy of the book or whoever  
19 your engineer is may already have that book --  
20 I mean, your surveyor has the book and he knows  
21 all the items that are required to have to be  
22 showed on the plan.

23 I mean, this is fine for like a  
24 minor subdivision, maybe a minor addition to an  
25 existing building. You know, you provide a

1 sketch. You show some of the material. You  
2 give an idea of what you're doing. But in  
3 something a little bit larger magnitude, I know  
4 it's not a massive building. It's not very  
5 big.

6 But the ordinance requires us with  
7 these items. And is that a problem for you to  
8 give him the checklist of the items --

9 MR. BRAZIL: No.

10 MR. DARBENZIO: We have a checklist  
11 that he will be able to provide you with.

12 MR. GROCHOWSKI: So what is he  
13 missing then are the key things?

14 MR. DARBENZIO: Showing all the  
15 adjacent properties, showing that the property  
16 is -- that the utilities are either on the  
17 property or they'll service it. And then you  
18 need letters from the utility -- you don't need  
19 those letters coming for approval.

20 We could provide contingent from the  
21 letters from the utility companies, but just  
22 the water, the sewer, and the electric is  
23 what's required. The other ones are optional,  
24 you know, cable and stuff like that.

25 MR. TOOLE: So I have to call them.

1           It's a nightmare.

2                   MR. DARBENZIO: There's a letter,  
3           you know, a process that you send to a certain  
4           department to get those approvals. We need a  
5           letter from our engineer stating that, yes,  
6           they recommend approval because what they do  
7           is, they're going through the book based on  
8           your plan seeing how it meets the ordinance.

9                   And if it doesn't meet the  
10          ordinance, they present us with a letter with  
11          details -- Item 8.067 is, you know, not meeting  
12          this or that.

13                   MR. TOOLE: Which he's working on  
14          that.

15                   MR. BRAZIL: That's not going to be  
16          a problem because he already said he's  
17          approving it. And he's going to give us a  
18          letter for that. The other thing you need is,  
19          look at your deed to see if you have access to  
20          the parking area like Attorney Cosgrove said.

21                   MR. DARBENZIO: You need to upgrade  
22          the print, show your adjacent properties.

23                   MR. TOOLE: If I just call the  
24          utilities as far as a letter --

25                   MR. DARBENZIO: When you get your --



1 MR. TOOLE: Like, get an  
2 application --

3 MR. BRAZIL: There was building  
4 there. So there is utilities on the property.  
5 So if you call the utility company, you could  
6 probably explain what you're doing and you  
7 would reestablish those accounts.

8 MR. TOOLE: That's what I'm getting  
9 to, yeah.

10 MR. BRAZIL: Because you're going to  
11 use the same service lines. You're just going  
12 to be changing the account name. But it's  
13 probably going to be the same account number.  
14 They should be able to give you that.

15 MR. TOOLE: I can't imagine them  
16 sending me a letter. That's all I'm saying.

17 MR. DARBENZIO: Once Dave looks at  
18 it, he should hit the items. If there's items  
19 that maybe we're mentioning that aren't --  
20 shouldn't be a concern of ours and they provide  
21 us with that feedback, we're -- we'll be all  
22 fine with that.

23 You know, personally I want to see  
24 it happen. I'm in favor of it. But it's just  
25 that there is details that are missing right

1 now. Anyone else want to make any comments?

2 MR. MASSARO: No, I agree with what  
3 you just said.

4 MS. TOMASETTI: I totally agree.

5 MR. DARBENZIO: Any other questions  
6 for us?

7 MR. TOOLE: No. I could call them  
8 and get this upgraded. And then that's good  
9 and get the rest of the list off Mike.

10 MR. DARBENZIO: One last item I  
11 wanted to mention. All this ground is all  
12 nonpavement, okay? After you get done you're  
13 going to have a building there. And you're  
14 going to have a paved parking lot. So when you  
15 have now impervious surfaces we have to show or  
16 the developer has to show pre and post water  
17 runoff.

18 But in this particular case, because  
19 there was a building there, if the engineer  
20 says we're waiving that requirement, you don't  
21 have to do it. These are all just documented  
22 in here for an activity like that. That is one  
23 other item that he has to waive. Agreed,  
24 Mr. Brazil?

25 MR. BRAZIL: Yeah. And you could

1 stop down the office whenever you want and  
2 we'll go over it. I don't think it will be  
3 very difficult. I think probably the most  
4 important thing for you is to check your deed  
5 to see what kind of access to you have to that  
6 property. If there's other business there that  
7 are using it there has to be something.

8 MR. TOOLE: I heard there's an  
9 alleyway. To be honest, I heard. I have no  
10 idea what that means.

11 MR. GROCHOWSKI: Assuming he doesn't  
12 is he, like, grandfathered in anyway --

13 MR. DARBENZIO: If he can't show  
14 access to there that becomes a legal issue, Mr.  
15 Cosgrove, correct?

16 ATTY. COSGROVE: And the Fire Chief  
17 might have a problem with that based on those  
18 other projects.

19 MR. DARBENZIO: It might be a legal  
20 issue. It's something beyond our control. But  
21 all and all it's a nice project. We definitely  
22 like it. Planning Commission meets the first  
23 Thursday of every month. If you have updated  
24 plans and the borough engineer has an  
25 opportunity to review them and you want to have

1 a special meeting, we only need seven days  
2 notice to advertise for a special meeting if  
3 you want to have one prior to the next  
4 scheduled meeting.

5 MR. TOOLE: I appreciate that.

6 MR. DARBENZIO: We want to be  
7 flexible with you too. We're not here to hold  
8 you up. We want to see progress. I mean that.  
9 I want you to feel good about that. So with no  
10 other question I'll open the floor for a motion  
11 to table Tom Toole application to construct a  
12 one story office building at 211 East Drinker  
13 Street, Dunmore. Do we have a motion to table?

14 MS. TOMASETTI: I'll make a motion.

15 MR. DARBENZIO: Miss Tomasetti. A  
16 second?

17 MR. CLARK: Second.

18 MR. DARBENZIO: Mr. Clark. Roll  
19 call, vote.

20 MR. BRAZIL: To table please say  
21 yes. Mr. Darbenzio.

22 MR. DARBENZIO: Yes.

23 MR. BRAZIL: Miss Tomasetti.

24 MS. TOMASETTI: Yes.

25 MR. BRAZIL: Mr. Grochowski.

1 MR. GROCHOWSKI: Yes.

2 MR. BRAZIL: Mr. Massaro.

3 MR. MASSARO: Yes.

4 MR. BRAZIL: Mr. Clark.

5 MR. CLARK: Yes.

6 MR. DARBENZIO: Okay. I see we have  
7 someone here. We're going to close the meeting  
8 and then we'll talk with you. I'm going to  
9 open the floor for a motion to close our  
10 meeting. Do we have a motion?

11 MR. GROCHOWSKI: I'll make a motion.

12 MR. DARBENZIO: Mr. Grochowski.

13 Second.

14 MR. CLARK: Second.

15 MR. DARBENZIO: Mr. Clark. All in  
16 favor signify by saying aye.

17 ALL MEMBERS: Aye. Anyone opposed  
18 signify by saying nay. Ayes have it and motion  
19 passes.

20

21

22

23

24

25

C E R T I F I C A T E

1  
2  
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.

8  
9  
10 \_\_\_\_\_  
11 Maria McCool, RPR  
12 Official Court Reporter  
13  
14  
15  
16  
17  
18  
19  
20  
21

22 (The foregoing certificate of this transcript does not  
23 apply to any reproduction of the same by any means  
24 unless under the direct control and/or supervision of  
25 the certifying reporter.)