

**Planning Commission of the Borough of Matamoras
Meeting Minutes of February 20, 2024**

Mr. Mark Madsen	P	Mr. Rich Anderson	A	Mrs. Kelli Johnson Alternate	P
Mr. Eddie Addison	P	Mrs. Lisa Salvato	P	Mr. Nick McIntyre Solicitor	P
Mr. Dave Oszczepinski	P	Mr. Danny Fernandez	P	Mr. Shawn Bolles Zoning Officer	P
Mr. Bob Howard	A				

Call to Order, Salute to the flag and Roll Call @ 7:00 pm.

The Planning Commission Reorganization commenced under the guidance of Solicitor McIntyre. Lisa Salvato nominated Eddie Addison as Chairman, seconded by Danny Fernandez with all present members in favor. Nomination passed.

Mark Madsen nominated Dave Oszczepinski as Vice Chairman, seconded by Eddie Addison with all present members in favor. Nomination passed.

Eddie introduced Kelli Johnson and welcomed her as the newest member of the Commission. Kelli will be serving as an alternate member. Nick explained that Kelli would act as a voting member when a quorum is needed and her active service would continue with respect to any business that was acted upon until that business item is concluded.

Motion to approve the meeting minutes of November 21, 2023.

M: Oszczepinski/Fernandez. All in favor.

Public Comment:

Dimitry Roby 105 PA Ave: Noticed there wasn't a public comment on the agenda at the end of the meeting. He would like a comment session at the end of tonight's meeting so he could discuss the industrial zone and the Patel project.

Mr. McIntyre stated that the agenda is clear, if there is any comment to be made then now would be the time to speak. Mr. Madsen differed with Mr. Roby's stance on a second public comment because this commission is an advisory board and the Borough Council has the final say in decisions the Planning Commission proposes to the Council.

Mr. Roby discussed Patel legal issues and then read the smoke shop ordinance to the Commission. He expressed concerns about the impact the Patel business has on neighboring residential structures. Has concerns about the existing building and the demolition of the building. Mr. Roby continued there was a need to discuss the industrial zone and stated he was willing to talk to any of the members at any time to share his concerns. Lastly, Mr. Roby expressed his belief that when an application is presented the applicant or lawyer should be present to discuss their proposed project.

Correspondence: On file.

- 11/22/23: Thomas Barna: 6-month extension request
- 11/22/23: Tom Barna: forwarding PennDOT Cycle 2
- 11/22/23: Lou Coza: forwarding PennDOT Cycle 1, Cycle 2 and Scoping comment
- 11/30/23: Will Whitehead: RE soil testing
- 12/05/23: Tom Baran: PennDOT Response Cycle 3
- 12/06/23: Lou Coza: response to Barna RE 6th St permit

There was a brief discussion regarding the 6-month extension request. An e-mail will be sent to Mr. Barna clarifying the date the extension was from and have him confirm the date of the extension.

Old Business:

1. 5097-509 PA Ave Redevelopment Project. **Motion to table. M: Madsen/Fernandez. All in favor.**
2. Discuss Borough Ordinance Review-Ongoing project. **Motion to table. M: Fernandez/Osczepinski. All in favor.** Discussion ensued regarding recreational marijuana.

New Business:

1. **Lot Combination 600 PA Ave.** Chris Rinaldi was present to discuss the application. He pointed out that the map was missing the north arrow and he would have that corrected. The request is to erase the property lines separating lots 38, 40 and 42 which would be known as 38A. No construction, improvements or change in use is requested.
Motion to recommend approval of a lot combination of lots 38, 40 and 42 (proposed Lot 38-A) to Borough Council, with the condition of adding a north arrow and any comments from Pike County being incorporated.
M: Osczepinski/Fernandez. All in favor.

Motion to adjourn 7:34 pm: **M: Osczepinski/Fernandez. All in favor.**

Respectfully submitted,



Marianne Brown
Planning Secretary