

**Planning Commission of the Borough of Matamoras
Meeting Minutes of March 17, 2026**

Mr. Dave Osczepinski Chairman	p	Mr. Bob Howard	A	Mr. Nick McIntyre Solicitor	P
Mrs. Kelli Johnson Vice Chair	P	Mr. Troy Sayles	P	Mr. Shawn Bolles Zoning Officer	P
Mr. Rich Anderson	P	Mr. Mark Toussaint	P		
Mr. Danny Fernandez	P	Ms. Pam Conkdin (Alternate)	P		

. Dave Osczepinski called the Organization Meeting to Order, Salute to the flag and Roll Call @ 7:00 pm.
3 members of the public were present.

A motion to approve the meeting minutes of January 20, 2026, was made by Mr. Fernandez, seconded by Ms. Johnson. All in favor

A motion to approve the meeting minutes of February 17, 2026, was made by Mr. Fernandez, seconded by Mr. Anderson. All in favor

There were no comments from the public.

Correspondence:

- DCED Grant Spring Announcement FY 24-25 -Joint Comprehensive Plan
- 90-day extension request from John Fuller re 15 Pennsylvania Ave.

Old Business:

- a) Borough Ordinance Review- Ongoing – General review of all ordinances not listed below
- b) Mr. Mike Mroziniski, Pike County Planning, discussed Joint Comprehensive Plan-
 - Funding benefits are available for multi-municipal projects
 - Westfall applied for and received a grant for \$60k
 - Scenic World Character Preservation Program can provide additional funding
 - Expected to cost \$120k, grants are expected to cover this, no cost to the borough is expected
 - Draft RFP is ready; Matamoras will need to work together with Westfall to finalize and submit to consultants
 - Scope of work needs to be determined, think big about the future of the municipality, go above and beyond. Included as much in the scope of work as possible, as things get added later, they will charge to amend the plan
 - What does sewage mean for PA Ave and future development
 - What are the future aspirations of the development of the park
 - Future water needs of the municipal authority
 - Need to form a 4-person committee; expect to meet monthly/quarterly. This will take 12-18 months to complete. There will be work sessions directed by the consultants.
 - Create a solid plan. Put all ideas and dreams into it. When the borough applies for a grant, it may be denied if it wasn't included in the comprehensive plan.
- c) Workshop will be held April 8th at 6pm to discuss §124-17 Signs. Secretary will advertise in the local paper.
- d) On-Lot System ordinance tabled. Secretary was instructed to invite the SEO, Mr. Will Whitehead, to the April 21st meeting.
- e) A motion to accept a 90-day extension submitted by Mr. Fuller (March 5th), for the Change of Use application: 15 Pennsylvania Ave – Bank to Retail Use (Pharmacy) was made by Mr. Dan Fernandez and seconded by Ms. Kelli Johnson. All in favor. Motion carried.

New Business:

- a) John Stieh presented the Benson/Long Lot Improvement Application: .02-acre portion of Tax Lot 42 to be joined to Tax Lot 43. Mr. Benson is giving Mr. & Mrs. Thomas Long a strip of land in exchange for new fencing which has been permitted by the borough zoning officer, and the Longs will then combine the new land to their existing plot. A motion to recommend approval of the application to Borough Council was made by Mr. Sayles, seconded by Ms. Johnson. All in favor, motion carried.

There was no public comment.

A motion to adjourn was made by Mr. Troy Sayles and seconded by Mr. Rich Anderson at 7:50 pm, all in favor.

Respectfully submitted,

Marianne Brown
Planning Secretary