



Borough Council Public Hearing Minutes
February 08, 2022
7:00 pm

1. Call to Order, Salute to the Flag and Roll Call 7:24 PM

President Kudrich	P	Mr. Alessandra	P	Mr. Ohliger	P	Mr. Long	A
Mr. Clark	P	Mr. Bush Jr	P	Mr. Myer	P	Asst Chief Stewart	A
Mayor Clark	A	Mr. Maney	P	Ms. Turner	A	Ms. Salvato	P
Mr. Losee	P	Mr. Prey	P	Mr. Olver	P	Mr. Bolles	P

8-10 members of the public were present.

President's Remarks:

The purpose of this public hearing is to take comment on the conditional use application at 911 Pennsylvania Ave. PENRAC LLC seeks approval to covert a vacant vape/smoke shop to an Enterprise Car Rental facility. This will be considered for adoption at the regular meeting of the Matamoras Borough Council which follows at 7:30 p.m.

President Kudrich turned the meeting over to Mr. Ohliger. Mr. Ohliger noted Borough Code Section 124 Zoning Ordinance he asked the applicant PENRAC LLC representative Mr. Kevin Zumbum to step forward.

Mr. Ohliger started by marking the following exhibits:

B1: Public Notice published in the Pike County Dispatch on January 13th and 20th of 2022, which meets the publication notice requirement under Borough Code.

B2: A copy of two receipts indicating fees have been paid.

B3: Deed to the property between BZ PROPERTIES LLC and OM SAI CORP of PA

B4: Matamoras Borough Zoning Department Zoning Permit Application completed by PENRAC LLC

B5: Matamoras Planning Commission Condition Use Requirements completed specifically for PENRAC LLC and signed by a designee of the LLC.

B6: Written Narrative from PENRAC, LLC for the proposed conditional use

B7: A series of photographs, interior and exterior, of Enterprise Car Rental

B8: A two-sided document of the floor plan of the building

B9: Letter from Pike County Office of Community Planning dated October 18, 2021 indicating they have reviewed the application and has no comment.

B10: A letter from the Matamoras Planning Commission to the Matamoras Borough Council dated December 23, 2021 recommending approval with 4 conditions.

Mr. Ohliger asked if Mr. Zumbrum had any additional items to add, to which he responded no. Mr. Ohliger asked if any members of the public claimed Party Status. No one stepped forward. The floor was turned over to Mr. Kevin Zumbrum and he was sworn in.

Mr. Zumbrum explained the nature of the plans and renovations. The intent of the application is to turn the old vape shop into a car rental facility. Plans include exterior work; existing carport will be turned into an enclosed wash bay. Noted this will not extend the footprint of the building. He spoke about the oil/water separator and a separate take for grey water and pumping plans.

Councilman Clark asked the route of the cars in and out of the carport.

Mr. Ohliger referenced B10, the letter from the Matamoras Planning Commission to the Matamoras Borough Council recommending approval with 4 conditions and asked the applicant if he was agreeable to each condition as noted, reading through each condition and asking for a response. The applicant responded yes to each of the four conditions.

2. **Public Comment** (When recognized by the president, per Borough Code, state your name and address for the minutes):

Bruce Selneck 10th Street: Thought this was good for the community.

Councilman Losee inquired about the hours of operation. R: Hours will be Monday to Friday 8:00 am to 5:00 pm Saturday 9 to noon

Councilman Bush inquired how many cars would be on-site. R: Parking for 23, they expect they will have about 7 to 10 cars per day.

Bruce Selneck 10th Street: If and when the sewer is in place, will grey water be hooked up to the line? Mr. Zumbrum: This is already included in the current plans, so if the line comes through, they will be able to hook up. Mr. Ohliger then noted that if/when that happens, the underwater tank would be considered abandoned and the aforementioned condition of filling the tank will need to be addressed, to which Mr. Zumbrum was in agreement.

ADJOURNMENT: 7:18 pm

Respectfully submitted,



Marianne Brown
Borough Secretary