

MEETING MINUTES

Pen Argyl Planning Commission - Thursday, February 20, 2024– 7:00 P.M.

LOCATION: Pen Argyl Municipal Building

ADDRESS: 11 N. Robinson Ave., Pen Argyl, PA 18072

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDEES

Craig Reduzzi, Chair
Fred Farino, Commissioner
Stephen Marhevka, Commissioner
Mark Bahnick, Borough Engineer
Paul Mastrogiovanni, Zoning Officer
Peter Layman, Borough Solicitor
Christine Mildner, MS4 Stormwater Consultant

RE-ORGANIZATION

Stephen Marhevka made a motion to re-elect Craig Reduzzi as Chair seconded by Fred Farino. The motion passed with all in favor.

APPROVAL OF MINUTES: December 19, 2024

Fred Farino made a motion to approve the minutes seconded by Stephen Marhevka. The motion passed with all in favor.

OLD BUSINESS:

None.

NEW BUSINESS:

Review of Preliminary/Final Land Development and Lot Consolidation Plans

Applicant: Pen Argyl Borough

Proposal: Green and White Subdivision for proposed installation of a stormwater management and water quality area for Pen Argyl Borough – Parcel #E8 8 17A 0625.

1. Borough Solicitor, Peter Layman opened the discussion by outlining the context of the Preliminary/Final Land Development and Lot Consolidation Plan.
2. Mr. Layman explained what waivers have been requested and the timeline that the Borough is on to have this project completed.
3. Christine Mildner explained the DEP design criteria and the proposed design of the

stormwater management and water quality area.

4. Mark Bahnick reviewed his comment letter on the project, dated February 20, 2025.
5. Paul Mastrogiovanni commented that in his determination, a variance is not required for the proposed use of the property.
6. Christine Mildner commented that the survey was completed that day and provided an estimate of how much land is being acquired from the Green and White Association.
7. Mark Bahnick proposed a possible waiver of section 93-33.B.(2).(b).[2] regarding the replacement of removed trees greater than eight-inches in caliper with trees of three-and-one-half-inch minimum caliper which appear on the recommended plant list.
8. Peter Layman followed up with the need to request a waiver of section 93-31.B.(3) due to the lack of providing a 10ft utility easement.
9. Paul Mastrogiovanni explained that a variance may be needed for the 150ft of minimum lot frontage.
10. Craig Reduzzi brought concern on how the pipe for the stormwater area is going to be protected with the children that will be nearby.
11. Mark Bahnick proposed the idea of a grate to protect the pipe openings, but further discussion is needed.
12. Christine Mildner laid out a timeline for the Borough's plan completion, submission, bidding the project, and a start date.

PUBLIC COMMENT- AGENDA/NON-AGENDA ITEMS

None.

ADJOURNMENT

Stephen Marhevka made a motion to adjourn, seconded by Fred Farino. Passed with all in favor.

Meeting was adjourned at 8:05 PM.