

MEETING MINUTES

Pen Argyl Planning Commission - Thursday, March 20, 2025– 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
Eric Mesko, Commissioner
Mark Bahnick, Borough Engineer
Paul Mastrogiovanni, Zoning Officer
Peter Layman, Borough Solicitor
Kent Herman, Borough Solicitor
Christine Mildner, MS4 Stormwater Consultant
Robin Zmoda, Borough Manager

APPROVAL OF MINUTES: February 20, 2025

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

OLD 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. Peter Layman opened the discussion with the most recent plan submission.
2. Christine Mildner explained the proposed subdivision design and addressed Van Cleef Engineering’s review letter.
3. Mark Bahnick provided additional comments to his review letter.
4. **Eric Mesko made a motion to recommend approval of the waiver for submission of a preliminary/final subdivision plan seconded by Fred Farino. The motion passed with all in favor.**
5. Paul Mastrogiovanni explained that a minimum of 150 ft of lot frontage is required and that a variance may be needed after further review of the submitted plan.
6. **Eric Mesko made a motion to amend the previous motion to recommend granting of the waiver of Subdivision and Land Development Ordinance Section 93-11 for submission of a preliminary/final subdivision and land development plan seconded by Tyler Kemp. The motion passed with all in favor.**
7. **Eric Mesko made a motion to recommend conditional approval of the subdivision**

and land development plan in reference to Van Cleef Engineering letters dated March 20, 2025, seconded by Tyler Kemp. The motion passed with all in favor.

NEW BUSINESS:

Review of Preliminary/Final Land Development and Subdivision Plan

Applicant: Slate Hills Enterprises

Proposal: Lot Consolidation and Development of Parcel E8NE1B 7 1 & E8NE1B 7 2

1. Geoffrey Worthington opened the discussion with the applicant's proposal and project design.
2. Mark Bahnick joined the discussion with his review letter, and the specific and general requirements of Conditional Use approval.
3. The applicant explained his proposal and design of the building and property.
4. **Fred Farino made a motion to recommend granting of the waiver of Subdivision and Land Development Ordinance Section 93-11 for submission of a Preliminary/Final Land Development Plans seconded by Eric Mesko. Motion passed with all in favor.**
5. **Eric Mesko made a motion to recommend approval of the conditional use and for the Borough Engineer and Zoning Officer to present a report to Council at the hearing, seconded by Tyler Kemp. The motion passed with all in favor.**

Review of Multi Municipal Comprehensive Plan – Intermunicipal Cooperation Implementation Agreement

Applicant: Pen Argyl Borough

Proposal: Comments from Planning Commission

1. Kent Herman opened the discussion with the goals of the Intermunicipal Implementation Agreement.
2. Robin Zmoda commented that we can back out of the agreement after a year.

PUBLIC COMMENT- AGENDA/NON-AGENDA ITEMS

None.

ADJOURNMENT

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

Meeting was adjourned at 9:06 PM.