

**THE BOROUGH OF CLARKS SUMMIT
PLANNING COMMISSION
WEDNESDAY, APRIL 16, 2014 RECONVENE
THURSDAY, MAY 1, 2014**

AGENDA

Because of a lack of a quorum, the April 16, 2014th Regular Meeting of the Planning Commission was conducted on Thursday, May 1, 2012 at approximately 7:00 P.M. The Meeting was held in Borough Council Chambers, 2nd Floor, 304 South State Street, Borough of Clark's Summit, County of Lackawanna and Commonwealth of Pennsylvania. Chairman John Durdan called the meeting to order.

Members in attendance were Mr. John Durdan, Mr. Ed Yasinskas, Mr. Len Wesolowski, CEO Lori Harris, Mr. John Recicar, Mr. Carson Helfrich, Recording Secretary Ms. Virginia Kehoe, and Attorney Mike Cowley. Absent from the meeting were C. O'Boyle, J. Recicar and C. Helfrich.

APPROVAL OF MINUTES:

September 18, 2013

October 16, 2013

Tabled Minutes until next meeting.

NEW BUSINESS:

Highland Real Estate Development Corp: John Durdan suggested getting to the points/items that are still open. Mr. Durdan Does not want to reiterate things that have already addressed. Mr. Durdan stated that the open issues he sees are with the Lackawanna County Conservation District, response letters from the utility companies, DEP approval of sewage planning module. There is one comment about SALDO about the infrastructure but as the Engineer stated that is if you are talking about dedicating a road. The sign would need a building permit, which is not a part of the Planning Commission. Mr. Durdan discussed the comments from the Clarks Summit Borough Fire Chief. The concerns that Chief Hoinowski was raising is if there is a sprinkler system, but the size of the building doesn't dictate that a sprinkler system is required. He asked for a 5 inch Storz connection applied to the outside. Discussed the location of fire hydrants, there is one within 300 feet. Mr. Provini stated that their Civil Engineer stated that the existing hydrant needs to be within 500 feet and it is 300 feet. The hydrant is on the opposite side of the street. It is a small building we are not talking about big exit distances; life safety is the most important point which is 50 feet. John Durdan discussed the railroad being against the one side of the building and there is no way to get rear access to the building. Mr. Durdan asked what the construction is at the back of the building. Mr. Provini stated that rock is down to 9 feet in one corner and down to 90 feet in the other corner of the back of the building. They are trenching the back down to rock, coming back up with 6 feet of concrete, and masonry. Mr. Provini stated that they are spending \$20,000 on just the back of the building. He stated that this is not to disturb the railroad and it is to stabilize the building. Wood studs with 16 inches on center, 2 x 6's, and 16 inch wood joists plywood and 3" of insulation and a single membrane roof

is what is being used. Mr. Durdan stated that the only concern is with the combustibility of the structure. Mr. Provini stated that the Conservation District said that they would have a letter out to them by the June 7' 2014 for the Council meeting. Also, he got a letter from Bob Davis stating that they are assessed at one EDU. And now they have to calculate for modules, all of their utility letters are out but there are no responses. The power company did respond and they did assign a code to it. Street number is in process. The bids are in so now they are waiting for the building bids to come in a couple of weeks. Discussed the sewer system, explained the pitch and they are ok with the sewer flow. John Durdan discussed Section 402.5.DD Certificate of Accuracy and Compliance. It was with the owners certificate, couldn't find anything on the plans that listed this. Code Officer Lori Harris stated that we don't have a form for this. The plan is sealed by engineer and land surveyor. They only need the signatures. Attorney Mike Cowley stated that when Mr. Provini goes to Council he will want that signed. There is no door at the back of the building, it is not required. There is a retaining wall and a 4 ft. tall fence running across the back of the building. John Durdan discussed Saldo section 500 & 509. They are not asking the contractors to be bonded. Mr. Provini stated that they are having their liability policy extended to cover this building and workman's comp. It's all on private property; nothing has to be turned over or dedicated to the Borough. Virginia Kehoe stated that she thinks Council's Solicitor would give them recommendations on it as well. Their opinion is that it doesn't apply in this case. We still need responses from Lackawanna County Conservation District, the utilities, DEP Sewage module, and the sign ordinance but the sign ordinance is really a building permit which is separate permit that needs to be reviewed by the Zoning Officer. Mr. Durdan stated that they still need the street number and the certificate of Accuracy and Compliance which will be in the sealed drawings and signed. Virginia Kehoe stated that they have been assigned a street number. So there are 4 items. Len Wesolowski made the first recommendation for approval based on the four items above, seconded by Ed Yasinskas, vote was 3-0 with John Durdan abstaining from voting.

Virginia Kehoe stated that she would provide Council with a copy stating that the Planning Commission indicating that they are giving recommendation contingent on these four items and she would cc Dominic Provini and Don Kalina with a copy.

ADJOURNMENT:

Len Wesolowski made the motion to adjourn, seconded by Ed Yasinskas, vote was unanimous 3-0.