

**Penn Forest Township
Planning Commission Meeting Minutes
July 28, 2025, at 6:00pm**

PLACE OF MEETING:

Penn Forest Township
2010 State Route 903
Jim Thorpe, PA 18229

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE:

William Miller, Chairman;

Dennis Habig, Member

Jim Denier, Member

Chris Rau, Member

Stacy Venetos, Member - Absent

Holly Rivera, Treasurer (acting Secretary)

Aimee Paparozi, Admin Assistant

Shannon Meckes – Secretary - Absent

Rock Stahovic, Rep of BIA, Twsp. Engineer - Absent

GUESTS:

APPROVAL OF MINUTES – from June 2025, Motion to accept made by William Miller, 2nd by Chris Rau

OLD BUSINESS:

- **Proposed Reverse Subdivision and Land Development for Parcels 51-51-A8303 & 51-51-A8.04 – P-24-9 – Mazzella** – Received an NPDES public notice, 2 NPDES Packets, and a DEP letter
WAIVER – From Section 210-14.E11: Waive submission of Traffic Impact Study
WAIVER – From Sections 210-7, 210-8, 210-9, 210-10: Waive separate submissions of Preliminary and Final Plan and accept submission as Preliminary/Final Plan.
WAIVER – From Section 210-19G(3)(a): To not install curbing on the access drives to lots
WAIVER - To not provide three feet of separation from the BMP invert to the seasonal high-water table

Conditional approvals for all Mazzella listed above – Tabled

Motion made by William Miller, 2nd by Chris Rau

WM X DH X CR X SV JD X

NEW BUSINESS:

- **Proposed Land Development for Parcel 51-51-A3.12 – P25-8 – GULLONE** – Received proposed plans, owner authorization, deed, Penn DOT application, letter of intent, environmental resources site design, letter, CCPC review, waiver requests, and review from Rock.
WAIVER – From sections 210-8 and 210-10 to accept and review the subdivision plan entitled Gullone Plaza as a preliminary/final plan as outlined in the Penn Forest SALDO.
WAIVER – From section 210-14.F(11) requiring a traffic impact study. PennDOT does not require a traffic impact study, and therefore, we request that the township also not require a study.

GULLONE – Motion made by William Miller to table all waivers for Gullone 2nd by Chris Rau

WM X DH X CR X SV JD X

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Motion was made to approve the extension requested in the Letter from Lehigh Engineering Associates through November 5th, 2025.

Motion made by William Miller, 2nd by Chris Rau

WM X DH X CR X SV JD X

MEETING ADJOURNED:

Motion made by William Miller to adjourn the meeting at 6:04 PM, Chris Rau seconded the motion.

WM X DH X CR X SV JD X