

Penn Forest Township  
2010 State Route 903  
Planning Commission Agenda  
September 22, 2025

**PLACE OF MEETING**

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

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:**

William Miller, Chairman	Chris Rau, Member
Stacy Venetos, Member	Dennis Habig, Member
Jim Denier, Member	Shannon Meckes, Secretary
Rock Stahovic, Rep. of BIA, Twsp. Engineer	

**ACCEPTANCE OF MINUTES**

WM\_\_\_\_ DH\_\_\_\_ CR\_\_\_\_ SV\_\_\_\_ JD\_\_\_\_

**OLD BUSINESS**

- **Proposed Reverse Subdivision and Land Development for Parcels 51-51-A8.03 & 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.

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**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.

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER-**From section 210-19.G(3)(a): To not install curbing on the access drives to lots.

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER-**To not provide three feet of separation from the BMP invert to the seasonal high water table.

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

#### **CONDITIONAL APPROVAL**

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

- **Proposed Land Development for Parcel 51-51-A3.12- P-25-8- GULLONE-** Received proposed plans, owner authorization, deed, PennDOT application, letter of intent, environmental resources site

design, letter, CCPC review, waiver requests, and review from Rock.  
Asking for an extension until April 8, 2026.

### **EXTENSION**

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**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.

**WM**\_\_\_\_ **DH**\_\_\_\_ **SV**\_\_\_\_ **CR**\_\_\_\_ **JD**\_\_\_\_

**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.

**WM**\_\_\_\_ **SV**\_\_\_\_ **CR**\_\_\_\_ **DH**\_\_\_\_ **JD**\_\_\_\_

### **CONDITIONAL APPROVAL**

**WM**\_\_\_\_ **SV**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **JD**\_\_\_\_

**Matti Lot consolidation for Parcel 36-51-A8.16-P-24-11-MATTI-**Received an extension letter. Everything is good. Just waiting for him to submit his plans to be signed.

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

### **NEW BUSINESS**

**Proposed Land Development for Parcels 21A-51-A21 & 21A-51-A22-P-25-17-MAROTHI-**Received the deed, owner authorization, the plan, and a BIA review letter. They are also requesting one waiver.

**WAIVER** from SALDO 210.16.C(31) from providing all significant natural features, including but not limited to floodplains, ponds and lakes, streams, natural drainage swales, wooded areas and trees of greater than (8) eight inches in caliper.

**WM**\_\_\_\_\_ **DH**\_\_\_\_\_ **CR**\_\_\_\_\_ **SV**\_\_\_\_\_ **JD**\_\_\_\_\_

**CONDITIONAL APPROVAL**

**WM**\_\_\_\_\_ **DH**\_\_\_\_\_ **CR**\_\_\_\_\_ **SV**\_\_\_\_\_ **JD**\_\_\_\_\_

**MEETING ADJOURNED**

**WM**\_\_\_\_\_ **DH**\_\_\_\_\_ **CR**\_\_\_\_\_ **SV**\_\_\_\_\_ **JD**\_\_\_\_\_