

Penn Forest Township
2010 State Route 903
Planning Commission Agenda
October 27, 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 | Aimee Paparozzi, 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**_____

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_____

Proposed Reverse Subdivision and Land Development for Parcels 12A-51-AP304,306 & 12A51-AP327A-P-25-17-KOCHER-Received proposed plans, deeds, waiver for trees, and authorization letter.

CONDITIONAL APPROVAL

WM_____ DH_____ CR_____ SV_____ JD_____

Proposed Reverse Subdivision and Land Development for Parcels 12A-51-AP300, 12A-51-AP321, & 12A-51-AP323-P-25-16-KOCHER-Received proposed plans, deeds, a waiver, and an authorization letter.

WAIVER From section 210-16.C(29) – Requiring proposed locations of wells, subsurface disposal fields and alternate fields, and percolation test holes to be provided on the plan. Waiver requested, no new construction is be proposed at the time of this lot joinder.

WM_____ CR_____ DH_____ SV_____ JD_____

WAIVER-Request for planning waiver and non-building declaration. This states they will use it for recreational use only.

WM_____ SV_____ CR_____ DH_____ JD_____

CONDITIONAL APPROVAL

WM_____ DH_____ CR_____ SV_____ JD_____

Proposed Reverse Subdivision and Land Development for Parcels 12A-51-MV2245 & 12A-51-MV2246-P-25-15-FRACE-Received proposed plans, deeds, authorization, and a waiver request.

CONDITIONAL APPROVAL

WM_____ SV_____ DH_____ CR_____ JD_____

MEETING ADJOURNED

WM_____ DH_____ CR_____ SV_____ JD_____