

**MINUTES**  
**LUZERNE COUNTY PLANNING COMMISSION**  
**JUNE 10, 2021**

**ATTENDANCE**

Present were N. Brian Caverly, Chairperson, Karen Fleisher, Carl Naessig, Shane Novak and William Kane Members, Matthew Jones, Planning Commission Executive Director, Pat Dooley and Jessica Edwards, Staff, Kathy Wood, Recording Secretary, Michael Butera, Planning Commission Solicitor and Representatives for Subdivision/Land Development.

Absent was Cinda Hartman, Vice-Chairperson, Nancy Eckert, Secretary and Gary Swartz, members.

**MINUTES.**

A motion was made by Mr. Kane, seconded by Ms. Fleisher and unanimously carried to approve the minutes of May 13, 2021.

**SUBDIVISION/LAND DEVELOPMENT**

1. Mark Zambetti, 550 Winter St., Old Forge, PA, developer of the Zzambetti Family Real Estate LLC Land Development in Duryea Borough is seeking Final Plan Approval. The project is to construct a 1,039 sq. ft. addition to an existing commercial building located at 941 Main St. Duryea Borough. The project will consist of a new kitchen, expansion of bar and seating areas, two (2) driveways, curbing and parking area. The site has existing public water and sewer and is in a (GB) General Business District. A Financial Security Guarantee

acceptable to the Planning Commission Solicitor in the amount of \$59,147.00 will be required.

(2-3 maps)

The applicant is requesting three (3) waivers from the SALDO including a waiver for a Financial Security Guarantee.

The following waivers are being requested:

SALDO 7.12 – Preliminary plan be drawn to a scale of 1 inch = 50 ft. or 1 inch = 100 ft.

Requesting scale of 1 inch = 20 ft.

SALDO 7.22 – Final Plan be drawn to scale 1 inch = 50 ft. or 1 inch = 100 ft. and paper size of 22 inches x 36 inches.

Requesting scale of 1 inch = 20 ft. and paper size – 24 inches x 36 inches.

SALDO 7.241 – Financial Security Guarantee in the amount of \$59,147.00

Requesting Financial Security Guarantee be waived.

PennDOT Highway Occupancy Permit covers all the required improvements.

SALDO 7.243 – Financial Security for maintenance of improvements for 1 year.

Requesting Financial Security for maintenance of improvements of 1 year be waived.

PennDOT Highway Occupancy Permit covers all required improvements for 1 year.

Mark and Kim Zambetti were present.

Kim Zambetti stated they are looking to renovate their building and add a 1,039 sq. ft. addition for a new kitchen, expansion of the bar and seating area.

Ms. Zambetti stated they are waiting for an approved Highway Occupancy Permit for PennDOT.

**Carl Schimmel, P.E., Quad 3 Group acting on behalf of Luzerne County stated that the Zambetti's were required by PennDOT to put forth a Letter of Credit for \$41,000 to cover the driveways , curbing and parking areas. He stated he feels the County can waive the request for a Financial Security Guarantee.**

**Pat Dooley, staff, stated that Waivers for the scale of the plans is being requested along with a Waiver of the Financial Security Guarantee.**

**Mr. Dooley stated that the PennDOT Letter of Credit covers all required improvements for 1 year.**

**No objectors were present.**

**Chairperson, Brian Caverly asked for staffs recommendaton.**

**Planning Commission Director Matt Jones stated staff is recommending Conditional Final Plan Plan Approval including all waivers.**

**A motion was made by Mr. Naessig, seconded by Mr. Novak and unanimously carried grant Waivers 1 thru 4.**

**SALDO 7.12 – Scale of 1 inch = 20 ft.**

**SALDO 7.22 – Scale of 1 inch = 20 ft. and paper size – 24 inches x 36 inches.**

**SALDO 7.241 – Financial Security waived.**

**SALDO 7.243. – Financial Security for maintenance of improvements for 1 year waived.**

**PennDOT Highway Occupancy Permit covers all required improvements for 1 year.**

**A motion was made by Mr. Naessig, seconded by Ms. Fleisher and unanimously carried to approve Conditional Final Plan Approval for the Zambetti Family Real Estate LLC Land Development in Duryea Borough with the following condition.**

- 1. A PennDOT Highway Occupancy Permit must be obtained.**
- 2. One (1) year to submit the above item to the Commission. Failure to provide the approved item by June 10, 2022 will result in the automatic disapproval of your plan.**

**OLD BUSINESS:**

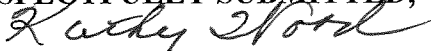
**Matt Jones stated that he heard from Verizon and they will be sending a crew to Route 11 between Hunlock Township and Berwick to do tree cutting along the roadway.**

**He also stated he heard from Pennsylvania Public Utility Commisison (PUC) who also reached out to Verizon. He noted that the PUC found additional sites along Route 11 that will also have tree removal work done.**

**ADJOURNMENT**

**A motion was made by Mr. Kane, seconded by Mr. Fleisher and unanimously carried to adjourn the meeting.**

**RESPECTFULLY SUBMITTED,**



**KATHY WOOD, RECORDING SECRETARY  
LUZERNE COUNTY PLANNING COMMISSION  
FOR**

**NANCY ECKERT, SECRETARY  
LUZERNE COUNTY PLANNING COMMISSION**