

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 13, 2026 7:00 P.M.
THE MEETING WAS STREAMED ON YOUTUBE LIVE

I. GENERAL FUNCTIONS

a. Call to Order: Michael Corriere called the meeting to order at 7:00 p.m.

b. Roll Call:

Maria Diaz-Jones	- Present
Robert Lepley	- Present
Larry O'Donnell	- Present
Don Werkheiser	- Present

Also in Attendance:

Terri Fadem, Mike Corriere, and Bryan Smith.

c. Reorganization:

Motion by Maria Diaz-Jones to nominate Larry O'Donnell as Chair. Seconded by Don Werkheiser. **Motion passed 4:0:0.**

Motion by Don Werkheiser to nominate Robert Lepley as Vice Chair. Seconded by Maria Diaz-Jones. **Motion passed 4:0:0.**

Motion by Larry O'Donnell to nominate Maria Diaz-Jones as Secretary. Seconded by Robert Lepley. **Motion passed 4:0:0.**

d. Minutes of Previous meeting:

Motion by Maria Diaz-Jones to approve the meeting minutes of December 9, 2025 with one typo correction. Seconded by Don Werkheiser. **Motion passed 4:0:0.**

II. REVIEW & DELIBERATION

a. 186 Main Street – Joseph Ingaglio of Bustamante Engineering and Cliff Lewis, property owner, were in attendance to review and respond to questions regarding the proposed five residential units. The applicant summarized the project, which includes demolition of the existing structure and construction of a new building on a similar footprint that meets required front and side setbacks. Improvements include removal of an existing retaining wall, installation of sidewalks for improved pedestrian access, and two ADA-compliant building entrances at the front and rear. The applicant indicated revisions will be made to reduce impervious coverage to address comments outlined in the Borough Engineer's January 2, 2026 review letter. A dumpster enclosure is proposed and will be located to minimize impacts on traffic flow and parking, subject to Borough approval. No variances were requested at this time; outstanding zoning and SALDO comments, including stormwater management,

landscaping, parking screening, sidewalk construction, and agency approvals, will be addressed in revised plans consistent with the Engineer's review.

Motion by Don Werkheiser to approve an Extension of Time until March 31, 2026 to modify the submitted plans so they confirm with the Borough's Ordinances and State Regulations. Seconded by Maria Diaz-Jones. **Motion passed 4:0:0.**

Motion by Robert Lepley to table the vote until LVPC and PennDOT approvals are submitted with the preliminary final plans. Seconded by Maria Diaz-Jones. **Motion passed 4:0:0.**

III. OLD BUSINESS

- a. **Planning Commission Vacancy-** Joseph Ingaglio was appointed to serve on the Planning Commission by Borough Council at the January 5, 2026 Borough Council Meeting and will take his seat on the Commission at the February 10, 2026 Planning Commission meeting. No additional letters of interest for the additional two (2) vacancies have been received as of the date of this meeting.

IV. ADJOURNMENT

Motion by Don Werkheiser to adjourn the meeting at 7:52 p.m. Seconded by Maria Diaz-Jones. **Motion carried 4:0:0.**

Respectfully submitted by,

Terri Fadem
Zoning and Code Enforcement Officer