

**COVINGTON TOWNSHIP SUPERVISORS**  
**PUBLIC HEARING FOR CONTINUATION OF CONDITIONAL USE APPLICATION OF**  
**WANDA ANDREOLI**  
**JULY 28, 2020**

*The Covington Township Board of Supervisors held a Public Hearing on Tuesday July 28, 2020 at 5:30 p.m., at the Covington Township Pavilion Building, Moffat Estate, 20 Moffat Drive, Covington Township, PA to continue the hearing for a conditional use application of Wanda Andreoli to put a one chair beauty salon in her detached garage which was continued from June 2, 2020.*

*There were present: John Brostoski, Vice Chairman; Joseph Setta, Supervisor; William Fells, Supervisor; Melissa Kearney, Supervisor; Douglas A Hein, Secretary / Treasurer and Joel M. Wolff, Esquire. Also present were David Lamm, Building Inspector; Ronald Donati, Zoning Officer; Wanda Andreoli, applicant; and Scott Jordan, Ms. Andreoli's contractor. Thomas M. Yerke, Chairman was not present.*

*The hearing was opened with a Pledge of Allegiance led by Mr. Brostoski.*

*Mr. Brostoski turned the hearing over to Solicitor Wolff to begin.*

*Mr. Setta first read a statement of abstention, which included a title search on Ms. Andreoli's property, which Mr. Wolff entered into the record as Setta 1.*

*Mr. Wolff entered the Township exhibits as follows:*

- T-8 Proof of publication for public hearing in the Tri County Independent on June 25, 2020 and July 16, 2020, also posted to the Municipal Building door*
- T-9 Email notification to applicant*
- T-10 Email to applicant stating what she needs to provide to Township*
- T-11 Letter dated July 26, 2020 from SEO Gary Enslin*

*Mr. Wolff turned over the hearing to Ms. Andreoli to present her case to the Board.*

*Ms. Andreoli provided the Board with her own title search. Mr. Wolff entered this into the record as Andreoli-1 Title Search.*

*Supervisor Kearney asked if this was a Township issue or neighborhood issue. Mr. Wolff and Supervisor Setta both stated it was a neighborhood issue. Mr. Setta stated his son-in-law was almost hit by someone backing out of Ms. Andreoli's driveway a few days ago.*

*Mr. Jordan stated that the PennDOT site distances are adequate.*

*Supervisor Brostoski asked what the zoning was for her property. Mr. Wolff said it is Rural Residential.*

*Mr. Wolff stated the deed issue is for Mr. Setta as a private citizen, not as a Supervisor.*

*Mr. Wolff also stated that because it is an accessory use, approval from the Board is needed.*

*Supervisor Brostoski asked if the garage was being connected to the house; Ms. Andreoli said she was.*

*Supervisor Brostoski asked if there were any parking restrictions; Ms. Andreoli provided a HOP which Mr. Wolff entered as Andreoli-2; Ms. Andreoli also provided a new sketch plan which included driveway and parking. Mr. Wolff entered this as Andreoli-3.*

*The Board reviewed the HOP and sketch plans.*

*Supervisor Kearney stated Ms. Andreoli didn't need anything for the SEO.*

*Mr. Brostoski asked if there were any questions, problems or support.*

*Mr. Lamm., the substitute zoning officer said he reviewed the Township zoning ordinance and found only two parking spaces were needed for the house and one for every 200 square feet of commercial were needed so Ms. Andreoli would need two. Mr. Jordan stated there will be enough parking.*

*Supervisor Brostoski said Ms. Andreoli covered all that was asked at the last hearing and also understands Mr. Setta's issue.*

*Ms. Andreoli said she had an e-mail quote for the driveway but was told it was not needed for this hearing.*

*Supervisor Brostoski called a vote; Supervisor Setta abstained; motion passed 3-0-1.*

*Mr. Wolff noted there was no public present (besides Mr. Lamm and Mr. Donati) to offer any comment or objections.*

*Mr. Lamm said there was a 30-day period for appeal from the time of the vote. Mr. Wolff disagreed because it was advertised, giving the public a chance to attend. Mr. Lamm said the zoning permit has 30 days.*

*Mr. Hein was instructed to put a letter together for Ms. Andreoli stating her conditional use was approved and to make a copy of the exhibits she submitted.*

**ADJOURNMENT:** *ON MOTION* duly made (Kearney), seconded (Setta), and carried to adjourn the hearing at 6:08 p.m.

*Respectfully submitted,  
Douglas A. Hein, Secretary*

**APPROVED:**