

COVINGTON TOWNSHIP BOARD OF SUPERVISORS
CONDITIONAL USE PUBLIC HEARING – SEIDITA REALTY, LLC
JUNE 14, 2022 at 6:00 p.m.

The June 7, 2022 Conditional Use public hearing of the Covington Township Board of Supervisors was called to order with a Pledge of Allegiance at 6:00 p.m. in the Municipal Building, 20 Moffat Drive, Covington Township, PA 18444, by Chairwoman Melissa Kearney.

Present: Chairwoman Melissa Kearney, Vice Chairwoman Vicki Williams, Supervisor Marshall Peirce, Supervisor William Willson, Supervisor Wanda Andreoli (arrived at 6:07 p.m.), Attorney Joel Wolff, Secretary Melinda Musso, and Stenographer Nicole Pisarski.

Also present: Zoning Officer Ronald Donati.

Public Attendance: Roz Davis, Jennifer Beppler, Stephan Beppler, Mark Seidita, Tony Seidita, Keith Harrison, Eric Lucsak, and Attorney Richard Goldenziel.

Attorney Joel Wolff read into the record the following Township Exhibits:

- Exhibit A: Application for a public hearing from Seidita Realty, LLC.
- Exhibit B: Legal advertisement as published in the Times-Tribune on June 2, 2022 and June 9, 2022, and posted on Municipal Office door.
- Exhibit C: June 1, 2022 letter sent notifying Seidita Realty, LLC of the public hearing date.
- Exhibit D: Notice posted on property by township employee, Thomas Hall.
- Exhibit E: Covington Township Planning Commission's recommendation – as reported in May 2022.

Attorney Wolff asked that all those who were interested in testifying regarding the application will need to be sworn in. Stenographer Nicole Pisarski swore in the group of people who raised their hands.

Mark Seidita, Seidita Realty, gave background on the property, how it was advertised through a realtor for sale as a two-family residence, and the two units are already rented and being used as two residences.

Tony Seidita, 140 Scranton Pocono Highway, Covington Township, PA 18444, testified that they already have the Sewer Authority's approval for two extra EDU's pending the outcome of tonight's hearing. Supervisor Wanda Andreoli arrived at 6:07 p.m.

Attorney Wolff asked if the Board had any questions. Supervisor Peirce questioned the Zoning Officer, Ronald Donati regarding the year the house was built. Mr. Donati did not have that information, but gave a packet of information to the Board, which was marked as Zoning Officer Exhibit #1. There were discussions on Zoning Attorney John Mercuri's opinion, a letter that was received by the original owner changing it from a two-family to a single-family residence with the sewer authority, how many EDU's were at the property, nonconforming use, and if there were any official complaints on this property.

There was testimony from Stephan Beppler, 833 Drinker Turnpike, as to the age of the house.

Attorney Goldenziel asked Mr. Donati if there was ever a notice sent by him or his predecessors to the owner of record regarding abandonment. Mr. Donati advised there wasn't anything from the zoning office, however, letters were received by the sewer authority from the owners stating they reverted it to a single family residence.

Public Comment:

Keith Harrison, 383 Daleville Highway, a tenant of the Seidita's, testified the Seidita properties are well taken care of and sees improvements.

Jennifer Beppler, 833 Drinker Turnpike, testified that she's a neighbor of this property and sees a ton of improvements, has been well kept, and she likes knowing there are people in the house.

Joanne Novak, 817 Drinker Turnpike, testified that the property has improved since the Seidita's have owned it and looks much better.

Eric Luczak, Pastor at Daleville United Methodist Church, testified he has seen a lot of improvements and the property is well kept.

Supervisor Peirce addressed a Planning Commission concern on whether there was enough parking. Tony Seidita stated there was plenty of parking. There was further discussion regarding lighting at night and if there were any issues the Zoning Office would have against this conditional use. Mr. Donati stated he didn't have any issues.

Keith Harrison testified that if the board changes this use then a single mother would be pushed out of the house.

Roz Davis, 226 Old School House Road, after being sworn in, advised that Joanne Novak was not sworn in due to arriving after the hearing began. Attorney Wolff swore in Joanne Novak and asked if the testimony she gave was true and accurate. Ms. Novak confirmed and stated her address as 817 Drinker Turnpike.

Mr. Peirce inquired as to what kind of heat was in this house and where the furnace was located. Mr. Peirce requested a condition to install smoke, heat, and carbon monoxide detectors, and hard wire them from the basement, to the first and second floors. There was further discussion on this.

Vote:

Chairwoman Kearney advised the Board will vote on a motion to grant the conditional use to Seidita Realty, LLC, allowing for a duplex two-family home, with the condition that smoke, heat and carbon monoxide detectors will be hard wired from the basement to all floors. All were in favor.

Adjournment:

ON MOTION duly made (Williams), seconded (Willson), and carried to adjourn at 6:27 p.m.

Respectfully submitted,
Melinda Musso, Secretary

This is not the official record of the public hearing. The stenographer's record is the official record.

Approved: