

COVINGTON TOWNSHIP SUPERVISORS
PUBLIC HEARING ~ JOYCE OUTDOOR ADVERTISING, LLC.
MAY 24, 2023 at 6:00 p.m.

The Covington Township Board of Supervisors held a public hearing on Wednesday, May 24, 2023 at the Covington Township Municipal building, Moffat Estate, 20 Moffat Drive, Covington Township, PA 18444 for the purpose of considering an application received by Joyce Outdoor Advertising, LLC for the purpose of change in zoning district. Chairwoman Kearney called the hearing to order with the Pledge of Allegiance at 6:00 p.m.

There were present: Chairwoman Melissa Kearney, Vice Chairwoman Vicki Williams, Supervisor Marshall Peirce, Supervisor William Willson, Attorney Joel Wolff, and stenographer Michelle Smolskis.
Absent: Supervisor Wanda Andreoli.

Chairwoman Kearney explained the purpose of the public hearing and then turned the hearing over to Attorney Wolff.

Exhibits:

- Township #1: Application for public hearing received by Joyce Outdoor Advertising, LLC*
- Township #2: Notice sent to the Scranton Times for the legal advertisement*
- Township #3: Proof of publication in the Scranton Times on May 5, 2023 and May 17, 2023*
- Township #4: Public Notice posted on the front door of the Municipal Office on May 4, 2023*
- Township #5: Affidavit of posting of property from May 5, 2023*
- Township #6: Lackawanna County Planning Commission Report #63*
- Township #7: Lackawanna County Planning Commission Report #64*
- Township #8: Covington Township Planning Commission Monthly Meeting Minutes, April 19, 2023*
- Township #9: Certified letter w/return card sent to applicant dated May 4, 2023*
- Township #10: Letter sent to adjacent property owners dated May 4, 2023*
- Township #11: Letter received from Covington Township Zoning Officer*

Attorney Wolff then read the application with addendum, the comments received by the Lackawanna County Planning Commission and the comments received by the Covington Township Planning Commission.

A larger map was not available for review, however a small map was included with the application. Kevin Joyce spoke on behalf of Mr. Joseph Occhipinti. He discussed a few discrepancies he felt were in the Lackawanna County Planning Commission comments regarding size and spacing. He also feels that this is not spot zoning.

Mr. Joyce spoke about the reason for applying for this zone change.

A discussion ensued regarding the location of the property, the number of signs being constructed, the location of the signs, the clearing of the land, etc. Joe Occhipinti was present to answer questions.

Supervisors Peirce, Willson, Williams and Kearney raised concerns of spot zoning, setting precedence for zone changes, the size and lighting of the signs, the request to change the verbiage of the township zoning code in relation to billboards, the number of billboards the applicant will erect within the township, and access to the billboards.

Michael Passero, an adjacent property owner, voiced concerns for the valuation of his property in the future.

A further discussion ensued on spot zoning. Supervisor Peirce read the definition of Spot Zoning. Atty. Wolff asked why the application is requesting a change to an accessory use as it is already a permitted use in a C-2 zone. Mr. Joyce stated there was a typo on the application.

There were also some discrepancies between the map and the application regarding the size of the zone change being requested.

Supervisor's Comment: None.

Public Comment: No public comments.

Vote: After a short recess, the board returned to render their decision on the application. A roll call vote was taken. Chairwoman Kearney, no; Vice-Chairwoman Williams, no; Supervisor Willson, no; Supervisor Peirce, no; Supervisor Andreoli was absent. Chairwoman Kearney announced the application has been denied.

Adjournment: On motion duly made (Williams), seconded (Willson) and carried to adjourn at 7:22 p.m.

Respectfully submitted:
Melissa Kearney, Secretary

Approved: *Wanda Andreoli*
6.6.23

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