

COVINGTON TOWNSHIP SUPERVISORS
PUBLIC HEARING ~ CONDITIONAL USE FOR ANNA CECCACCI LORUSSO
AUGUST 26, 2025 at 6:30 p.m.

The Covington Township Board of Supervisors held a public hearing on Tuesday, August 26, 2025, at the Municipal Office, 20 Moffat Drive, Covington Township, PA 18444 for the purpose of considering a conditional use application received by Anna Ceccacci Lorusso to convert her home garage to a hair studio. Chairwoman Kearney opened the public hearing with the pledge to the Flag at 6:30 pm. After opening the hearing, Chairwoman Kearney turned the hearing over to Atty. Wolff.

There were present: Chairwoman/Secretary Melissa Kearney, Vice Chairman F. Marshall Peirce, Supervisor William Willson, Supervisor Wanda Andreoli, Attorney Joel Wolff, and stenographer Michelle Smolskis.

Absent: Supervisor William Beavers

Exhibits:

- Township #1: Application of Anna Ceccacci Lorusso for conditional use*
- Township #2: Letter from property owner, Andrea Sue King, approving the conditional use*
- Township #3: Recommendation from township planning commission*
- Township #4: E-mail sent to Scranton Times advertising public hearing*
- Township #5: Proof of publication from Scranton Times*
- Township #6: Certified letter w/return card sent to applicant notifying of hearing date and time*
- Township #7: Certified letter sent to property owner notifying of hearing date and time*
- Township #8: (7) Letters sent to neighboring properties notifying of hearing date and time*
- Township #9: Public notice posted on municipal office door, website and property*
- Township #10: (2) Affidavits for posting of property*

Applicant's Comments: *Anna Ceccacci Lorusso advised she is wanting to close her shop and work privately out of her home. She mentioned it will only be herself and, at times, her manager who will be working out of her home. Their hours will be Wednesday through Saturday for approximately 5-8 hours daily. Atty. Wolff questioned ownership of the home. Mrs. Lorusso advised she is in rent to own and will have ownership in November. A letter from the property owner was received, however Atty. Wolff will recommend the letter be notarized as one of the conditions. Atty. Wolff also advised Mrs. Lorusso to contact the sewer authority to advise them of the conditional use.*

Supervisor's Comment: *Chairwoman Kearney asked Mrs. Lorusso to submit a notarized application to the township. Vice-Chairman Peirce spoke about the potential need to purchase an additional EDU for the conditional use. A brief discussion ensued. He also questioned the parking for numerous clients with Mrs. Lorusso discussing how she will be doing specialized hair treatments with limited clients. She advised she will not allow clients to park on the street as she has a large enough driveway and cleared space on her property that would allow her clients to park off the street. A brief discussion ensued on the façade of the front of the home.*


Public Comment: *There were approximately 20 members of the public present. Vice-Chairman Peirce asked if any member of the public would like to speak in opposition of this conditional use, with no one speaking.*

Vote: *Chairwoman Kearney called for a vote on the conditional use application of Anna Ceccacci Lorusso to allow her to convert her home garage into a hair studio with the following conditions: (1) a notarized letter from the property owner allowing for the conditional use; (2) a notarized application be submitted to the township office; and (3) a letter from the sewer authority showing*

proof of hookup for the conditional use on this property. Roll Call Vote: Chairwoman Kearney, yes; Vice-Chairman Peirce, yes; Supervisor Willson, yes; Supervisor Andreoli, yes. The conditional use application has passed with a vote of 4-0.

Adjournment: ON MOTION, duly made (Peirce), seconded (Willson) and carried (4-0) to adjourn the hearing at 6:49 pm.

Respectfully submitted:
Melissa Kearney, Secretary

Approved: 9-2-25


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