

**COVINGTON TOWNSHIP SUPERVISORS**  
**PUBLIC HEARING ~ CONDITIONAL USE FOR SHAWN THEODORE (ROHRER BUS)**  
**DECEMBER 2, 2025 at 6:00 p.m.**

*The Covington Township Board of Supervisors held a public hearing on Tuesday, December 2, 2025, at the Municipal Office, 20 Moffat Drive, Covington Township, PA 18444 for the purpose of considering a conditional use application received by Shawn Theodore (Rohrer Bus) for the purpose of allowing the conditional use of a parcel as a school bus depot. The parcel in question is located at 1200 Drinker Turnpike, Covington Township, PA with a tax map # of 1980402001001. Chairwoman Kearney opened the public hearing with the pledge to the Flag at 6:00 pm. After opening the hearing, Chairwoman Kearney turned the hearing over to Atty. Wolff.*

*There were present: Chairwoman/Secretary Melissa Kearney, Supervisor William Willson, Supervisor Wanda Andreoli, Supervisor William Beavers, Attorney Joel Wolff, Zoning Code Enforcement Officer Joseph Lorince, and stenographer Michelle Smolskis.*

*Absent: Vice-Chairman F. Marshall Peirce*

**Exhibits:**

- Township #1: Application of Shawn Theodore (Rohrer Bus) for conditional use*
- Township #2: E-mail sent to Scranton Times advertising the public hearing*
- Township #3: Proof of Publication from Scranton Times*
- Township #4: Letter sent to applicant notifying of hearing date and time*
- Township #5: Letter sent to property owner notifying of hearing date and time*
- Township #6: (3) Letters sent to neighboring property owners notifying them of hearing date and time*
- Township #7: Public notice posted on municipal office, website, and property*
- Township #8: (3) Affidavits for posting of property*
- Township #9: E-mail received from Covington Township Sewer Authority*
- Township #10: Site map for property*

**Applicant's Comments:** *Thomas Kolesa, consultant/land surveyor spoke on behalf of the applicant explaining how they came to request conditional use for this property. He commented on the previous use of the property prior to zoning being introduced in the township in 1989 which changed the zone where this property is located to a residential zone. He advised that Rohrer Bus would utilize this property for parking of school buses only. They were told they would need a land development plan, but since this is a non-conforming lot, they are seeking a variance to allow this usage.*


*Atty. Wolff commented the purpose of this hearing is to hear evidence for conditional use. A lengthy discussion ensued on the difference of conditional uses, variances, and non-conforming uses. It appears that a variance should have been requested instead of conditional use since this property is in an R-1 (residential) zone. Mr. Kolesa advised the parcel conforms with a highway commercial district, although it is in an R-1 district, which prompted Atty. Wolff to reiterate the purpose of the hearing being to hear testimony for conditional use. The board of supervisors does not hear testimony for variances. ZCEO Lorince was sworn in to testify on the zoning of this property. Supervisor Beavers questioned the driveway, and sewer. A brief discussion ensued on the HOP for the property and a new proposed driveway on the 2<sup>nd</sup> parcel. Jillian Kemmerer, realtor, spoke about conditional uses and the waste of money for land development and HOP if the conditional use was denied. Further discussion ensued. She advised that her client was told to apply for conditional use, which is why they applied for conditional use, but Atty. Wolff advised that zoning approval is needed prior to any land development being discussed.*

**Executive Session:** The board of supervisors entered an executive session to discuss the testimony presented.

**Vote:** Chairwoman Kearney called for a motion to either approve or deny the conditional use application. ON MOTION, duly made (Beavers), seconded (Kearney), and carried (3-0-1; Supervisor Willson abstained) to deny the conditional use application. Roll call vote: Kearney, yes; Andreoli, yes; Beavers, yes; Willson, abstained, to deny the conditional use application.

**Adjournment:** The hearing adjourned at 6:35pm, but immediately following the call for adjournment, Mr. Kolesa asked what additional information would be required and if it was on record that a variance was to be requested. Mr. Descipio arrived while the supervisors were in executive session and asked if he would be able to testify to his approval of the use of the land. A brief discussion ensued once again with the hearing being adjourned at 6:39pm.

Respectfully submitted:  
Melissa Kearney, Secretary

Approved: 1-6-26  


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