

COVINGTON TOWNSHIP SUPERVISORS
PUBLIC HEARING ~ CONDITIONAL USE FOR TRAMDOCK PROPERTY
DECEMBER 2, 2025 at 6:30 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 Tramdock Property, LLC, Joseph Bonacci to create a private recreational facility at a property located at 335 Dorantown Road, Covington Township, with a tax map # of 21901010010. Chairwoman Kearney opened the public hearing with the pledge to the Flag at 6:40 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, Supervisor William Beavers, Zoning Code Enforcement Officer Joseph Lorince, Attorney Joel Wolff, and stenographer Michelle Smolskis.

Exhibits:

- Township #1: Application of Tramdock Property, LLC, Joseph Bonacci for conditional use
- Township #2: Recommendation received from Township Planning Commission
- Township #3: E-mail sent to Scranton Times advertising public hearing
- Township #4: Proof of publication from Scranton Times
- Township #5: Letter sent to applicant notifying of hearing date and time
- Township #6: (7) Letters sent to neighboring properties notifying 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: Sketch plan for property

Applicant's Comments: Joseph Bonacci advised there is an existing commercial building and he is looking to put a 60'x100' addition on the back for the purpose of personal training and fitness. It will be rented out for private use, based on a schedule that Mr. Bonacci will make up. This will not be a public commercial recreation facility. Atty. Wolff questioned the parking spaces. A recommendation of approval has been received by the planning commission and a PennDOT HOP has been applied for, with Chairwoman/Secretary Kearney advising she believes the permit may have been issued. ZCEO Lorince had no comments on the project other than believing it is a good use of the property. Chairwoman Kearney asked Mr. Bonacci if this would be considered for public use in the future, with the answer being no.

Supervisor's Comment: Supervisor Beavers feels it's a good idea.

Public Comment: No public present.

Vote: Chairwoman Kearney called for a motion to either approve or deny the conditional use application. ON MOTION, duly made (Andreoli), seconded (Beavers) and carried (5-0) to approve the conditional use application. Roll call vote: Kearney, yes, Andreoli, yes, Beavers, yes, Willson, yes, Peirce, yes, to approve the conditional use application.

Adjournment: The hearing adjourned at 6:50pm.

Respectfully submitted:
Melissa Kearney, Secretary

Approved: 1-Fe-26


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