

**COVINGTON TOWNSHIP SUPERVISORS
PUBLIC HEARING ~ ORDINANCE 2026-01
JANUARY 27, 2026 at 6:30 p.m.**

The Covington Township Board of Supervisors held a public hearing on Tuesday, January 27, 2026, at the Municipal Office, Moffat Estate, 20 Moffat Drive, Covington Township, PA 18444 for the purpose of considering the application of Amazon.com Services, LLC for a request for zoning map to return portion of property to M-1 District consistent with balance of property and existing/previosly approved development. Chairwoman Kearney opened the public hearing with the pledge to the Flag at 6:30 pm.

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

Also present: Mary Lou Butler, engineer

Absent: Supervisor William Willson.

After opening the hearing, Chairwoman Kearney turned the hearing over to Attorney Wolff, who entered the following exhibits into the record.

Exhibits:

Exhibit #1: Application (including petition for zoning map amendment) rec'd from Amazon.com Services, LLC.

Exhibit #2: Industrial Building lease with 1st, 2nd, and 3rd amendments to lease agreement

Exhibit #3: Map of Circuit City distribution warehouse land development, dated March 2008

Exhibit #4: Copies of zoning map showing property lines and current zones

Exhibit #5: Recommendation from township planning commission

Exhibit #6: Recommendation from township zoning officer

Exhibit #7: Evaluation report from Lackawanna County planning commission

Exhibit #8: E-mail sent to Scranton Times advertising public hearing

Exhibit #9: Proof of publication from Scranton Times

Exhibit #10: Certified letter with return card sent to applicant notifying of hearing date and time

Exhibit #11: Certified letter with return card sent to property owner notifying of hearing date and time

Exhibit #12: List of (53) names for letters sent to neighboring properties notifying of hearing date and time

Exhibit #13: Public notice posted on municipal office door, website, and property

Exhibit #14: (3) Affidavits for posting of property

Exhibit #15: Copy of Ordinance #2006-03; An ordinance to amend Covington Township zoning ordinance of August 23, 1989

Exhibit #16: Copy of Ordinance #2016-02: An ordinance to amend the zoning map of Covington Township to partially expand the M-1 zone located off State Route 435 in the adjacent MP-RV zone

Exhibit #17: An e-mail received today, dated January 6, 2026, from Mark Holochuck regarding the hearing

Comments: Atty. Wolff asked Chairwoman/Secretary Kearney to explain why Ordinances 2006-03 and 2016-02 were entered into the exhibits. She explained that she inadvertently discovered these ordinances, while updating the ordinance list, and it appeared these ordinances showed that the re-zone for this property had previously been approved, but the zoning map did not reflect the update.

Applicant Comments: Amee Farrell, Attorney for Amazon.com Services, LLC spoke on the previous information stated by Chairwoman Kearney. She noted this property has already been developed with no zoning relief being required at that time. She felt there was a mistake with the zoning map and stated that Amazon.com is currently seeking land development approval for a minor site adjustment and cleaning up the zoning map was a suggested recommendation.

Public Comment: George Parker, representative of Nammo Pocal (adjoining property to the zone change) asked that Nammo Pocal be advised of any new construction or development taking place within the proposed zone change area because of the type of work they do. Mark Holochuck, Eagle Lake property owner who sent the e-mail, noted concerns over increased traffic and noise from Amazon and asked if they would be willing to do anything about this. Atty. Wolff asked Mr. Holochuck how long he owned this property, with the answer being approx. 1 year. Amazon has been in operation for at least 6 years, and prior to Amazon, there were other distribution centers utilizing this location. Mr. Holochuck was represented by Everett Riegel who did not speak.

Supervisor Comments: Chairwoman Kearney reiterated the purpose of the hearing was to simply fix the zoning map, stating that there had already been an ordinance allowing for the change in zoning, and apparently the zoning map did not reflect this change, advising there may not have been a map at the time of the ordinance. Atty. Wolff explained there were 2 different maps being displayed, 1 map had crosshatches on it to show the areas of the property that would be changed and the other map will be the newly adopted map (if approved) to reflect the proper zoning without the crosshatches. These maps will be attached to the ordinance for future reference. Vice-Chairman Peirce questioned Atty. Farrell on the addition being added onto the Amazon building and the distribution of products from Amazon. Vice-chairman Peirce also commented on the distribution centers who previously used the Amazon building prior to their taking over approx. 6 years ago.

Vote: Atty. Wolff summarized Ordinance #2026-01, *An Ordinance to Amend the Zoning Map of Covington Township to Return a Portion of Property (Map #22703-010-08) to M-1 District Consistent with Balance of the property and existing/previoudly approved development, describing the definition section and the amendment section which is only amending the map, no text of the zoning ordinance is being changed.* ON MOTION, duly made (Andreoli), seconded (Beavers) and carried (4-0) to adopt Ordinance #2026-01.

Adjournment: The hearing adjourned at 6:49 pm.

Respectfully submitted:
Melissa Kearney, Secretary

Approved: 2-3-26


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