

FORTY FORT BOROUGH

Planning Commission

DATE: 03/10/2026

ATTENDEES:

Charles Bell	FF Planning Commission
Brian Thomas	FF Planning Commission
Philip Mertz	FF Planning Commission
Chris Moore	FF Planning Commission
Jim Martin	FF Planning Commission
Thomas Craig	Code Enforcement
Rick Cesarini	Engineer

The meeting was called to order by President Brian Thomas @ 1800 Hrs.

ROLL CALL

The purpose of this hearing was to review the application for a reverse sub-division under Wombley, LLC, 900 Rutter Avenue, Forty Fort, PA 18704

This project is to allow for the following combination of four (4) separate parcels under the ownership of Wombley, LLC

Section 21G10NW4012009000

Section 21G10NW4012008000

Section 21G10NW401202A000

Section 21G10NW4012010000

A motion was made by Jim Martin for provisional approval for the project dependent on complying with all recommendations of the borough engineer. This was seconded by Chris Moore.

As there was no further business a motion to adjourn was made by Chris Moore and 2nd by Jim Martin.

The meeting was officially adjourned at 1820 Hrs

(Please note that these minutes of this meeting are the recording by the secretary and may be subjected to interpretation by other parties if necessary)

Respectively submitted by Secretary Philip Mertz

FORTY FORT BOROUGH

1271 Wyoming Avenue Forty Fort, PA. 18704
Telephone: (570) 287-8586 Fax: (570) 287-0521

SUBDIVISION / LAND DEVELOPMENT REVIEW APPLICATION

(Reverse)

MAJOR SUBDIVISION

MINOR SUBDIVISION

LAND DEVELOPMENT

DATE: 1-23-26

SITE 1 ADDRESS: 900 Rutter Avenue

SITE 2 ADDRESS: _____

SITE 3 ADDRESS: _____

APPLICANT: Wombley, LLC PHONE: 570-840-4792

ADDRESS: 900 Rutter Avenue EMAIL: dkoral45@icloud.com

SITE 1 OWNER: Wombley, LLC PHONE: 570-840-4792

ADDRESS: 900 Rutter Avenue EMAIL: dkoral45@icloud.com

SITE 2 OWNER: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

SITE 3 OWNER: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

ENGINEER: E P Mancinelli & Associates, PC PHONE: 570-840-4792

ADDRESS: 4210 Birney Ave, Moosic Pa 18507 EMAIL: emancinelli@epmancinelliandassociates.com

SURVEYOR: Christopher Vincelli PHONE: 570-675-9829

ADDRESS: 265 Magnolia Dr., Dallas Pa 18612 EMAIL: cvincelli@siteprosurveying.com

HAS THE FORTY FORT BOROUGH ZONING HEARING BOARD GRANTED ANY VARIANCE OR SPECIAL EXCEPTION CONCERNING THIS PROPERTY?

YES _____ NO X

IF SO, SPECIFY: Unaware of previous variances or special exceptions that may have been granted.

FILING FEE, REVIEW FEE, THREE (3) COPIES OF REQUIRED REPORTS, AND SIX (6) SETS OF DRAWINGS MUST ACCOMPANY APPLICATION. APPLICANT IS REQUIRED TO SUBMIT PLANS AND DRAWINGS TO THE LUZERNE COUNTY PLANNING COMMISSION FOR REVIEW.

RECEIVED
FORTY FORT BOROUGH

FEB 02 2026

ZONING
CODE ENFORCEMENT OFFICE



LUZERNE COUNTY
Planning and Zoning Department
Daniel G. Reese, Director
Email: daniel.reese@luzernecounty.org
Phone: 570.825.1566
Fax: 570-825-6362

COUNTY of LUZERNE
PENNSYLVANIA
ESTABLISHED 1786

LUZERNE COUNTY
COUNTY MANAGER
ROMILDA P. CROCAMO, ESQ

February 24, 2026

Forty-Fort Borough Planning Commission
Thomas Craig, Zoning Officer
1271 Wyoming Avenue
Forty-Fort, PA 18704

Dear Mr. Craig:

We have reviewed the Wembley LLC Lot Consolidation Subdivision in Forty-Fort Borough and have the following comments:

1. Indicate who owns and maintains all surrounding roadways.
2. Note the address on the building.
3. A flood plain note should be added to the plans.
4. Indicate the pages to be recorded.
5. The applicant must include the general note on the plans referring to highway occupancy permits. A highway occupancy permit is required for all access, either proposed or existing, to a state, county or local roadway prior to usage.

BORO READS NOW

ACCESS RUTTER AVE, ELIZABETH ST.

Sincerely

Kyle Long
Subdivision Analyst

KL/kw
2026SUB0011R
CC: Scott Novatnak, DEP

