



April 1, 2026

Forty Fort Borough Planning Commission  
1271 Wyoming Avenue  
Forty Fort, PA 18704

**RE: Forty Fort Borough, Luzerne County  
Wombley, LLC. Lot Consolidation Plan  
Reverse Subdivision Plans  
Plan Review #1  
Benesch Project Number: 0326-609020.03 Task 1**

Dear Planning Commission Members & Supervisors,

As requested by Forty Fort Borough, Benesch has reviewed the Reverse Subdivision Plans for the Wombley, LLC. Lot Consolidation Plan as submitted to the Borough by EP Mancinelli & Associates.

The following information was received:

1. Wombley, LLC. Lot Consolidation Plan - Preliminary/Final Plan – dated January 23, 2026

Our review was based upon the following documents:

1. Forty Fort Borough – Zoning Ordinance dated 12/15/2025
2. Forty Fort Borough – Subdivision & Land Development Ordinance dated 12/15/2025

#### General Project Description

Wombley, LLC. owns a total of four adjoining lots and wishes to combine all four lots into a single parcel. The lots are located at 900 Rutter Avenue, Forty Fort Borough, Luzerne County, PA. The project does not entail any construction work.

#### Preliminary/Final Plan

1. Fix Spelling of “Wombley” in Project Description on Cover Sheet – Left Side.
2. For clarity, delineate and create a table showing the Luzerne County GIS Lot Pin #'s for the four (4) lots being combined on Sheets C-1 and C-2.
3. On Sheet C-3, the boundary line for the final consolidated lot does not appear at the border of the adjacent lot Pin # 21G100NW4012007000. Please revise and be consistent with line weights.
4. The boundary line for the final property on Sheet C-3 does not match the “Property Line” key shown on sheet CS. Please revise.
5. On Sheet C-3, the setback from the side of the lot to “CR Valley” is displayed. We believe this distance is actually the setback from Harris Street. Please revise/clarify and show required setbacks for all property lines. We understand some of the existing building may be within the current zoning setback
6. On Sheet C-3, the curve table states that the arc length for C3 is being revised. Please clarify that the perimeter of the existing lots and the new consolidated lot are the same.
7. Original Signatures and notarial seals should be provided prior to approval of the Final Plan.
8. The Final Plan to be recorded must include an original stamped seal and an original signature of the licensed surveyor and engineer who are responsible for the preparation of the plan.

Zoning Ordinance

1. Zoning Ordinance Chapter 27-1508: As shown on Plan Sheet C-3, there are pre-existing non-conforming uses. However, these uses do not have to be addressed because the uses are pre-existing and not being structurally altered. Show on plans any non-conformance on Sheet C-3.

SALDO

1. SALDO Chapter 22-302: The property owner is responsible for payment of all applicable review fees.

Please note that the information provided to our office has been reviewed for consistency with the applicable Forty Fort Borough Ordinances only. We make no representation or warranty of the design or the accuracy of any of the information submitted by the applicant and/or their surveyor and engineer.

To summarize, we recommend the Planning Commission approve the Land Development Plan at the next meeting with the following comments being addressed prior to approval and adoption by the Borough.

If you have any questions or comments concerning the above, please contact our office.

Sincerely,



Peter Capitano, EIT, CBSI  
Designer



Dominic J. Yannuzzi, PE  
Senior Project Manager

Cc: EP Mancinelli & Associates