

CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD MEETING
COUNCIL CHAMBERS
TIME: 6:00 PM
Wednesday April 29, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: Board Members: Smith, Abdulla, Buckner, Dubel, Friend, Milks,
Zambron (excused)

Administrative: Clark, Balon, Cooper, Hayes

Approval of Minutes: of the Planning and Development Board Meeting on March 25, 2026.

Motion by Milks; seconded by Buckner to adopt minutes of the Planning and Development Board Meeting on March 25, 2026 as written.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks

Carried 6-0

Communication from Planning and Development Board Applicants:

1. Waleid Taher – Site Plan Approval – 2540 Hamburg Turnpike Suite #2 – Waleid Taher representing. Applicant is requesting site plan approval to open a hot and cold deli in Mixed Commercial/Industrial Zone. Board discussion involved signage, waste removal, and business operations.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Friend; seconded by Buckner to approve site plan as presented.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks

Carried 6-0

2. Michael Egana – Site Plan Approval – 13 Mitchell Place – Michael Egana representing. Applicant is requesting site plan approval to operate a golf cart repair and sales business with on-site storage in Mixed Residential Zone. Board discussion involved business operations, storage, fencing, and waste removal.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Buckner to table the site plan application as presented. No second, thus motion dies for lack of a second.

Motion by Milks; seconded by Friend to table site plan application as presented. Board condition to applicant is to provide documentation of an agreement with the neighbor for the storage of the golf carts on someone else's property.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks

Carried 6-0

3. Brian Fitzpatrick – Site Plan Approval – 50 Leo Place – Brian Fitzpatrick representing. Applicant is requesting site plan approval to move an existing business with on-site truck, trailer, and related equipment storage in Mixed Residential Zone. Board discussion involved business operations, structure use, property lines, and future endeavors.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted. The Board received a letter from the Department of Development which explained a phone call from Christopher Gau, property owner of 43 Crescent Place. The letter relayed the property owner's verbal support for the project, as he was not in attendance.

Motion by Buckner; seconded by Abdulla to approve site plan as presented.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks

Carried 6-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Abdulla; seconded by Buckner to adjourn meeting.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks

Carried 6-0