

# HERMITAGE PLANNING COMMISSION

## Our Vision:

*To create a vibrant and prosperous city that is the region's commercial and employment hub and the residential community of choice, marked by safe and pleasant neighborhoods, and diverse recreational, entertainment and enrichment opportunities.*

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## Meeting Agenda

Hermitage Municipal Building  
800 North Hermitage Road, Hermitage, PA

February 2, 2026  
8:30 AM

### 1) Roll Call

#### A. Election of Officers

Current officers:      Matthew Liburdi – Chairman  
                                 Woody Steele – Secretary

### 2) Public Input

### 3) Approval of Meeting Minutes:      January 12, 2026

### 4) Subdivision Plans:

A. Final Lot Consolidation – Dennis W. & Traci N. Kellar Lot 1 – Westinghouse Boulevard /  
Kossuth Street / Fred Avenue

### 5) Land Development Plans:

A. Whispering Pines Veterinary Clinic Major Land Development Plan – East State Street

### 6) Any other matter proper to come before the Planning Commission

A. Update on the actions of the Mercer County Regional Planning Commission – Jeremy Cox

### 7) Public Input

### 8) Adjournment

HERMITAGE PLANNING COMMISSION

MINUTES

Monday  
January 12, 2026  
Regular Meeting  
8:30 a.m.

MEMBERS PRESENT:

Matt Liburdi – Chairman  
Woody Steele -Secretary  
Ray Slovesko  
T J Rollinson  
Barney Scholl  
James Tamber  
Kara Wasser  
Amy McKinney  
Bonnie Benton

OTHERS PRESENT:

Jeremy Coxe  
Brett Stedman  
Gary Hinkson  
Gary Gulla  
Mark Longietti  
Nathan Zampogna  
Tammie Blazer  
Chris Winslow – Winslow Engineering  
Sandee Winslow – Winslow Engineering

Mr. Liburdi called the meeting to order at 8:33 AM. A quorum was present.

**PUBLIC COMMENTS:**

Mr. Liburdi asked for public comments. There were none.

**APPROVAL OF MINUTES:**

Mr. Liburdi asked for the approval of the October 6, 2025 minutes. Mr. Tamber made a motion to approve the minutes and Mrs. Benton seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

Mr. Liburdi then asked for the approval of the December 1, 2025 minutes. Mr. Slovesko made a motion to approve the minutes and Mr. Rollinson seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

**SUBDIVISION PLANS:**

**Mazzant North Plan of Lots – Lots 1 & 2 – Hemlock Road / Androla Avenue**

Mr. Coxe stated the property is owned by Joseph Mazzant, 288 Trumpet Terrace ,Hermitage, PA 16148. The property is zoned SR1 – Suburban Residential 1. The purpose of this plan is to subdivide tax parcel #12-159-033 and create one building lot, Lot 1, at intersection of Hemlock Road at Androla Avenue and a non-building lot, Lot 2, which is to be added to adjoining lands of Mazzant to the south. The remaining lands contain property owner's existing house. Mr. Coxe stated the conditions of the plan are: drawing corrections, two sets of permanent ink mylars with signatures and seals, recommendation of approval of Request for Modification (waiver) to the SALDO, DEP

approval of Planning Module or Exemption Mailer, letter from water company verifying water service or executed waterline extension agreement and City Solicitor approval of documentation proving right of access across paper streets serving Lot 1 have been met.

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Slovesko made a motion to approve the plan and Mrs. Wasser seconded the motion. The motion carried unanimously.

**Request for Modification (Waiver) of Regulations to the Hermitage Subdivision and Land Development Ordinance (SALDO) Section No. 805.6 – Mazzant North Plan of Lots - Lots 1 & 2**

Mr. Coxe reviewed the waiver request: The existing access point to Androla Avenue has been used for more than ten years to access the property. The adjacent landowner has granted an easement to cross the property for both utility access and vehicular access to Androla Avenue. This situation was created by the City's Acceptance of less than the planned Androla Avenue. He further explained that Lot 1's proposed frontage is on a private street rather than a public street.

Mrs. McKinney asked if the easement had been recorded.

Mrs. Winslow, replied, no. Mr. Mazzant is currently in Florida and the paperwork has been mailed to him and she is expecting it back this week.

Mr. Coxe stated that Attorney Stedman will also review the easement before it is recorded.

Mr. Liburdi asked if there were any further questions – there were none.

Mrs. McKinney made a motion to approve the plan and Mr. School seconded the motion. The motion carried unanimously, with Mr. Rollinson abstaining.

**Mazzant South Plan of Lots - Lots 1A & 2A – Esther Lane**

Mr. Coxe stated the property is owned by Joseph Mazzant, 288 Trumpet Terrace, Hermitage, PA 16148. The property is zoned SR2 – Suburban Residential 2. The purpose of this plan is to subdivide tax parcel #12-159-032 by putting a 4-plex apartment building on Lot 1A & nine duplexes on Lot 2A. In order for Lot 2A to meet percentage of lot coverage requirements, this plan will also consolidate Lot 2 from Mazzant North Subdivision with Lot 2A removing the lot line between them. Mr. Coxe stated the final conditions of the plan are drawing corrections, recommendation of approval of Request for Modification (waiver) to the SALDO, recording of related subdivision and two sets of permanent ink mylars with signatures and seals

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Scholl made a motion to approve the plan and Mrs. McKinney seconded the motion. The motion carried unanimously.

**Request for Modification (Waiver) of Regulations to the Hermitage Subdivision and Land Development Ordinance (SALDO) Section No. 805.7 – Mazzant South Plan of Lots - Lots 1A & 2A**

Mr. Coxe reviewed the waiver request: The existing building layout of the property does not allow the subdivision to comply with the 50' right of way to the public street. These buildings have been serviced by the existing access without any issues for past years. No physical changes are proposed to the Site. The 40' right of way modification would not affect the access to both sites that currently exist. Mr. Coxe further explained that Lot 1 has a proposed flag lot frontage.

Mr. Liburdi asked if there were any further questions – there were none.

Mrs. Benton made a motion to approve the plan and Mrs. McKinney seconded the motion. The motion carried unanimously.

**Final Consolidation Plan Whispering Pines Holdings Lot 1 - East State**

Mr. Coxe stated the property is owned by Whispering Pines Holdings LLC, 3816 East State Streetm Hermitage, PA 16148. The property is zoned NC1 – Neighborhood Commercial 1. The purpose of the plan is to consolidate tax parcels #12-146-004 & 12-146-005 into one contiguous parcel, removing the existing lot lines. subdivide tax parcel 12-159-256 into two building lots: Lot 1 & Lot 2. Lands originally contained a house that was demoed this year. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals.

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Slovesko made a motion to approve the plan and Mrs. Wasser seconded the motion. The motion carried unanimously.

**OTHER BUSINESS:**

**MCRPC**

Mr. Coxe stated they had their monthly meeting, which he attended, however nothing pertaining to Hermitage was on the agenda. They are continuing to work on their Comprehensive Plan.

Mr. Liburdi asked for additional public comment. There was none.

The meeting adjourned at 8:50 a.m.

Respectfully submitted,

Tammie Blazer

Date prepared – January 14, 2026

Date approved – pending

# SUBDIVISION REPORT

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Plan Name: **Final Lot Consolidation - Dennis W. & Traci N. Kellar Lot 1**

Owner(s) Name: **Dennis W. & Traci N. Kellar  
536 Westinghouse Boulevard  
Hermitage PA, 16148**

Zoning District: **SR 1 - Suburban Residential 1**

Location: **Westinghouse Boulevard / Kossuth Street / Fred Avenue**

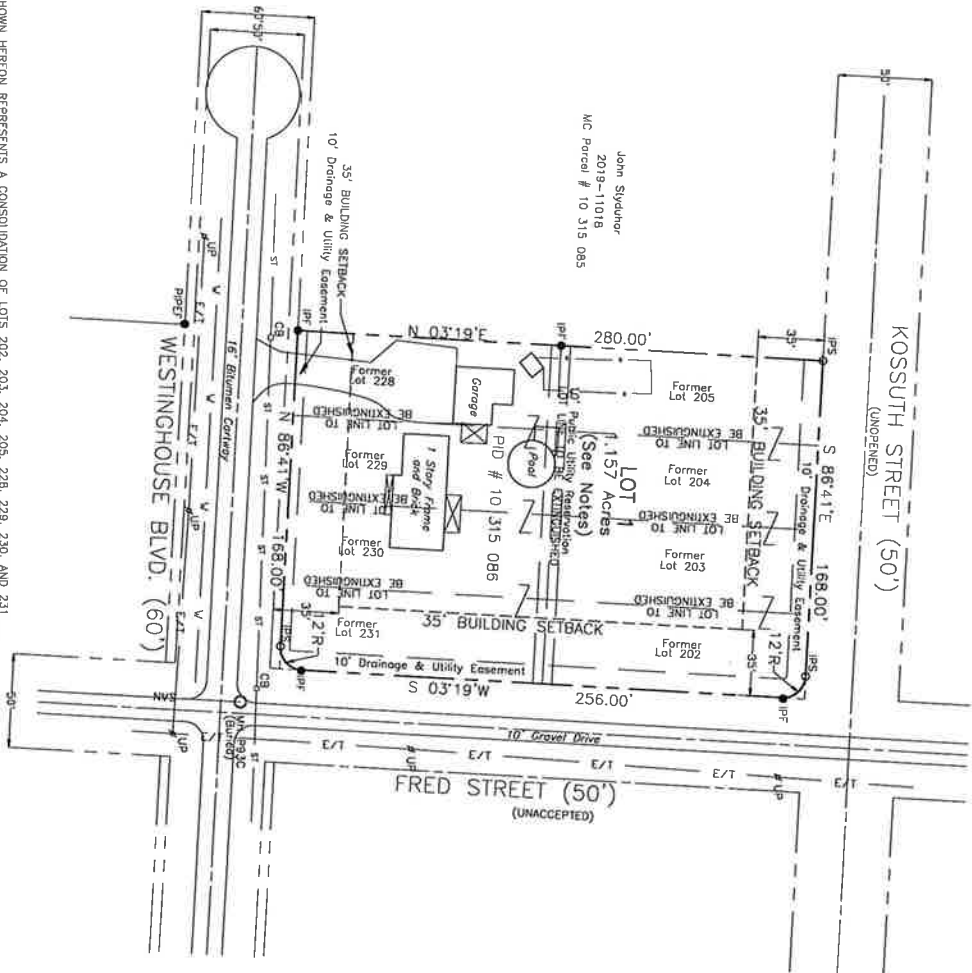
Purpose: **To consolidate Lots 202, 203, 204, 205, 228, 229, 230 and 231 into one contiguous parcel.**

HPC conditions **Drawing corrections  
Two sets of permanent ink mylars with signatures and seals**

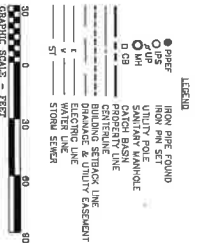
HPC action notes

Deadline for Board Action: **5/3/2026**

APPROVED: DATE: HERITAGE PLANNING COMMISSION  
CHAIRMAN SECRETARY  
DATE OF ACTION: HERITAGE BOARD OF COMMISSIONERS (all conditions met)  
CHAIRMAN SECRETARY  
DATE OF APPROVAL: MERCER COUNTY REGIONAL PLANNING COMMISSION  
CHAIRMAN SECRETARY



- NOTES:
1. LOT 1 SHOWN HEREON REPRESENTS A CONSOLIDATION OF LOTS 202, 203, 204, 205, 228, 229, 230, AND 231 OF THE WESTINGHOUSE VIEW ALLOTMENT AS RECORDED AT 1924 P/L 175 (P.B. 2, PG. 125) INTO ONE CONSOLIDATED PARCEL WITH A SINGLE DEED DESCRIPTION.
  2. THIS CONSOLIDATION PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  3. THE BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED TO THE EXISTING RIGHT OF WAY LINES OF WESTINGHOUSE BLVD., FRED ST. AND KOSSUTH ST.
  4. LOT 1 IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND A PRIVATE WELL.
  5. THE WESTINGHOUSE VIEW ALLOTMENT LAID OUT WESTINGHOUSE BLVD. WITH A WIDTH OF 60' AS SHOWN ON THIS PLAN; HOWEVER, HERITAGE RESOLUTION NO. 28-68 ACCEPTED A 50' RIGHT-OF-WAY.
  6. APPROVAL OF THIS LOT CONSOLIDATION PLAN DOES NOT ALTER THE LEGAL STATUS OF ANY PRIVATE RIGHTS OF ACCESS TO THE RIGHT-OF-WAYS AS CREATED BY THE WESTINGHOUSE VIEW ALLOTMENT.



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED DENNIS W. KELLAR & TRACI N. KELLAR  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SIGNATURE \_\_\_\_\_

I/WE THE UNDERSIGNED, HEREBY DECLARE THAT I/WE ARE THE OWNERS OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

DENNIS W. KELLAR TRACI N. KELLAR

OWNER OF RECORD  
DENNIS W. & TRACI N. KELLAR  
536 Westinghouse Blvd.  
Hermiston, PA 16149  
DEEDS OF RECORD  
99 DB 20211

1. JOSEPH ALEX KURTANICH, A DUTY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS DEED WAS PREPARED AND RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEEDS ACT AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF CLOSURE OF 1:5000. AND I CERTIFY THAT ALL NECESSARY RECORDS HAVE BEEN REVIEWED AND THIS PLAN HAVE BEEN SET OR FOUND IN THE FIELD AS INDICATED.

SIGNATURE: \_\_\_\_\_

PLAN IS NULL AND VOID UNLESS RECORDED BY \_\_\_\_\_

FINAL LOT CONSOLIDATION	
DENNIS W. & TRACI N. KELLAR	
City of Hermiston	
KURTANICH ENGINEERS & ASSOCIATES, INC.	
1126 East Side Street	
Hermiston, PA 16149	
724-581-4570	
PA-23-3073	

# LAND DEVELOPMENT PLAN REPORT

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Plan Name: **Whispering Pines Veterinary Clinic Major Land Development Plan**

Owner(s) Name: **Whispering Pines Holdings LLC  
2838 East State Street  
Hermitage PA, 16148**

Zoning District: **NC 1 - Neighborhood Commercial 1**

Location: **East State Street**

Purpose: **To construct a new veterinary clinic with parking expansion, sidewalks, utilities and stormwater management.**

HPC conditions: **Drawing corrections  
Two sets of permanent ink mylars with signatures and seals  
Recording of related subdivision/consolidation plan  
Approval of Stormwater Management Report by City Engineer  
DEP Approval of Planning Module or Exemption Mailer**

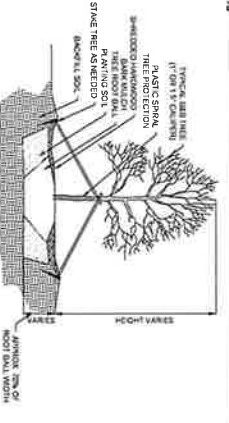
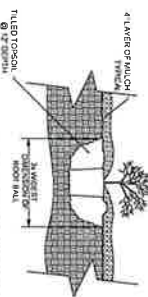
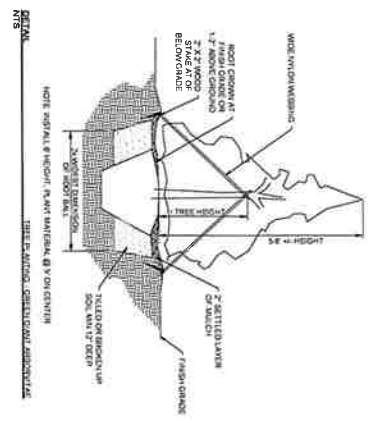
HPC action notes:

Deadline for Board Action: 4/12/2026









NOTE: ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, INC. (ANSI Z60.1-2006) AND THE AMERICAN STANDARD FOR NURSERY STOCK, INC. (ANSI Z60.2-2006).

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
2. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
3. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
4. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
5. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
6. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
7. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
8. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
9. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00
10. 1/2" MULCH	1000	SQ. YD.	1.00	1000.00



**LANDSCAPE LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING
(Symbol)	PROPOSED PLANTING

**Crystalaire Consulting, LLC**  
4156 Old Pultusk Rd  
New Wilmington, PA 16142

Project: **WHISPERING PINES VETERINARY CLINIC PRELIMINARY LAND DEVELOPMENT PLAN**

PREPARED FOR

**WHISPERING PINES VETERINARY CLINIC**  
3816 E STATE ST  
HERMITAGE, PA 16148

DATE: 10/20/2016

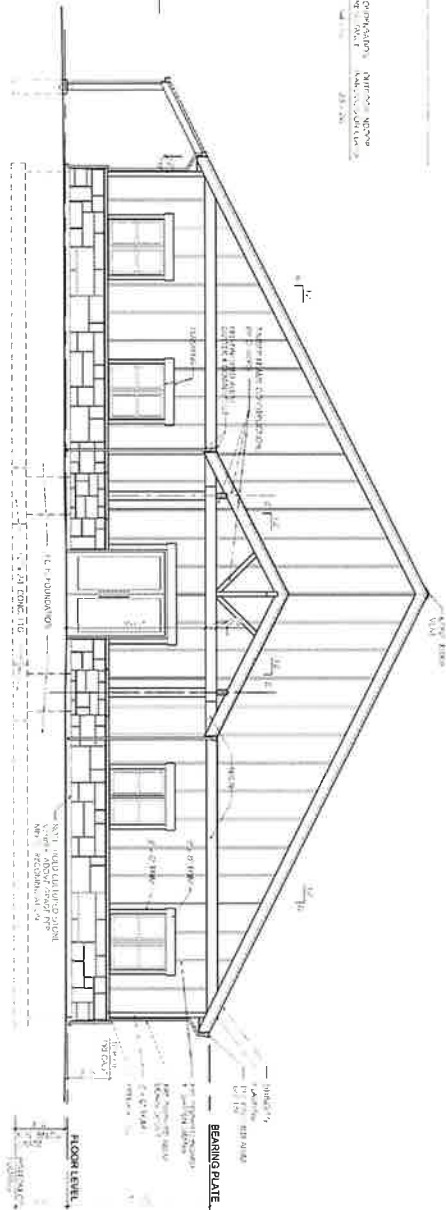
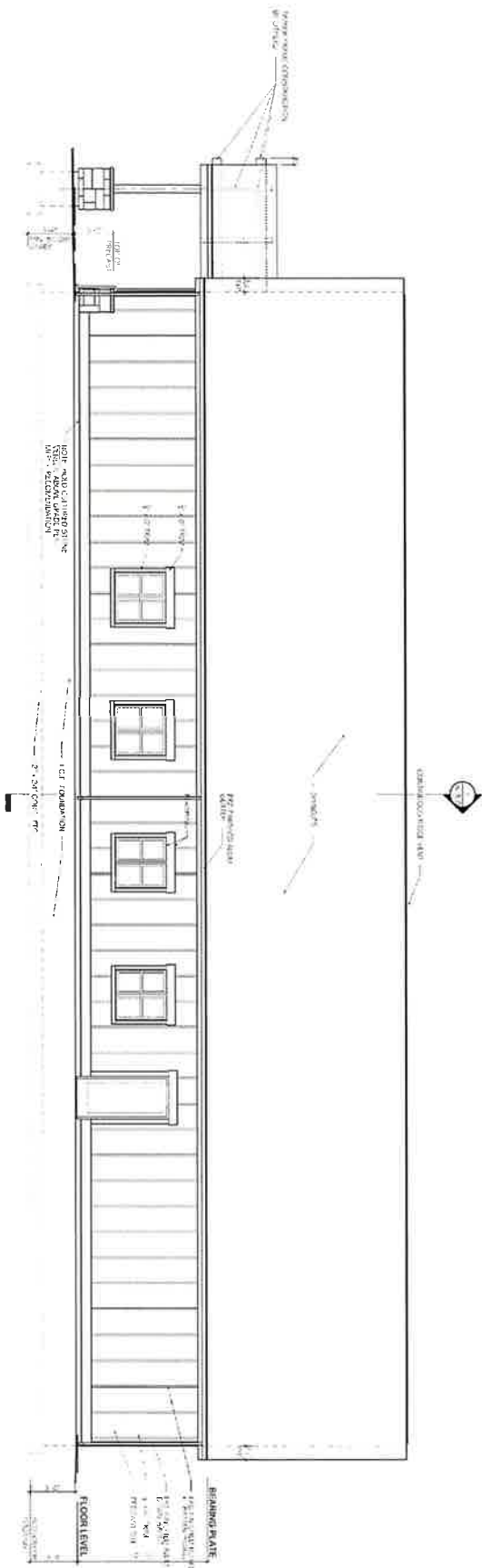
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SP-05

Run	Time (h)	Temp (°C)	Pressure (atm)	Flow Rate (L/min)	Yield (%)	Characterization
1	2.0	120	1.0	0.5	85	FTIR, NMR
2	4.0	140	1.5	0.8	92	FTIR, NMR, MS
3	6.0	160	2.0	1.2	98	FTIR, NMR, MS, UV-Vis
4	8.0	180	2.5	1.5	100	FTIR, NMR, MS, UV-Vis, XRD
5	10.0	200	3.0	2.0	100	FTIR, NMR, MS, UV-Vis, XRD, TGA



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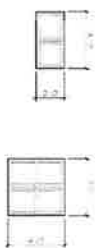
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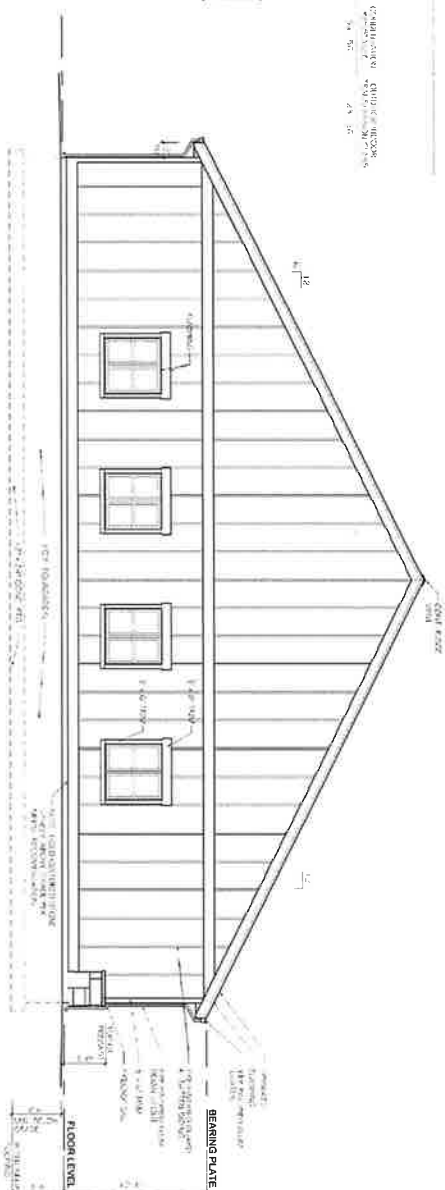
DATE 07/28/21  SCALE AS SHOWN  SHEET NO. SP-12	<b>PROPOSED BUILDING ELEVATION I</b>  CRYSTALRAE CONSULTING, LLC	Crystalrae Consulting, LLC 4156 Old Pulaski Rd New Wilmington, PA 16142 <i>Cad Engineering and Drafting Services</i>	PREPARED FOR  <b>WHISPERING PINES VETERINARY CLINIC</b> <b>3816 E STATE ST</b> <b>HERMITAGE, PA 16148</b>	DRAWN BY DESIGNED BY DATE REVISION INFORMATION	 Crystalrae Consulting, LLC	
		PROJECT:				
		WHISPERING PINES VETERINARY CLINIC				
		PRELIMINARY/FINAL LAND				
		DEVELOPMENT PLAN				

$\log_2 \left( \frac{1}{\epsilon^2} \right) = O(\log_2 \frac{1}{\epsilon})$ . So we can choose  $n = O(\log_2 \frac{1}{\epsilon})$ .

$\alpha$	$\beta$	$\gamma$	$\delta$	$\epsilon$	$\zeta$	$\eta$	$\theta$	$\iota$	$\kappa$	$\lambda$	$\mu$	$\nu$	$\xi$	$\omicron$	$\pi$	$\rho$	$\sigma$	$\tau$	$\upsilon$	$\phi$	$\chi$	$\psi$	$\omega$
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24



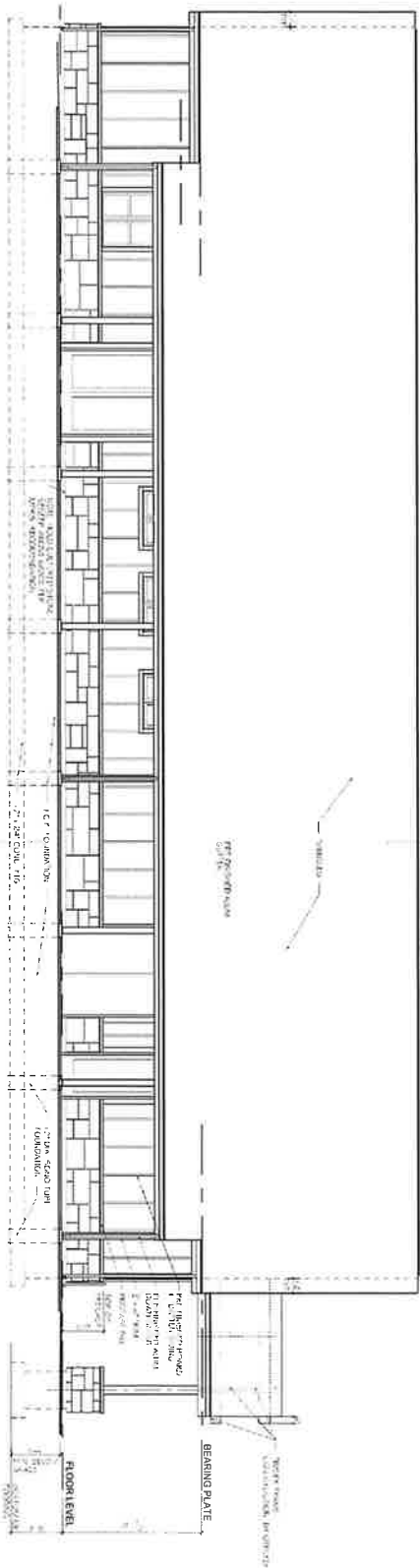
SCALE: 1/4"=1'-0"



## SCALE THE OTHER



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6-10-98 11:17 AM

**Crystalline  
Consulting, LLC**

REVISION INFORMATION

TABLE 5	continued	DATE
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**WHISPERING PINES  
VETERINARY CLINIC  
3816 E STATE ST  
HERMITAGE, PA 16148**

PREPARED FOR

**Crystallaire Consulting, LLC**  
4156 Old Pulaski Rd  
New Wilmington, PA 16142  
724/750-0266 Carl Strosser and Pamela Jansz

PHONE (724) 730-0386 Civil Engineering and Planning Services

PROJECT

WHISPERING PINES VETERINARY CLINIC  
PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN

**PROPOSED  
BUILDING  
ELEVATION II**

DATE	DATE
TIME	TIME



