

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 10, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 24, 2022 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, absent; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, absent; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternate: Claire Learn, present.

C. Learn recognized as a voting member.

IN ATTENDANCE

Amy Montgomery, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

M. Velardi made a motion, seconded by C. Learn, to approve the minutes of the January 10, 2022 regular meeting of the Pocono Township Planning Commission. Motion amended to correct spelling error identified. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

- Trapasso Hotel Land Development Plan – Motion for administrative acceptance.

Trapasso family shared plans for their proposed hotel project in Swiftwater. The hotel will feature high-end amenities and a design specific to the Pocono Mountains including conference space, elegant accommodations and a pool.

M. Guidry made a motion, seconded by C. Learn, to administratively accept the Trapasso Hotel Land Development Plan. All in favor. Motion carried.

- Westhill Villas – 330 Learn Road Land Development Plan – Motion for administrative acceptance.

Applicant presented a plan for 11 villas, a clubhouse and office to manage the site. Discussion held regarding public sewer serving the property; interest in public water for the project; the entrance off Learn Road; the status of the rentals as “short term rentals”; a timeline for the project; environmental requirements; and a buffer for noise.

J. Folsom made a motion, seconded by C. Kauffman, to administratively accept the Westhill Villas – 330 Learn Road Land Development Plan. All in favor. Motion carried.

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FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Approval deadline of February 22, 2022. **Deadline for P.C. consideration is 2/14/2022. (Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to recommend denial of the plans unless the applicant provides a time extension prior to the next meeting. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to table the plans. All in favor. Motion carried.

- 2) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension letter received with approval deadline of March 11, 2022. **Deadline for P.C. consideration is 2/28/2022. (Action Item)**

M. Velardi made a motion, seconded by C. Kauffman, to table the plans. All in favor. Motion carried.

- 3) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of March 26, 2022. **Deadline for P.C. consideration is 3/14/22. (Action Item)**

J. Folsom made a motion, seconded by M. Guidry, to table the plans. All in favor. Motion carried.

- 4) Dianora Minor Subdivision Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of March 26, 2022. **Deadline for P.C. consideration is 3/14/22. (Action Item)**

No action taken due to applicant's withdrawal of the plan.

- 5) Vassallo Minor Subdivision & Lot Consolidation – Plans were administratively accepted at the 10/12/21 P.C. meeting. Extension request received with approval deadline of April 10, 2022.. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to table the plans. All in favor. Motion carried.

- 6) Steele's Warehouse Addition Land Development Plan – Plans were administratively accepted at the 1/10/22 P.C. meeting. Approval deadline of April 10, 2022. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

J. Folsom made a motion, seconded by M. Velardi, to table the plans. All in favor. Motion carried.

- 7) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. Extension request received with approval deadline of April 21, 2022. **Deadline for P.C. consideration is 4/11/2022. (Action Item)**

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

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PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None

PRIORITY LIST/ORDINANCES

Update provided regarding the status of the Township's Act 537 Plan update.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Upcoming zoning hearing on March 1, 2022 regarding the unauthorized operation of a short-term rental in a residential zone.

NEW BUSINESS

Jennifer Gambino was introduced as the Township's new administrative assistant and receptionist.

M. Guidry asked about information for new Planning Commission members. A. Montgomery gave an overview of the purpose of the SALDO.

D. Purcell asked for a status update regarding Birchwood's hazardous structures.

PUBLIC COMMENT – None

ADJOURNMENT

D. Purcell made a motion, seconded by C. Kauffman, to adjourn the meeting at 6:48 p.m. All in favor. Motion carried.