

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 22, 2020

The regular meeting of the Pocono Township Planning Commission was held remotely on Monday, June 22, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Scott Gilliland followed by the Pledge of Allegiance.

ROLL CALL: Scott Gilliland, present; Jeremy Sawicki, present; Marie Guidry, present; Bruce Kilby, present; Chris Peechatka, present; Dennis Purcell, present; and Mike Velardi, present.

IN ATTENDANCE:

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor; Judith Acosta, Zoning Administrator; and Taylor Munoz, Twp. Manager.

PUBLIC COMMENT - None

CORRESPONDENCE

- A letter was received from Tannersville Point Luxury Apartments, directed to the Board of Commissioners, requesting a six-month extension of the Commissioners' review period to January 31, 2021. This project was recommended to the Board of Commissioners by the Planning Commission previously with conditions for outside agency approval.
- The Kopelson Commercial Development project is aware the Planning Commission has requested that the project engineer provide an update on the status of the project. S. Gilliland asked that J. Tresslar review the status of the S.R. 715 realignment project with PennDOT in advance of the Kopelson project presentation.

MINUTES:

M. Velardi made a motion, seconded by M. Guidry, to approve the minutes of the June 8, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS:

Apex Clean Energy - Swiftwater Solar Project at Pocono Manor

- Project representatives provided current and historical information regarding a planned solar farm project on Pocono Manor's property off Back Mountain Road.
- Proposed project includes an 80-megawatt solar farm on 630 acres of property. Project will generate energy that could power the equivalent of 13,000 homes. Estimated construction costs total \$100 million, with \$22 million spent directly in Monroe County. Yearly tax revenue is

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estimated at \$150,000-250,000 in local property taxes. The proposed plans will look to minimize disturbance, reduce sight visibility and not impact sensitive environmental features.

NEW PLANS: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sanofi Pasteur B-85 Solid Waste & Recycling Building - Land Development Application submitted to the Township on May 28, 2020.

- Sanofi presented plans for a standalone building on their existing property to provide additional space to manage and process waste from the campus. The building is located in the East Campus at the furthest point from S.R. 611. The building includes loading docks for trucks, covered dumpsters and trash compactors.
- The applicant responded to comments from the engineer's review letter and requested a number of waivers from the Planning Commission.

J. Sawicki made a motion, seconded by M. Guidry, to waive the required viewshed analysis for Sanofi under Section 390-29.G.(7). All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Velardi, to waive the required title search for Sanofi under Section 390-29.J.(6). All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Velardi, to waive requirements under Section 390-32.B and 390-35, as no public improvements are proposed and the Applicant will coordinate executing an indemnification with the Township prior to commencing construction. All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Velardi, to waive requirements under Section 390-41, as no public improvements are proposed and the Applicant will coordinate executing an indemnification with the Township prior to commencing construction. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Sawicki, to grant five waivers under Section 390-50.D. allowing the construction of a rain garden as an alternative to detention basins. Discussion: J. Tresslar indicated the Township SALDO does not provide criteria for rain gardens and recommended approval for rain gardens since drainage basins do not apply to current project. All in favor. Motion carried.

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J. Sawicki made a motion, seconded by M. Guidry, to waive the required buffer landscaping for Sanofi under Section 390-55.F.(3), as existing forested buffer is sufficient to meet the requirements of the ordinance. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to waive the requirements under Section 365-14.A. to permit construction of a rain garden as designed and submitted. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend plan approval to the Board of Commissioners for the Sanofi Pasteur B-85 Solid Waste & Recycling Building with conditions that the applicant satisfy all outstanding engineering comments. All in favor. Motion carried.

2. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. ***Deadline for P.C. consideration extended to 06/22/2020.***

D. Purcell made a motion, seconded by J. Sawicki, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor. Motion carried.

3. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. ***Deadline for P.C. consideration is 09/20/2020.***

- L. Pereira stated the applicant's engineer, Deanna Schmoyer, will provide an update on the project at the Planning Commission's July 13 meeting.

D. Purcell made a motion, seconded by J. Sawicki, to table the plans of Spa Castle Land Development. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES:

1. Draft Property Maintenance Ordinance

- Agreement that current draft of the property maintenance ordinance is clear and concise, particularly as related to enforcement.

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2. Sign Ordinance

- T. Munoz and Judy Acosta, Township zoning officer, met with Silvio Vitiello of the Pocono Business Owners Association to discuss ordinance. Primary concerns included allowing for temporary signage during construction periods and A-frames. Discussion regarding provision for incidental signs at the entrance door of a business. Incidental signage would be closer to the business rather than out on the street. An additional temporary or special event sign would be allowed along a road.
- Temporary directional signage was also discussed to aid during construction periods.

3. Junkyard Ordinance

- Final edits will be prepared for discussion and possible action at next Planning Commission meeting.

UNFINISHED BUSINESS: None

ZONING HEARING BOARD SCHEDULE: The members were informed of following zoning hearing board schedule -

Johnson STR Appeal Hearing - TBD

NEW BUSINESS:

- J. Sawicki made a motion, seconded by M. Velardi, to recommend that the Stormwater and Land Development Ordinance be amended to include design criteria for rain gardens. All in favor. Motion carried.

PUBLIC COMMENTS: None

ADJOURNMENT:

B. Kilby made a motion, seconded by C. Peechatka, to adjourn the meeting at 9:13 p.m. All in favor. Motion carried.