

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
August 8, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 8, 2022 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Alternate: Claire Learn, absent.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT

Vitaly Braverman (Township Resident) – Stated he felt a proposed warehouse violates various ordinance provisions. Expressed concerns regarding Stadden Road bridge and infrastructure concerns. Stated he feels the cost to the Township for repair to infrastructure is greater than any benefit to the Township. Expressed fire and EMS concerns.

Teri Van Britsom Martin (Chestnuthill Township) – Started there is a difference between a warehouse and a distribution center. Concerned about environmental impacts and impacts to the region. Stated there is a constitutional right to a clean and healthy environment.

Josh Knapp (Township Resident) – Stated the Planning Commission members are neighbors. Quoted portion of the Zoning Ordinance regarding the health and safety of the public.

Cynthia Anglemeyer (131 Ruby Lane) – Property is across street from proposed location of Stadden Road warehouse. Expressed concerns about adjoining creek that expands during flood events and additional water and pollutants on her property and others.

Rose Walsh (Jackson Township) – Stated she is disabled and concerned about small bridges leading to her area.

Kevin Schlier (Township Resident) – Almost lifelong resident. Concerned about traffic leading to the proposed warehouse. Expressed concerns that increased traffic in area and occasional congestion will lead to more traffic on ancillary roads. Stated he did not buy his house to live next to an industrial area.

George Baroudi (Resident) – Lives close to Stadden Road. Expressed concerns about what happens when a truck breaks down and keeps individuals from getting to work on time. Stated concerns about trucks traveling on snow-covered roads and condition of bridges. Expressed hope that the Township has engineering expertise to best evaluate this project. Concerned about impact on property values.

Lisa Pereira, Township Solicitor, recommended the Commission suspend the agenda, end public comment on Core5, table the Core5 plan and then reschedule for a future location.

J. Sawicki stated the Commission would go into brief recess.

M. Guidry made a motion, seconded by C. Kaufman, to suspend the agenda to consider a motion to table the Core5 Stadden Road Warehouse plan. All in favor. Motion carried.

CORRESPONDENCE – None

OLD BUSINESS

M. Velardi made a motion, seconded by M. Guidry, to approve the minutes of the July 25, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

173 Camelback Road Restaurant – Discussion regarding proposed plans for a 7,055 square foot restaurant located in the Commercial (C) zoning district.

- Engineering Sketch Plan Review Letter No. 2

Applicant discussed review comments regarding proposed restaurant on Camelback Road. Requested input from Planning Commission on remaining review items. Discussed PennDOT road items; waivers for islands within the paved parking areas to better allow for truck turning movements; and landscape buffers. M. Guidry asked about the applicant's timeline.

NEW PLANS

- 1) Blessing (Munz) Minor Subdivision Plan – Proposal for subdivision of a 4.822 acre lot into Lot 1A and Lot 1B, both of which would be 2.41 acres. Single-family residential dwellings are proposed for each lot.

D. Purcell made a motion, seconded by M. Guidry, to administratively accept the plan for engineering review. All in favor. Motion carried.

- 2) Cherry Lane Development Partners – 2977 Route 611 – Proposal for demolition of the Tannersville Inn and existing single-family dwelling, and the construction of a 5,585 square foot Wawa convenience store with fueling stations. Section 470-20 of the Pocono Township zoning ordinance allows retail business and fueling stations within the C, Commercial Zoning District.

Applicant discussed previously presented sketch plan and has not substantially changed any items from original submission. Hosted scoping meeting onsite with PennDOT where traffic movements were discussed.

M. Guidry made a motion, seconded by J. Folsom, to administratively accept the plan for engineering review. All in favor. Motion carried.

- 3) Core5 Stadden Road Warehouse – Motion to administratively accept the plan for engineering review. **(Action Item)**
 - Proposal for a 302,400 square foot warehouse. Access to the property is proposed via the approved Core5 Warner Road development, with an emergency access located on Stadden Road. The property is located in the Commercial Zoning District.

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

Agenda Amendment

M. Velardi made a motion, seconded by M. Guidry, to amend the agenda to consider The Ridge Land Development for administrative acceptance. All in favor. Motion carried.

Applicant presented regarding plan for townhomes for three-phase development consisting of 372 total units. Intent is to build one phase per year. Discussion regarding whether affordable housing will be included in the project. The project proposes higher-end townhome development. Development will tap into public water and sewer on SR 611.

J. Folsom made a motion, seconded by C. Kauffman, to administratively accept the plan for engineering review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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 September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

- 2) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. Extension request received with approval deadline of September 24, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

- 3) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Approval deadline of 9/25/22. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

- 4) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of October 21, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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

- 5) Coover Subdivision – 135 Candlestick Henryville – Plans were administratively accepted at the 5/9/22 P.C. meeting. Extension letter received with approval deadline of 11/5/22. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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

- 6) Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of October 23, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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

- 7) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of October 23, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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

8) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Extension letter received with approval deadline of November 19, 2022. **Deadline for P.C. consideration is 10/24/2022. (Action Item)**

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

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

PRIORITY LIST – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

- CMBK Resort Holdings LLC – 213 & 238 Evergreen Court; 142 & 145 Ridge Drive 5:00 p.m. on August 30, 2022.
 - Hearing regarding Camelback's use of properties for employee housing.

NEW BUSINESS

M. Guidry asked whether the Township has regulations for loud music from adjoining properties.

PUBLIC COMMENT – None

ADJOURNMENT

J. Folsom made a motion, seconded by C. Kauffman, to adjourn the meeting at 7:31 p.m. All in favor. Motion carried.