

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 8, 2020

The regular meeting of the Pocono Township Planning Commission was held remotely on Monday, June 8, 2020 via Webex teleconference 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:**

Ellen Gnant, Township Commissioner; Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor; and Taylor Munoz, Twp. Manager.

**PUBLIC COMMENT:**

- Aaron Sisler, engineer with Borton-Lawson, and Paul Pontius of Core5 Industrial Partners presented a concept plan to the Planning Commission regarding a proposed warehouse on Warner Road. The proposed facility will be located on an 86 acre parcel zoned commercial. The representatives indicated the project will be built on speculation, meaning they do not yet have a specific tenant. These facilities usually house bulk distribution or food companies. There is also the potential for pharmaceutical interest or a hand sanitizer manufacturer. The proposed distribution facility is 702,000 square feet.
- The developer has had conversations with the Pocono Jackson Joint Water Authority (PJJWA) regarding the location of a water line hookup. There will also be storage tanks for fire suppression. J. Tresslar indicated a traffic study will be needed. To construct the project as proposed, the developer will also likely require relief from the Township ordinance requiring wetland buffers. A. Sisler indicated the buffer distances vary depending on topography. As proposed, the project would contain a small stretch that directly adjoins or impacts the buffer, impacting less than five to ten percent of the entire wetland buffer.
- Further discussion was held regarding the potential impacts on residential properties, truck traffic and the local economy.

**CORRESPONDENCE: None**

**MINUTES:**

B. Kilby made a motion, seconded by J. Sawicki, to approve the minutes of the May 26, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

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**SKETCH PLANS:**

Kenbar Investment Group - S.R. 715 Land Development Plan

- J. Tresslar issued a review letter dated June 5, 2020. Indicated it would be advisable to wait until the applicant is present to discuss the plan in greater detail. Discussion followed regarding general aspects of the proposed project, including potential conflict with PennDOT's S.R. 715 and Sullivan Trail realignment project. The Planning Commission will wait to hear from the applicant's engineer for further discussion.

**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.
  - Aaron Sisler, Borton-Lawson, provided details regarding Sanofi's plans to construct a solid waste and recycling building on their campus. Sanofi has outgrown current space and is proposing a standalone solid waste and processing building to process all waste onsite. Plans detail a 12,000 square foot building located in an already developed area east of the flu building. Facility will include docks for truck access and trash compactors.
  - Joseph Gilliland, Director of Health, Safety & Environment for Sanofi, indicated the facility will allow for the expansion of waste capacity five times the footprint of the current waste area. Sanofi currently ships four to five truckloads of waste off premises daily because of no ability to process waste onsite. Facility will also allow Sanofi to support COVID-19 related projects in the future.
  - Further discussion regarding storage of waste and planned rain shelters. Sanofi will ensure all water is kept off dumpsters using overhangs. Also indicated that the new facility will allow Sanofi to further segregate hazardous waste instead of comingling with other waste products.
  - S. Gilliland inquired about the connection of the project to the government's push for a COVID-19 vaccine in the next year. J. Gilliland stated Sanofi is involved in processes connected to manufacturing of a COVID-19 vaccine. This project is one part of the extensive process of meeting public demand for the vaccine.
  - J. Tresslar stated he already met with A. Sisler regarding submission of the plan and it is his recommendation that the Planning Commission accept the submission. Review is already underway.

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J. Sawicki made a motion, seconded by M. Guidry, to accept Sanofi Pasteur's Solid Waste & Recycling Building project. 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.**

- An extension letter was received from the developer requesting that consideration of the Sheldon Kopelson Commercial Development (Lot 3) project be extended to June 30, 2021.
- B. Kilby made a motion, seconded by M. Vilardi, to deny any further extensions. Discussion: M. Guidry stated the Commission already asked that the developer provide an extension letter, which they did. J. Tresslar stated that if the Commission denied the extension, they would have to deny the plan based off non-compliance with the Township's zoning and/or SALDO. B. Kilby rescinded his motion.

D. Purcell made a motion, seconded by J. Sawicki, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. Roll call: S. Gilliland, yes; M. Guidry, yes; B. Kilby, no; C. Peechatka, yes; D. Purcell, yes; J. Sawicki, yes; M. Velardi, yes. Motion carried.

B. Kilby made a motion, seconded by M. Vilardi, to request that the applicant appear before the Planning Commission within three months to address comments outlined in the last engineer review letter and considering PennDOT's S.R. 715 realignment plan. 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 was asked to reach out to the applicant's engineer for a status update on the project.

M. Guidry 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**

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**PRIORITY LIST/ORDINANCES:**

1. Draft Property Maintenance Ordinance

- L. Pereira stated no additional comments were received from Planning Commission members. Changes were incorporated into the draft ordinance providing for a 10-inch maximum height for grass or weed growth. If the draft is satisfactory with the Commission, it can be forwarded along to the Commissioners for approval.

B. Kilby made a motion, seconded by J. Sawicki, to approve the property maintenance ordinance as drafted and recommend approval to the Board of Commissioners. All in favor. Motion carried.

2. Sign Ordinance

- T. Munoz and Judy Acosta, Township zoning officer, have a meeting set up with the Pocono Business Owners Association this week. Intention to incorporate suggestions from business owners and recirculate any changes to the Planning Commission. Request for a work session to discuss the sign ordinance with the Commissioners.
- E. Gndt stated that limitations for A-frame signs were a specific concern with business owners. B. Kilby stated that the draft ordinance provides for 30-inch A-frame signs as a safe height that does not affect sight distance and complies with other existing ordinances.

3. Monroe County Land Bank

- Township is waiting on further information from Monroe County regarding how the County will implement the land bank.

4. Junkyard Ordinance

- B. Kilby suggested amending the definitions section of the existing junkyard ordinance to further define "junk vehicles." Discussion included potential addition of recreational vehicles, motorhomes and watercraft.
- L. Pereria will further investigate definitions and provided a redlined document for further discussion for next meeting.
- E. Gndt stated there is a number to call to check the registration status of junk vehicles. This is a certification the township manager can receive.

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**UNFINISHED BUSINESS:** None

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

Johnson STR Appeal Hearing -  
5:00 p.m., Tuesday, June 30, 2020

**NEW BUSINESS:**

- E. Ghandt asked about Brodhead Creek Regional Authority's new construction on S.R. 715 before Camp Lindenmere. Cited concerns over land disturbance not being as minimal as described. J. Tresslar will ensure B&J inspector verifies the limits of the tree clearing and that the extent of the project is not outside what was approved.
- B. Kilby thanked the Township for a well-run Spring Cleanup.

**PUBLIC COMMENTS:** None

**ADJOURNMENT:**

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting at 9:13 p.m. All in favor. Motion carried.