



POCONO TOWNSHIP PLANNING COMMISSION  
AGENDA

November 14, 2022 6:00 p.m.  
112 Township Drive | Tannersville, PA 18372

**Dial-In Option: 646 558 8656**

**Meeting ID: 892 102 5946**

**Passcode: 18372**

**Zoom Link:**

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1TdZ09>

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

*For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.*

*Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].*

**CORRESPONDENCE – None**

**OLD BUSINESS**

- Motion to approve the minutes of the August 29 and October 11, 2022 meetings of the Pocono Township Planning Commission. **(Action Item)**

**SKETCH PLANS – None**

**NEW PLANS – None**

**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 December 21, 2022. **Deadline for P.C. consideration is 12/12/22.**

Discussion and possible action regarding a request for conditional approval. **(Possible Action Item)**

- 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 December 23, 2022. **Deadline for P.C. consideration is 12/12/22.**

Motion to table plan. **(Action Item)**

- 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. Extension request received with approval deadline of 12/31/22. **Deadline for P.C. consideration is 12/12/22.**

Motion to table plan. **(Action Item)**

- 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 January 31, 2023. **Deadline for P.C. consideration is 1/9/23.**

Discussion and possible action regarding proposed Landscape Plan for Westhill Villas. **(Possible Action Item)**

Motion to table plan. **(Action Item)**

- 5) Cranberry Creek Apartments Land Development Plan (Tannersville Wawa) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2022. **Deadline for P.C. consideration is 1/9/23.**

Motion to table plan. **(Action Item)**

- 6) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2023. **Deadline for P.C. consideration is 1/9/23.**

Motion to table plan. **(Action Item)**

- 7) Cherry Lane Development Partners – 2977 Route 611 – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

- Engineering Review Letter No. 1 Issued

Motion to table plan. **(Action Item)**

- 8) Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

Motion to table plan. **(Action Item)**

- 9) The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

Motion to table plan. **(Action Item)**

- 10) 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 February 17, 2023. **Deadline for P.C. consideration is 1/23/23.**

Motion to table plan. **(Action Item)**

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

**PRIORITY LIST – None**

**UNFINISHED BUSINESS**

**ZONING HEARING BOARD SCHEDULE**

**NEW BUSINESS**

- Rezoning petition request of TL Realty pertaining to a property located on Learn Road, Tax Parcel No. 12.94172. **(Possible Action Item)**
- Rezoning petition request submitted by residents of Talon Drive to rezone their six properties from commercial to residential. The properties, located on the east side of Learn Road, are immediately bordered by properties zoned R-1. **(Possible Action Item)**
- Discussion and possible action regarding proposed draft Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township. **(Possible Action Item)**

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**ADJOURNMENT**