

**Pocono Township Board of Commissioners
Regular Meeting Minutes
January 17, 2023 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on January 17, 2023 and was opened by President Rich Wielebinski at 6:31 p.m. followed by the Pledge of Allegiance.

Roll Call: Jerrod Belvin, present; Ellen Gndt, present; Jerry Lastowski, present; Keith Meeker, present; and Rich Wielebinski, present.

In Attendance: Taylor Munoz, Township Manager; Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; Amy Montgomery, Engineer; and Jennifer Gambino, Administrative Assistant.

Public Comment

Mary Mclsaac (Jackson Resident) – Commended board on the TLC Park decorations. Expressed concerns about specific road provisions in the proposed curative amendment. Shared concerns regarding negative impacts of warehouse/distribution center development.

Lisa Buccholz (Jackson Resident) – Thanked Township for meeting with concerned citizens group regarding warehouse/distribution center development and hearing concerns. Expressed concerns about environmental impact of proposed Core5 Warner Road development.

Joshua Knapp (Township Resident) – Urged the Township to oppose warehouse development on Warner Road.

Announcements

- An executive session was held prior to the meeting to discuss personnel issues and acquisition of real estate.
- The Township ice skating rink at TLC Park is open 8:00 a.m. to 9:00 p.m. daily on a weather-permitting basis. Please follow the Township Facebook page or call the office to check on its status. We encourage Township residents and their families to enjoy the ice rink.
- The Public Hearing for adoption of the Township’s curative zoning amendment addressing distribution, warehouse and trucking terminal uses will be held at the February 6, 2023 meeting of the Board of Commissioners.

Presentations

- State Representative Maureen Madden (115th District) – Legislative district now includes Pocono Township. Rep. Madden had a scheduling conflict and will plan to attend a future meeting.

Hearings

- Local Agency Hearing – 249 Camelback Road – Appeal of Lori A. Grossi and Felicia Damato regarding the Township Zoning Officer’s denial of an application for a transient dwelling unit permit under Chapter 302, Transient Dwelling Use of Single-Family Dwellings for the property located at 249 Camelback Road.

R. Wielebinski made a motion, seconded by E. Gndt, to open the public hearing. All in favor. Motion carried.

L. DeVito stated a request was received for a continuance, as there are active appeals in motion with the Court of Common Pleas. The first appeal will be argued at the end of January and the determination in that case will set precedent. Extension of this hearing will be pending judicial determination. L. DeVito suggested continuing the hearing to the second meeting in March. E. Gndt

asked about required designation of local property manager. J. Belvin asked whether they will be allowed to continue with their TDU license. Discussion regarding timing for the continued hearing. Discussion regarding verifying local contact for emergency purposes and request for inspection of the property.

R. Wielebinski made a motion, seconded by J. Lastowski, to close the public hearing. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Lastowski, to grant the requested continuance and schedule for March 20, 2023 at 6:00 p.m. at Township building. All in favor. Motion carried.

Resolutions

R. Wielebinski made a motion, seconded by J. Lastowski, to pass Resolution 2023-01 approving the Brodhead Creek Regional Authority's acquisition of the assets and water service area of the Pocono-Jackson Joint Water Authority. All in favor. Motion carried.

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the December 29, 2022 and January 3, 2023 meetings of the Board of Commissioners.
 - Financial transactions through January 12, 2023 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll; vouchers payable, sewer operating expenditures, construction fund expenditures, capital reserve expenditures and transfers. **(Action Items)**

R. Wielebinski made a motion, seconded by J. Belvin, to approve the consent agenda. All in favor. Motion carried.

NEW BUSINESS

1. Personnel

R. Wielebinski made a motion, seconded by J. Belvin, to extend an offer of employment to Patrick Briegel for the position of Public Works Director, overseeing the road crew, public sewer system and parks at a salary of \$105,000 with standard Township benefits. All in favor. Motion carried.

2. Travel/Training Authorizations

- Acting Chief Goucher, Acting Sergeant Rath and Township Manager will attend a PSATS Police Department Management Training in February.

Report of the President

Richard Wielebinski

R. Wielebinski made a motion, seconded by J. Belvin, to purchase a 2023 Nissan Rogue SUV in the amount of \$30,304.47 for the Township Manager vehicle and for Township use generally. All in favor. Motion carried.

- Discussion and possible action regarding a waiver request for driveway slope for the property located on Spruce Road, Lot 14 (Laurel Spring Estates). **(Action Item)**

J. Tresslar gave an overview of a proposed design for a driveway on a residential parcel. The current proposal has a 16% driveway grade and he believes what is being proposed is the best solution for this

lot. Stated the steep slope is not headed directly toward the road and an area has been provided for staging cars during icy conditions. Discussion regarding location of property; whether the property owners are aware of the steepness; and the possible need for a hold harmless agreement.

R. Wielebinski made a motion, seconded by J. Lastowski, to approve the waiver for driveway slope. All in favor. Motion carried.

Commissioner Comments

Jerrod Belvin – Vice President. Provided update on dog park amenities and mag lock installation.

Ellen Gndt – Commissioner – None

Jerry Lastowski – Commissioner – None

Keith Meeker – Commissioner - None

Reports

Zoning – No update.

Police Report – No update.

Public Works Report

- Current Public Works projects include ongoing winter maintenance items.
- Mountain View Park updates.
 - Update – MVP fencing project will begin when the weather allows.
 - Update – Installation of new slide will occur soon.
- TLC Park updates.

Administration – Manager’s Report

- Zoning and SALDO review process to begin at next Planning Commission meeting at 6:00 p.m. on January 23 with Nanci Sarcinello, the Township’s planning consultant.

Township Engineer Report

- Sidewalk installation for Wendy’s and Turkey Hill. Wendy’s is on hold. Working with Turkey Hill engineer. Turkey Hill hoped to piggyback off the Township’s plan, but that will not work due to certain complications.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement.
 - Easement needed from adjoining property owner (Lovito). In progress.
- TASA SR 611 sidewalk project. Design is ongoing.
- Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue. No update.

Township Solicitor Report

- Zoning Hearing Board updates.
 - January 26, 2023 – Medina & Alvarez seeking permission to use property zoned R-1 as a short-term rental.

J. Lastowski made a motion, seconded by R. Wielebinski, to send Township Solicitor to the Medina Zoning Hearing to oppose the variance request. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Belvin, to authorize the Township solicitor to prepare an ordinance codifying BCRA’s public water service area for consistency with the Township’s central sewage

(Act 537) service area. E. Gndt asked whether residents will be included in the service area that are currently not. L. DeVito recommended that the motion be withdrawn and addressed at future meeting. Motion withdrawn.

- Update – Tobyhanna Act 537 Sewage Capacity Request. Litigation continues in Kalahari matter.
- Update – Closing for sale of Bartonsville Avenue parcel. Currently set for January 31.
- Update – Johnson Appeal Commonwealth Court argument. No update.
- Update – PJJWA transfer agreement. T. Munoz gave update regarding grant funds.

L. DeVito gave an update regarding White Oak Drive issues. Property owner was served while in County Correctional Facility. Further proceedings are imminent.

Public Comment

Joshua Knapp (Township Resident) – Reiterated his appreciation for the work the Township is doing. Stated homeownership is a key way that wealth transfers among the middle class and expressed concerns about impact of the proposed warehouse on those living on Kevin's Lane.

Adjournment

R. Wielebinski made a motion, seconded by E. Gndt, to adjourn the meeting at 7:44 p.m. All in favor. Motion carried.

DRAFT