

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
January 9, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 9, 2023 and was opened at 6:00 p.m. by Chairman Jeremy Sewicki, 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, present.

IN ATTENDANCE

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

PUBLIC COMMENT

Lisa Buccholz (Jackson Resident) – Part of regional citizens group with concerns regarding proposed warehouse/distribution center facilities. Expressed concerns about environmental impacts and the need to uphold the Township's ordinances.

Elizabeth Casciano (Township Resident) – Expressed concerns about adjoining short term rental on Stadden Road and proposed distribution center facilities.

Joshua Knapp (Township Resident) – Part of regional citizens group. Expressed concerns about impact of proposed distribution center facilities.

Dr. Alexander Jackson (BWA) – Thanked the Township for inclusion of proposed BWA language in the. Expressed concerns about some verbiage pertaining to wetland buffers and other environmental considerations.

CORRESPONDENCE – None

OLD BUSINESS

M. Velardi made a motion, seconded by M. Guidry, to approve the minutes of the December 12, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

M. Velardi made a motion, seconded by C. Peechatka, to administratively accept the subdivision plans for the site of Pocono Peterbilt into a 5.028 acre Lot A and 2.704 acre Lot B. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Cherry Lane Development Partners – 2977 Route 611 (Wawa) – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. ***Deadline for P.C. consideration is 4/24/23.***

Applicant presented updated plans to the Planning Commission and summarized the project. Presented waiver requests.

1. SWMO Section 365-8.L – The applicant is requesting a waiver to allow roof drains to connect to storm sewers. Connecting the roof drains to on-site storm sewer reduces the potential for debris, pollutant gain, and runoff warming to better allow the subsurface infiltration bed to function.

C. Kauffman made a motion, seconded by J. Folsom, to recommend approval of the waiver request. All in favor. Motion carried.

2. SALDO Section 390-48.H – The applicant is requesting a waiver from providing a 44-footwide cartway on Cherry Lane Road and an 80-foot-wide right-of-way for State Route 611. Both roads are State roads and will be improved as required by the Pennsylvania Department of Transportation (PennDOT). Further, the project proposes installation of additional sidewalk.

C. Peechatka made a motion, seconded by M. Guidry, to recommend approval of the waiver request. All in favor. Motion carried.

3. SALDO Section 390-48.T.(5). – The applicant is requesting a waiver to allow the access drive to State Route 611 to be within 300 feet of the Cherry Lane Road intersection. This access is governed by PennDOT and meets its requirements for an access to a state roadway. The access has been located as far from the intersection as feasible.

C. Kauffman made a motion, seconded by M. Guidry, to recommend approval of the waiver request. All in favor. Motion carried.

4. SALDO Section 390-48.T.(13)(b). – The applicant is requesting a waiver to allow the access to Learn Road to exceed 36 feet in width, and to have radii of less than 20 feet. This section measures the width of the driveway at the road line. The throat of the driveway is proposed to be less than 36 feet in width, but large radii are proposed to provide additional space and ensure motorist safety.

M. Velardi made a motion, seconded by M. Guidry, to recommend approval of the waiver request. All in favor. Motion carried.

5. SALDO Section 390-48.T.(14) – The applicant is requesting a waiver from providing a concrete apron at the Route 611 access drive. This road is a State road and will be improved as required by the Pennsylvania Department of Transportation (PennDOT) and in accordance with its regulations.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the waiver request. All in favor. Motion carried.

6. SALDO Section 390-48.AA. – The applicant is requesting a waiver to allow the proposed sidewalk along State Route 611 to be outside the right-of-way. The right-of-way contains existing utility poles & sanitary sewer, in addition to improvements required by PennDOT, and as a result there is no remaining space. A sidewalk is proposed outside the right-of-way.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the waiver request. All in favor. Motion carried.

7. SALDO Section 390.55.C.(2)(a) – The applicant is requesting a waiver from providing the required number of planting islands. Islands have been proposed where possible, but additional islands are not possible due to interference with snowplowing.

J. Folsom made a motion, seconded by M. Guidry, to recommend approval of the waiver request. All in favor. Motion carried.

8. SALDO Section 390.55.D.3.(a), (c), & (d) – The applicant is requesting a waiver to permit planting of trees greater than 15 feet from the right-of-way, to permit planting within the sewer easement, and to permit a lesser amount of trees that required. Due to utility constraints, the Applicant is requesting these waivers to maximize the number of plantings while still avoiding risk to overhead lines and the existing sanitary sewer main.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the waiver request. All in favor. Motion carried.

9. SALDO Section 390.55.D.3.(e) & Section 390-55.H. – The applicant is requesting a waiver to permit the use of the ‘Green Pillar’ Pin Oak and Thuja occidentalis “Smaragd” (Emerald Green Arborvitae) varieties. Based on consultation with a landscape architect, the foregoing species are more columnar than those permitted by the ordinance, and thus are more appropriate for use in confined spaces among utilities and setbacks.

C. Peechatka made a motion, seconded by M. Guidry, to recommend approval of the waiver request, subject to the applicant meeting with the Township and Township Engineer to discuss alternative . All in favor. Motion carried.

10. SALDO Section 390.55.F – The applicant is requesting a waiver from providing buffers that meet the requirements in this section relating to number of trees and widths of property line and parking lot rights-of-way buffers. In order to install the necessary site improvements, including stormwater management as well as conflicts with existing utilities as depicted on the plan, the applicant is providing buffering to the maximum extent possible.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the waiver request. All in favor. Motion carried.

11. SALDO Section 390.56.A.(6)(c) – The applicant is requesting a waiver to allow the use of wall Mounted lights. For this application, wall-mounted lights are less obtrusive than pole-mounted lighting. Proposed wall-mounted lights allow for better lighting near the building while still complying with Ordinance lighting requirements.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the waiver request. All in favor. Motion carried.

Further discussion regarding the applicant’s request for conditional approval of the proposed plan. M. Guidry expressed concerns about traffic headed south on SR 611 and the impact on traffic exiting the Wawa facility. Applicant stated PennDOT is currently allowing full turning movements onto SR 611.

C. Peechatka made a motion, seconded by M. Guidry, to recommend conditional approval of the Cherry Lane Development Partners – 2977 Route 611 (Wawa) land development plan subject to compliance with the Township Engineer’s review letter dated December 21, 2022 and any outside agency approvals. All in favor. Motion carried.

- 2) 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.**

An extension letter was received.

D. Purcell made a motion, seconded by J. Folsom, to table the plans. All in favor. Motion carried.

- 3) Tannersville Plaza, Tannersville Realty L.P. – Plans were administratively accepted at the 12/12/22 P.C. meeting. Approval deadline of 3/12/23. **Deadline for P.C. consideration is 2/27/23.**

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

- 4) 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 March 21, 2023. **Deadline for P.C. consideration is 3/13/23.**

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

- 5) 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 March 23, 2023. **Deadline for P.C. consideration is 3/13/23.**

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

- 6) 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 May 1, 2023. **Deadline for P.C. consideration is 4/10/23.**

D. Purcell made a motion, seconded by C. Kauffman, to table the plans. All in favor. Motion carried.

- 7) Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. **Deadline for P.C. consideration is 4/10/23.**

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

- 8) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. **Deadline for P.C. consideration is 4/10/23.**

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

M. Guidry made a motion, seconded by D. Purcell, to table the plans. All in favor. Motion carried.

- 9) Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/24/23.**

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

10) The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/24/23.**

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

11) 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 6/30/23. **Deadline for P.C. consideration is 6/12/23.**

D. Purcell made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

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

PRIORITY LIST

- Nanci Sarcinello to meet with Planning Commission at January 23 meeting to begin process of reviewing and amending the Township’s Zoning and SALDO. Materials will be shared with the Planning Commission in advance.

UNFINISHED BUSINESS

- T. Munoz provided update regarding proposed draft Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township.

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

- 2023 Planning Commission Meeting Dates – Beginning in February, the Planning Commission will meet once per month on the 2nd Monday of each month at 6 p.m. Special meetings can be scheduled if necessary or if a project requires more expedited review.

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.

Mary Mclsaac (Jackson Resident) – Spoke regarding the proposed curative amendment language.

ADJOURNMENT

Joshua Knapp (Township Resident) – Commended Planning Commission for handling of waiver requests made by Wawa.

Mary Mclsaac (Jackson Resident) – Spoke as member of the regional citizens group. Expressed hope that the public will have opportunity to weigh in on the process of amending the Township zoning and SALDO. Optimistic about the curative amendment proposed by the Township.

M. Velardi asked whether the motions to table can be condensed into one motion.

ADJOURNMENT

C. Peechatka made a motion, seconded by M. Guidry, to adjourn the meeting at 7:10 p.m. All in favor. Motion carried.