

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
January 23, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 23, 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; Krisann MacDougall, Administrative Assistant; and Nanci Sarcinello, Planning Consultant.

**PUBLIC COMMENT**

Alex Jackson – Submitted written feedback to the Board of Commissioners regarding the proposed curative amendment ordinance. Commended Township for moving forward with the consultant for revisions to zoning and SALDO.

Mary Mclsaac (Township Resident) – Stated concerns about a provision in the proposed curative amendment. Expressed concerns about warehouse sprawl.

Elizabeth Casciano (Township Resident) – Expressed concerns about short term rentals and proposed tiny home development.

D. Purcell made a motion, seconded by C. Peechatka, to suspend public comment to allow adequate time for review of ordinance provisions, specifying that public comment would be allowed prior to any motions and again at the end of the meeting. All in favor. Motion carried.

**CORRESPONDENCE – None**

**OLD BUSINESS**

C. Peechatka made a motion, seconded by M. Guidry, to approve the minutes of the January 9, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS – None**

**FINAL PLANS UNDER CONSIDERATION – None**

**PRELIMINARY PLANS UNDER CONSIDERATION**

- 1) 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 May 18, 2023. ***Deadline for P.C. consideration is 5/8/23.***

Applicant discussed plan for cold storage building and SALDO waiver requests.

M. Guidry made a motion, seconded by J. Folsom, to recommend a waiver of SALDO Section 390.19.M to the Board of Commissioners. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390.29.g(7) to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend a waiver of SALDO Sections 390-29.J.(1)(c), 390-31.D.(2) and 390-59.H.(2) to the Board of Commissioners. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390.29.J.(6) to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend a waiver of SALDO Sections 390.32.B and 390-35 to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend a waiver of SALDO Section 390.41 to the Board of Commissioners. All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to recommend a waiver of SALDO section 390.55.F(3) to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Section 365-11.A.(3) to the Board of Commissioners. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 365-27 to the Board of Commissioners. All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to recommend conditional approval subject to meeting outstanding August 16, 2022 township engineer review letter requirements. All in favor. Motion carried.

- 2) 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.***

Applicant discussed plan for manufacturing building and SALDO waiver requests. A. Montgomery asked about loading spaces zoning comment from last review letter.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390.19.M to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390.29.g(7) to the Board of Commissioners. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Sections 390-29.J.(1)(c), 390-31.D.(2) and 390-59.H.(2) to the Board of Commissioners. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390.29.J.(6) to the Board of Commissioners. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Sections 390.32.B and 390-35 to the Board of Commissioners. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390.41 to the Board of Commissioners. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of SALDO section 390.55.F(3) to the Board of Commissioners. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of Section 365-8.L to the Board of Commissioners. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend a waiver of Section 365-11.A.(3) to the Board of Commissioners. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 365-27 to the Board of Commissioners. All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to recommend conditional approval subject to meeting outstanding January 17, 2023 township engineer review letter requirements. 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 2/13/23.**

M. Guidry made a motion, seconded by J. Folsom, to deny the plans unless an extension is received from the applicant. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to table the following the remaining plans:

Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan

Grossi Major Subdivision Plan

1328 Golden Slipper Road Minor Subdivision

Westhill Villas – 330 Learn Road Land Development Plan

Cranberry Creek Apartments Land Development Plan

Core5 Stadden Road Warehouse

The Ridge Land Development

Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group

All in favor. Motion carried.

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

### **PRIORITY LIST**

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - Nanci Sarcinello, Sarcinello Planning & GIS Services

The Planning Commission reviewed zoning ordinance use categories as presented by Nanci Sarcinello.

## **UNFINISHED BUSINESS**

- Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township will be considered by the Board of Commissioners at their February 6, 2023 meeting.

## **ZONING HEARING BOARD SCHEDULE – None**

## **NEW BUSINESS – None**

## **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.*

Lisa Buccholz (Jackson Resident) – Thanked the Commission for the work they are doing regarding the zoning and SALDO revision process. Spoke regarding concerns about the Warner Road warehouse facility and urged the Township to reconsider prior approvals.

## **ADJOURNMENT**

D. Purcell made a motion, seconded by J. Folsom, to adjourn the meeting at 8:41 p.m. All in favor. Motion carried.