

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 8, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 8, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present.

Planning Commission Alternates: Kyle VanFleet, absent; Bruce Kilby, present.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT

Cindy Greggor (Resident) – Voiced her concerns regarding the SBA Cell Tower submission along with handouts regarding health and safety issues.

Dawn Eilber (Resident) – Expressed concern regarding the right of way along with noise pollution, bridge concerns and home values due to the SBA Mono-pine tower submission.

CORRESPONDENCE – None

OLD BUSINESS

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the March 11, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- MCTA – Sketch Plan for Site Improvements. The applicant outlined the plan to build a new “Pole Barn” building to house the buses already on site and allow for better parking of all existing employees and vehicles. Discussion was had regarding water infiltration. A formal submission was recommended by the board.
- Exclusive Pocono Properties LLC (329 Scotrun Ave) – Sketch plan submitted proposing transient rentals on a 10-acre parcel of land in the commercial district.

NEW PLANS

- 1124 Sky View Drive Mono-pine Tower - New 150’ mono-pine communications tower. M. Guidry made a motion, seconded by C. Learn, to accept the plans for consideration. All in favor. Motion carried.
- 611 Land Development LLC – Dual Brand Hotel – Hotel by Marriot C. Peechatka made a motion, seconded by J. Folsom, to accept the plans for consideration. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

- Ertle Bartonsville Wawa (3453 Route 611) – Plans were administratively accepted at the 10/9/23 P.C. meeting. Extension request received with new approval deadline of April 6, 2024. **Deadline for P.C. consideration is 3/11/24.**

Discussion was had regarding the site, along with former tanks and soil testing between the Planning Commission and Applicant.

WAIVERS REQUESTED

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 220-8.C. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-17.B All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend the waiver of SALDO 390-48.T.(6). All in favor. Motion carried.

M. Guidry made a motion, seconded by Dennis Purcel, to recommend the waiver of SALDO 390-55.C.(2)(b). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 390-55.c.(2)(e). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend the waiver of SALDO 390-55.F.(3)(c). All in favor. Motion carried.

D. Purcel made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-55.F.(3)(d)[3]. All in favor. Motion carried.

C Peechatka made a motion, seconded by M. Guidry to recommend the waiver of SALDO 390-55.F.(3) (e). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-56.A.(6)(c). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-48.O.(2)(a). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-48.T.(14). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-50.D.(5). All in favor. Motion carried.

D. Purcel made a motion, seconded by C. Kauffman to recommend the waiver of SALDO 390-50.D.(8). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 390-43.A.(6)(e). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-52(1)(d)[4]. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 365-8.L. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 365-13.B. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 390-48.S(1). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-49.A(4), All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 390-49.b.(4). All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcel, to recommend the waiver of SALDO 390-48.T.(13)(B). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry for conditional approval subject to the terms of the engineering review letter dated March 19, 2024. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

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

135 Warner Road – JBAR Pocono LLC – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of July 12, 2024. **Deadline for P.C. consideration is 6/8/24.**

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 15, 2024. **Deadline for P.C. consideration is 7/14/24.**

Spirit of Swiftwater – Phase II – Plans administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of September 6, 2024. **Deadline for P.C. consideration is 8/12/24.**

Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2024. **Deadline for P.C. consideration is 12/9/24**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

PUBLIC COMMENT

Dawn Eilber (Resident) – Played a recording from the sounds of a single tower for the Planning Commission. She also asked that the board take a trip up to the location prior to considering the SBA Mono-pine tower along with the police and fire department.

Tim Eilber (Resident) – asked the board to consider the pristine water way on the property and how the SBA Mono-pine tower will affect it.

Jim Pellegrini (Resident) – Questioned the zoning regarding the Sketch plan submitted on 329 Scotrun Ave.

Cindy Greggor – (Resident) Reiterated the earlier concerns regarding the SBA tower and its noise and potential other pollutants.

ADJOURNMENT

J. Folsom, made a motion, seconded by M. Guidry, to adjourn the meeting at 8:05 p.m. All in favor.
Motion carried.