

POCONO TOWNSHIP BOARD OF COMMISSIONERS
CONDITIONAL USE HEARING
SHELDON KOPELSON LOT 2
JULY 1, 2014 7:00 P.M.

The regular meeting of the Pocono Township Commissioners was held on 07/01/2014, at the Pocono Township Municipal Building, Tannersville, PA, and was opened by President Richard Wielebinski at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Rich Wielebinski, present; Jerry Lastowski, present; and Tom Felver, present.

Brad Wise and Gregg Hill were absent.

Leo V. DeVito, Broughal & DeVito LLP, Twp. Solicitor; Tim Edinger, T&M Associates, Twp. Engineer; Gregg Schuster, Twp. Manager; Donna Kenderline, Court Reporter; and Pamela Finkbeiner, Secretary; were present.

Leo DeVito, Twp. Solicitor, opened the hearing for Kopelson Conditional Use application for a Regional Impact Development. The Proof of Publications, Certificate of Posting, and a copy of the Conditional Use Application were submitted.

Marc Wolfe, Solicitor, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C., represented the Developer Sheldon Kopelson. M. Wolfe called Donna Alker, Gilmore & Associates, Inc.; Thomas McKeown, McKeown Realtors, Inc.; and Tom Shepstone, Shepstone Management Company, Inc.

D. Alker presented a summary of the site's development and existing conditions.

J. Lastowski questioned the Traffic Signal on Rt. 611 and commented on the Fire Company review of the plan.

T. Felver re: Underground parking and site development.

T. Edinger, Twp. Engineer, re: parking reduction.

Judy Coover, Jane Cilurso, and Annabella Lastowski, Twp. residents, re: Rt. 715 realignment and its impact on the site.

T. McKeown spoke concerning the impact of the development on real estate values.

Peter Terry, Benchmark Civil Engineering Services, Inc. spoke on the Route 611 improvements and Route 715 realignment. PennDOT has not formalized its plans for the realignment. Discussion followed on the impact of the realignment on the proposed retail site.

L. DeVito, Twp. Solicitor, noted if the retail center was reduced to less than 100,000 square feet, conditional use approval would not be necessary.

Thomas J. Shepstone, Shepstone Management Company, spoke concerning the market analysis of the site.

Dennis Purcell, and Ron Swink, Twp. residents, questioned the parking spaces.

Michael Tripus questioned if the trip analysis included the impact of tourism and shoppers from neighboring states.

The Board requested additional parking analysis using existing conditions of shopping centers in the immediate area.

Marc Wolfe requested the hearing be tabled until August 18th, 2014.

R. Wielebinski made a motion, seconded by T. Felver, to table the Kopelson Conditional Use hearing until 8/18/2014, to allow limited testimony on parking analysis and any additional PennDOT information if available. Roll call vote: T. Felver, yes; R. Wielebinski, yes; and J. Lastowski, yes. Motion carried.

T. Felver made a motion, seconded by R. Wielebinski, to adjourn the meeting at 10:55 p.m. Roll call vote: R. Wielebinski, yes; J. Lastowski, yes; and T. Felver, yes. Motion carried.

Respectfully submitted
Pamela Finkbeiner