

**POCONO TOWNSHIP BOARD OF SUPERVISORS  
CONDITIONAL USE HEARING  
NORTHAMPTON COMMUNITY COLLEGE  
February 1, 2012**

**MINUTES**

Chairman Frank Hess opened the hearing at 7:08 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Present: F. Hess, Chairman; H. Werkheiser, Vice Chairman; H. Bengel, Supervisor; Jon Tresslar, Township Engineer; Jeffrey Durney, Township Solicitor

**PUBLIC COMMENT:**

None.

**HEARING:**

J. Durney provided an explanation of the purpose of the hearing. Mr. Durney advised that in a Decision dated December 21, 2009, the Board had approved the application of Northampton Community College for Conditional Use approval of a Regional Impact Development pursuant to Section 554 of the Pocono Township Zoning Ordinance to construct a new Monroe County campus. Mr. Durney read the conditions that were attached to the approval.

Mr. Durney further advised that the present hearing related to certain changes in the plans made by the College. The changes were deemed significant enough that the Township requested that the College submit an amended application for conditional use approval.

Mr. Durney also explained the manner in which the public could participate in the hearing.

Township Exhibits 1-6 were marked.

The witnesses were sworn in by the court reporter.

William Murphy, attorney for the College, provided brief introductory comments explaining the proposed changes. Applicant Exhibits 1-3 were marked.

Jamie Keener, Director of Land Development Services for HRG, and the College's engineer on the project, provided detailed testimony regarding the proposed changes and their impact on the project. Mr. Keener identified the following changes from the original plan approved in the Board's December 2009 Decision:

- The location access drive onto Route 715 has been relocated to the Warner Road Intersection.
- Additional land from the Pocono Record parcel is being acquired to move the Route 715 access drive location.
- The total parcel area increased from 71.05 acres to approximately 78.5 acres.
- The campus will be served by public sewer instead of on-lot septic.
- The impervious surface has decreased from 19 acres (26%) to 11.74 acres (15%).
- The maximum building coverage has been reduced from 4.08 acres (5.74%) to 2.46 acres (3%).
- The number of parking spaces has been reduced from 1,500 to 1,280 spaces.

Several questions were asked by the Board, including questions concerning the potential traffic and safety considerations, the maximum number of people that might attend an event at the campus and the manner in which traffic on Railroad Drive would be directed. Mr. Keener provided responses to the questions and further advised that any such concerns may additionally be addressed in the land development plans submitted to the Township.

Dr. Matthew Connell testified concerning the maximum capacity of the campus's auditorium/gymnasium in response to a question about the largest number of people that might be on campus at any given time for an event.

J. Tresslar advised that from an engineering perspective, the revised plan represented an improvement over the previously approved plan.

All Exhibits were received and the record was closed.

H. Bengel made a motion, seconded by H. Werkheiser, to adjourn to Executive Session to discuss a legal issue. Roll call vote: H. Bengel, yes; H. Werkheiser, yes; F. Hess, yes. Motion carried.

Upon reconvening the meeting, H. Bengel advised that he had a potential conflict of interest that he felt required him to abstain from voting. Mr. Bengel explained that the College's plan includes the purchase of a tract from Ottaway Newspapers of Pennsylvania, L.P. Mr. Bengel is employed by Ottaway Newspapers and, therefore, because there could be a potential or perceived conflict of interest, he would abstain from voting. Once the purchase of the property from Ottaway Newspapers is completed, Mr. Bengel feels that the potential conflict will no longer exist.

H. Werkheiser made a motion, seconded by F. Hess, to approve the conditional use application subject to the re-adoption of the conditions contained in the Board's December 21, 2009 Decision with two modifications: (1) the language of Condition 1 shall be revised to include "or as may be waived or otherwise modified" and (2)

Condition 3 shall be revised to reflect the relocation of the traffic signal as contained in the revised plans. Roll call vote: H. Bengel, abstained; H. Werkheiser, yes; F. Hess, yes. Motion carried.

**ADJOURNMENT:**

H. Bengel made a motion, seconded by H. Werkheiser, to adjourn the hearing at 7:55 p.m. Roll call vote: H. Bengel, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.