

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 14, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, March 14, 2022 and was opened at 6:01 p.m. by Chairman Jeremy Sawicki, 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, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

C. Learn made a motion, seconded by M. Guidry, to approve the minutes of the February 28, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

3101 Route 611 – Joe Ronco Land Development Plan – Motion for administrative acceptance.

J. Folsom made a motion, seconded by C. Peechatka, to administratively accept the plans for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

1) 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 26, 2022. **Deadline for P.C. consideration is 3/14/22. (Action Item)**

T. Munoz clarified that an extension letter was received.

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

2) Vassallo Minor Subdivision & Lot Consolidation – Plans were administratively accepted at the 10/12/21 P.C. meeting. Extension request received with approval deadline of April 10, 2022. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

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

- 3) Steele's Warehouse Addition Land Development Plan – Plans were administratively accepted at the 1/10/22 P.C. meeting. Approval deadline of April 10, 2022. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

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

- 4) Trapasso Hotel Land Development – Plans were administratively accepted at the 1/24/22 P.C. meeting. Approval deadline of April 24, 2022. **Deadline for P.C. consideration is 4/11/22. (Action Item)**

Applicant presented hotel plan and explained it is a modification of a previously approved plan. Existing driveways will be terminated and new access will adjoin the neighboring bank property. Water will be provided through BCRA and public sewer. SALDO waivers were requested.

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

M. Velardi made a motion, seconded by C. Peechatka, to recommend a waiver of Pocono Township SALDO Section 390-55 D.3.(d). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Pocono Township SALDO Section 390-55 F.3.(d). All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend a waiver of Pocono Township SALDO Section 365-11 A.(2)(a). All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry to recommend conditional approval of the Trapasso Hotel Land Development Plan subject to meeting the review letter comments from Boucher & James from their letter dated February 16, 2022. All in favor. Motion carried.

- 5) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Approval deadline of April 24, 2022. **Deadline for P.C. consideration is 4/11/22. (Action Item)**

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

- 6) 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 23, 2022. **Deadline for P.C. consideration is 5/9/2022. (Action Item)**

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

- 7) The Re-Subdivision of Brookdale Road – Larson Property – Plans were administratively accepted at the 2/28/22 P.C. meeting. Approval deadline of 5/29/22. **Deadline for P.C. consideration is 5/9/2022. (Action Item)**

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

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- 8) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension letter received with approval deadline of June 9, 2022. ***Deadline for P.C. consideration is 5/23/2022. (Action Item)***

Discussion was held regarding in-lieu-of-open-space fees and open space preservation for the Swiftwater Solar project. The applicant stated the solar project is different from other projects as to the amount of acreage disturbed that triggers more significant open space requirements and asserted that the project is temporary in nature. Stated the property is being leased and it is not owned by the applicant. Applicant proposed preserving 26% of the property for open space purposes plus contributing \$200,000 of in-lieu-of funds to the Township.

L. Pereira stated that the Township's ordinance does allow for a hybrid approach of preserved land and open space fees. J. Folsom and D. Purcell asked for clarification regarding how much property would be clear-cut. Jeff Hammond with Apex Clean Energy responded that of 471 acres disturbed, approximately 80% is clear-cut area. M. Velardi asked about the size of the PPL easement already on the property. J. Sawicki stated that the Planning Commission cannot recommend further action at this time, as the Township ordinance states that, if an applicant is proposing preservation of open space, it must be preserved into perpetuity.

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

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

PRIORITY LIST/ORDINANCES

- HSPS Regional Comprehensive Plan Update

M. Guidry made a motion, seconded by D. Purcell, to recommend approval of the updated Hamilton-Stroud-Pocono-Stroudsburg Comprehensive Plan to the Pocono Township Board of Commissioners. All in favor. Motion carried.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Upcoming zoning hearing on March 1, 2022 regarding the unauthorized operation of a short-term rental in a residential zone.

NEW BUSINESS

T. Munoz provided an update regarding projects at TLC Park. M. Guidry asked about the pipes feeding the TLC Ponds with water.

PUBLIC COMMENT – None

ADJOURNMENT

J. Folsom made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:16 p.m. All in favor. Motion carried.