

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 28, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, March 14, 2022 and was opened at 6:00 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, absent; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternate: Claire Learn, present and recognized as a voting member.

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

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the March 14, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

Grossi Major Subdivision Plan – Motion for administrative acceptance.

C. Peechatka made a motion, seconded by M. Velardi, to administratively accept the plans. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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)**

M. Guidry made a motion, seconded by M. Velardi, to recommend denial of the Vassallo Minor Subdivision & Lot Consolidation Plan unless an extension is received prior to the next Board of Commissioners meeting on April 4, 2022. All in favor. Motion carried.

- 2) 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)**

- Applicant discussed requested waivers and buffers.

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M. Velardi made a motion, seconded by M. Guidry, to support the use of existing vegetation as a required buffer. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of Section 390-29.D(1) of the Township SALDO. All in favor. Motion carried.

C. Kauffman made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-29.D(2) of the Township SALDO. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-29.D(3) of the Township SALDO. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Velardi, to recommend a waiver of Section 390-29.J(D3) of the Township SALDO. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of Section 390-55.B of the Township SALDO. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-59.H(1) of the Township SALDO. All in favor. Motion carried.

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

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-48.T(13)(b) of the Township SALDO. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a complete waiver of Section 390-55.D(1)(a)(d) of the Township SALDO. All in favor. Motion carried.

M. Velardi made a motion, seconded by C. Peechatka, to recommend conditional approval of the Steele's Warehouse Addition Land Development Plan subject to the comments received in the March 24, 2022 Township Engineer's review letter. All in favor. Motion carried.

3) 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)**

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

4) 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)**

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

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- 5) 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)**

- Review Letter No. 1 issued on March 23, 2022.

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

- 6) 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)**

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

M. Guidry asked for clarification as to whether ownership of the property stays with Pocono Manor at the end of the lease agreement with the solar project.

- 7) 3101 Route 611 – Joe Ronco Land Development Plan – Plans were administratively accepted at the 3/14/22 P.C. meeting. Approval deadline of June 12, 2022. **Deadline for P.C. consideration is 5/23/2022. (Action Item)**

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

- 8) 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 June 24, 2022. **Deadline for P.C. consideration is 6/13/22. (Action Item)**

- Review Letter No. 2 issued on March 10, 2022.

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

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

PRIORITY LIST/ORDINANCES

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

PUBLIC COMMENT – None

ADJOURNMENT

M. Guidry made a motion, seconded by C. Peechatka, to adjourn the meeting at 6:45 p.m. All in favor. Motion carried.