

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
April 25, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 25, 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, absent; Chris Peechatka, present; Dennis Purcell, present; 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; Krisann MacDougall, Administrative Assistant; and Jennifer Gambino, Administrative Assistant.

**PUBLIC COMMENT**

**CORRESPONDENCE**

Letters of extension were received for the Sanofi Pasteur B-83 Cold Storage Building and The Re-Subdivision of Brookdale Road – Larson Property.

**OLD BUSINESS**

- M. Velardi made a motion, seconded by J. Folsom, to approve the minutes of the April 11, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

- Tannersville Inn Property (2977 Route 611) – Discussion with Cherry Lane Development Partners, LLC regarding a proposed convenience store and gas station. The applicant presented details of a sketch plan for a planned Wawa expanding in Northeast PA. The property is currently under agreement subject to conditions of land development approvals from all entities. The plan includes six gas pumps, a planned 5,500 sq./ft. store with 64 parking spaces and a dedicated right turn lane in from Route 611. J. Folsom and M. Velardi inquired as to the tank locations. D. Purcell inquired as to PennDOT approval status. C. Learn inquired about the flooding. J. Sawicki asked about the traffic flow and subsequent issues. A. Montgomery discussed sidewalks along S.R. 611 and impact of development on two adjoining roads. A traffic study will be forthcoming.

**Public Comment** – Terri Martin (524 Recreation Drive, Effort) – Expressed wish for a monument at the site commemorating the original stagecoach stop. Dottie Telesky – Reiterated desire for historical monument. Julia Rettal – Questioned the loss of historic buildings in Tannersville. Janine Uvino (Learn Road) – Concerned about ability to exit and enter her property with the new plan proposed. Owner of Exxon Station on S.R. 611 – Asked what will happen to his business if Wawa locates in Tannersville. Daniel Argot (Skyview Drive) – Asked about the process moving forward with the plan.

**NEW PLANS – None**

## FINAL PLANS UNDER CONSIDERATION – None

## PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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)**

It was indicated a 90-day extension was received.

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

- 2) 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)**

It was indicated a 90-day extension was received.

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

- 3) 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)**

Applicant stated the property is being taken out of Clean-and-Green and they will pay the Township's full fee-in-lieu-of-open-space. They are waiting on highway occupancy permits from PennDOT and an economic analysis is still needed. M. Guidry stated she does not believe lighting is needed. Further discussion regarding comments from Tobyhanna Township, waivers for collector roads and upgrade to PPL access drive. Applicant will request a waiver of SALDO Section 390-48.h1.

**Public Comment** – Terri Martin – Expressed concerns about the environment, fire potential and watershed concerns. Gregory Pence (350 Summit Avenue) – Asked how the solar field will look from the summit. Robert Gerbin – Pocono Mountain Investors supports this project. Chuck Leonard (701 Main Street, Stroudsburg) – Spoke in support of the solar project. Emma Best, Esq. (representing Pocono Waters) – Read a letter that has been attached to these minutes. Requested the project not be approved to protect waterways. Julia Rettal (Lower Swiftwater Road) – Inquired about the environmental impact studies completed. John Liner (400 Robin Court, East Stroudsburg) – Stated he is in favor of the solar project over waterparks. Lanna Fetter (192 Chestnut Drive, Jackson Township) – Expressed concerns of over-development in the Poconos. Alex Jackson (Director, Brodhead Watershed Association) – Requested clarification on the project's impact study.

M. Velardi made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-48.h1 of the Pocono Township SALDO. All in favor. Motion carried.

M. Velardi made motion, seconded by J. Folsom, to recommend approval of the Swiftwater Solar Land Development Plan conditioned on meeting the review comments provided by the Monroe County Conservation District and the Township Engineer's letter dated April 20, 2022. All in favor. Motion carried.

- 4) 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)**

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

- 5) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. ***Deadline for P.C. consideration is 6/13/22. (Action Item)***

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

- 6) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of July 23, 2022. ***Deadline for P.C. consideration is 7/11/22. (Action Item)***

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

## **PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS**

### **PRIORITY LIST**

- Will hold discussion at the May 9, 2022 meeting regarding proposed Zoning Ordinance amendments, including the Township’s Timber Harvest Ordinance; impervious surface allowances in RD zones; and unit density in Planned Residential Developments (PRDs).

### **UNFINISHED BUSINESS**

### **ZONING HEARING BOARD SCHEDULE**

### **NEW BUSINESS**

M. Guidry voiced concerns regarding trash at the S.R. 715 property with the Yurts.

### **PUBLIC COMMENT**

### **ADJOURNMENT**