

**Pocono Township Board of Commissioners  
Regular Meeting Minutes  
October 6, 2022 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 3, 2022 and was opened by President Rich Wielebinski at 6:08 p.m. followed by the Pledge of Allegiance.

**Roll Call:** Jerrod Belvin, present; Ellen Gnadtt, present; Jerry Lastowski, present; Keith Meeker, present; and Rich Wielebinski, present.

**In Attendance:** Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; and Taylor Munoz, Township Manager.

**Public Comment**

Dr. Alexander Jackson (Director, BCRA) – Urged inclusion of Plan for Clean Water in revisions to Pocono Township zoning ordinance. Spoke to importance of preserving natural and water resources.

Elizabeth Casiano (Township Resident) – Applauded the Township for pursuing the zoning overlay process to avert negative damage from further warehouse type development.

**OLD BUSINESS – None**

**NEW BUSINESS**

- Discussion and possible action regarding establishing an Enterprise Zone overlay for commercial and industrial zoning districts.

L. DeVito stated that Pocono Township declared its zoning ordinance as invalid at its first meeting in September. The Township confirmed this action two weeks later via formal resolution. The next step is to develop a cure to the ordinance within 180 days. Explained that the Pennsylvania zoning law is clear that every municipality must prepare an area for every type of use, regardless of the type. The Township cannot prohibit a use. To prohibit a use would allow a developer or other party to have right to develop a tract in a “free for all” approach. L. DeVito discussed general timeline for having curative amendment in place. Stated the first step is to decide where the Township believes these types of uses are best suited within the bounds of the Township and develop specific language following.

Eric Koopman, Monroe County Planning Commission, presented proposed overlay and explained limitations of the current ordinance. Outlined process used to develop proposed overlay and focus on highway access, limiting impact of truck traffic; minimum acreage requirements; and selecting properties that can be developed. The proposed overlay is a total of 390 acres, roughly the same size as the Township’s existing Industrial District.

Further discussion regarding legal basis for the zoning overlay and balancing growth and property rights.

E. Gnadtt stated the Township has done overlay districts before, including for Brookdale Recovery Center.

Cynthia Anglemyer (Resident) – Asked what happens what happens if an overlay district gets full.

Elina Braverman (Resident) – Asked what minimum acreage is required for a warehouse. Asked for clarification regarding the conditional approval of the Warner Road warehouse and conditional use.

Guy Doleiden (Resident) – Asked whether the Township could add Sanofi property to the overlay zone.

Josh Knapp (Resident) – Believes the Township should not be swayed by the possibility of legal action. Stated the Township needs to look at the uses and what the Township is allowing.

Lisa Buccholz (Jackson Resident) – Asked whether when an applicant brings an application to the Township if the Township would consider not issuing various waivers.

Josh Knapp (Resident) – Believes the Commissioners are doing the right thing for the Township. Have been interacting with many groups in terms of the environmental considerations, including the BWA. Concerned about the near-term impacts of the Core5 Warner Road project.

Patrice Linuci (Township Resident) – Asked for clarification regarding the Township's ability to restrict warehouse type uses. Expressed concerns about continued growth of the area, including traffic.

Vitaliy Braverman (Township Resident) – If PennDOT disallowed Core5 to build off Warner Road, asked whether they could use that as leverage to build along Stadden or somewhere else.

L. DeVito clarified Core5 could not develop anywhere outside of the proposed overlay zone.

Karen Doleiden (Township Resident) – Asked when the adjoining property was zoned Commercial.

R. Wielebinski made a motion, seconded by J. Belvin, that Pocono Township move forward with the proposed draft overlay. Discussion – E. Gndt asked for clarification. All in favor. Motion carried.

### **Commissioner Comments**

Richard Wielebinski – President. None.

Jerrold Belvin – Vice President. None.

Ellen Gndt – Commissioner. Thanked T. Munoz, L. Devito, J. Tresslar, and J. Acosta for helping develop the preliminary overlay.

Jerry Lastowski – Commissioner Thanked community members for being at the meeting. Thanked Eric Koopman for attending the meeting.

Keith Meeker – Commissioner. None.

### **Public Comment**

*For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township. Please limit individual comments to five (5) minutes and direct all comments to the President.*

Cynthia Anglemyer (Resident) – Asked question about zoning map.

Elina Braverman (Resident) – Asked if the Core5 Warner Road portion of the overlay must remain.

Guy Doleiden (Resident) – Thanked the Board for their work standing up for Township residents.

### **Adjournment**

R. Wielebinski made a motion, seconded by J. Belvin, to adjourn the meeting at 7:39 p.m. All in favor. Motion carried.