

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
July 25, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 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, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternate: Claire Learn, absent.

**IN ATTENDANCE**

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

**PUBLIC COMMENT – None**

**CORRESPONDENCE – None**

**OLD BUSINESS**

C. Peechatka made a motion, seconded by M. Guidry, to approve the minutes of the July 11, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

DE&S Properties (Classic Quality Homes) 18-Lot Subdivision Sketch Plan – Review of sketch plan proposing 18 single-family residential lots off Maloney Lane near its intersection with Cherry Lane Road.

Applicant presented regarding a property off Cherry Lane Road and proposed 18 single family homes. Stated they may seek waivers regarding length of cul de sac streets. Discussion regarding sketch plan review letter, whether sidewalks or lighting would be required, landscaping plan requirements, emergency access, school bus stops and status of existing cell tower.

**NEW PLANS**

Sanofi Pasteur B-87 Line 10 Land Development Plan – Motion for administrative acceptance for proposed 17,500 sq/ft building.

Applicant presented plans for a 17,500 square foot addition to existing Building 77. Plan includes a relocation of improvements previously approved by the Township. Removing parking spaces to construct rain garden to help with stormwater issues. Planning to break ground in Spring of 2023. Will request standard waivers normally asked for by Sanofi. Further discussion will be held regarding status of Sanofi's past plans that are affected by the new plan submission.

C. Peechatka made a motion, seconded by M. Guidry to administratively accept the plan for review. All in favor. Motion carried.

Cranberry Creek Apartments Land Development Plan – Motion for administrative acceptance for a proposed apartment project in Bartonsville across from the northerly intersection of Bartonsville Avenue and SR 611.

Applicant presented on plans for an apartment complex on SR 611 where an existing strip mall stands today, as well as the remnants of a prior play park. 150 apartment units are proposed, and the facility will be four stories tall. Amenities will potentially include a gym and dog wash. Site is located in a no-detention zone, meaning no detention basins are proposed and the goal is to get all water off the site as quickly as possible. Project will include significant riparian plantings. Project proposes re-alignment of the intersection of Bartonsville Avenue with SR 611. Discussion regarding building height; elimination of strip mall; reserve parking areas; public utilities for central sewer and water; size of apartments; floodplain considerations; and project timeline.

M. Velardi made a motion, seconded by J. Folsom to administratively accept the plan for review. All in favor. Motion carried.

#### **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 August 21, 2022. **Deadline for P.C. consideration is 8/8/2022. (Action Item)**

- New submission received 7/15/22 for engineering review.

Aaron Sisler, applicant's engineer, stated a new submission has been made and an extension letter will be provided to the Township.

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

2) 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 September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

- Engineering Review Letter No. 4 Issued on July 6, 2022.

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

3) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. Extension request received with approval deadline of September 24, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

4) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Approval deadline of 9/25/22. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

- Engineering Review Letter No. 1 issued.
- Request for consideration of SALDO waivers. **(Action Item)**

Applicant provided overview of the project. Proposed project area is the current Pocono Peterbilt site. Proposing neighborhood hospital, which is smallest that can be designed, with the intent to provide emergency

services accessible to members of the community as quickly as possible. Would provide 10 in-patient beds and an emergency room. Facility will include a full imaging suite.

Discussion regarding engineering review letter, including setbacks, a site context map, turning lane requirements for deliveries, redesign of driveway, grading limitations and relief of SALDO parking spot width. Waivers will be discussed at a future meeting.

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

Ellen Gndt, Township commissioner, asked question regarding the plans.

5) 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 October 21, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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

6) Coover Subdivision – 135 Candlestick Henryville – Plans were administratively accepted at the 5/9/22 P.C. meeting. Extension letter received with approval deadline of 11/5/22. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

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 – None**

**UNFINISHED BUSINESS – None**

**ZONING HEARING BOARD SCHEDULE**

- Heinzee LLC – 5:00 p.m. on August 2, 2022
  - Hearing regarding appeal of enforcement notice(s) issued to Sunset Hill Shooting Range.
- Core 5 Industrial Partners – 5:00 p.m. on August 4, 2022
  - Seeking a variance for relief from parking requirements and temporary impact to wetlands for a proposed warehouse project.

**NEW BUSINESS – None**

**PUBLIC COMMENT**

Ellen Gndt, Township commissioner & resident – Expressed concerns regarding Core5 warehouse projects.

Emanuel of Poz Engineering – Asked questions about a residence on Cobble Creek Drive. It was explained that the Planning Commission is not the appropriate venue or process for his questions.

**ADJOURNMENT**

M. Velardi made a motion, seconded by C. Peechatka, to adjourn the meeting at 6:18 p.m. All in favor. Motion carried.