

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
October 11, 2022

The regular meeting of the Pocono Township Planning Commission was held on Tuesday, October 11, 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 via Zoom; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, absent.

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

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

Mary McIsaac (Jackson Resident) – Asked for clarification regarding acceptance of a plan from the last meeting minutes.

Jesse Rambo (Jackson Resident) – Asked where he can go to find the steps in the process for consideration and/or approval of warehouses. Expressed general concerns about warehouse development.

**CORRESPONDENCE – None**

**OLD BUSINESS**

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the August 8, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS – None**

**FINAL PLANS UNDER CONSIDERATION – None**

**PRELIMINARY PLANS UNDER CONSIDERATION**

- 1) Blessing (Munz) Minor Subdivision Plan – Plans were administratively accepted at the 8/8/22 P.C. meeting. Approval deadline of November 6, 2022. **Deadline for P.C. consideration is 10/11/2022.**

M. Guidry made a motion, seconded by C. Learn, to recommend denial of the plans unless an extension is received from the applicant. 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 December 21, 2022. **Deadline for P.C. consideration is 12/12/22.**

M. Guidry made a motion, seconded by J. Folsom, 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 December 23, 2022. **Deadline for P.C. consideration is 12/12/22.**

C. Learn made a motion, seconded by C. Peechatka, 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. Extension request received with approval deadline of 12/31/22. **Deadline for P.C. consideration is 12/12/22.**

- Engineering Review Letter for Phase I & Phase II Issued

J. Folsom made a motion, seconded by M. Guidry, to table the plans. 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. Extension letter received with approval deadline of January 31, 2023. **Deadline for P.C. consideration is 1/9/23.**

J. Folsom made a motion, seconded by M. Guidry, 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 2/3/22. **Deadline for P.C. consideration is 1/9/23.**

- Engineering Review Letter No. 3 Issued

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the applicant's request for a waiver of Section 390-49.A.4. allowing that the requirement for a concrete monument be replaced with an iron pin. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to conditionally approve the Coover Subdivision, subject to terms of latest engineering review letter. All in favor. Motion carried.

- 7) Cranberry Creek Apartments Land Development Plan (Tannersville Wawa) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2022. **Deadline for P.C. consideration is 1/9/23.**

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

- 8) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2023. **Deadline for P.C. consideration is 1/9/23.**

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

- 9) Cherry Lane Development Partners – 2977 Route 611 – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

- Engineering Review Letter No. 1 Issued

J. Folsom made a motion, seconded by M. Guidry, to table the plans. Discussion regarding the applicant having to review an issue with a detention basin and floodplain. All in favor. Motion carried.

10) Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

- Engineering Review Letter No. 1 Issued

A. Montgomery stated a planning review letter was issued (review of zoning and SALDO), but a technical review is needed regarding stormwater elements.

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

11) The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

- Engineering Review Letter No. 1 Issued

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

12) 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 February 17, 2023. **Deadline for P.C. consideration is 1/23/23.**

M. Guidry made a motion, seconded by C. Peechatka, 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**

- Crawford Zoning Hearing – 5:00 p.m. on October 13, 2022.
  - Short term rental appeal.

**NEW BUSINESS – None**

**PUBLIC COMMENT**

Elina Braverman (Resident) – Asked how the overlay process interacts with the Township’s engineering review process.

Cynthia Anglemyer (Resident) – Thanked the Commission for coming out to visit the site for the proposed Stadden Road warehouse personally.

Rose Walsh (Resident) – Thanked the Commission for their efforts. Asked that the Town not allow the teardown of the Tannersville Inn.

Lisa Buccholz (Jackson Resident) – Thanked Commission for coming out to Ruby Lane personally to view the impacts firsthand. Asked what the Stadden Road LLC project is considered. Clarified use of project.

Anthony Casciano (Resident) – Asked whether the Township has considered sewer and water implications of the proposed Stadden Road tiny home development.

Elizabeth Casciano (Resident) – Expressed concerns regarding the septic system located on the Stadden Road tiny home development property.

Guy Doleiden (Resident) – Thanked Commission for coming out to Ruby Lane to observe the impacts of the proposed warehouse development(s).

Mary McIsaac (Jackson Resident) – Asked how far a project can go in the review process.

Cynthia Anglemyer (Resident) – Expressed concerns about a proposed campground on Stadden Road and potential to create other issues.

## **ADJOURNMENT**

C. Peechatka made a motion, seconded by D. Purcell, to adjourn the meeting at 6:49 p.m. All in favor. Motion carried.