

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
December 12, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, December 12, 2022 and was opened at 6:01 p.m. by Vice Chair Marie Guidry, 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, absent; Mike Velardi, present.

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**

Elizabeth Casciano (Township Resident) – Expressed concerns regarding impact of land development plans on residents of Stadden Road.

**CORRESPONDENCE – None**

**OLD BUSINESS**

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

**SKETCH PLANS – None**

**NEW PLANS**

D. Purcell made a motion, seconded by C. Peechatka, to administratively accept the subdivision plans for Tannersville Plaza, Tannersville Realty L.P. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION – None**

**PRELIMINARY PLANS UNDER CONSIDERATION**

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

**PRIORITY LIST – None**

**UNFINISHED BUSINESS – None**

**ZONING HEARING BOARD SCHEDULE**

## NEW BUSINESS

- 1) 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 C. Learn, to table the plans. All in favor. Motion carried.

- 2) 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.**

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

- 3) 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.**

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

- 4) 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.**

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

- 5) 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.**

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

- 6) 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.**

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

- 7) 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.**

J. Folsom 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 March 21, 2023. **Deadline for P.C. consideration is 3/13/23.**

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

- 9) 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 March 23, 2023. **Deadline for P.C. consideration is 3/13/23.**

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

10) 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 6/30/23. **Deadline for P.C. consideration is 6/12/23.**

J. Folsom 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 – None**

**PRIORITY LIST – None**

**UNFINISHED BUSINESS**

T. Munoz provided an update regarding the proposed draft Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township.

**ZONING HEARING BOARD SCHEDULE – None**

**NEW BUSINESS**

- Contract with Sarcinello Planning & GIS Services for amendments to the Township's Zoning and SALDO. Project to kick off on January 23 with the Planning Commission and extend over an approximate 18-month period.

**PUBLIC COMMENT**

*For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.*

Mary McIsaac (Jackson Resident) – Spoke regarding the proposed curative amendment language.

**ADJOURNMENT**

D. Purcell made a motion, seconded by C. Peechatka, to adjourn the meeting at 6:31 p.m. All in favor. Motion carried.