

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY FEBRUARY 21, 2024
7:00 P.M.**

The Planning Commission Re-Organization meeting was opened at 7:00 P.M. by Solicitor C. Connor.

Pledge of Allegiance – was said by all.

RE-ORGANIZATION

Nominations – Solicitor C. Connor asked for nominations for Chair of the Planning Commission.

Commissioner S. Speno nominated Ann Marie Harris as Chair of the Planning Commission for 2024. Commissioner K. Hart seconded. There being no other nominations, the nominations closed for Planning Commission Chair. Motion carried unanimously.

Chair A. Harris asked for nominations for Planning Commission Vice Chair. Chair A. Harris moved to nominate Kenneth Hart as Vice Chair. Commissioner S. Speno seconded. Chair A. Harris asked if there were any more nominations for this position. There being none, motion carried unanimously.

It was agreed that Recording Secretary Diana Jackowski will be the Zoning Hearing Board Liaison.

Solicitor C. Connor suggested that a Secretary would be needed in case signatures are needed.

Vice Chair K. Hart moved to nominate Commissioner Stephen Speno as Secretary. Commissioner G. Melbert seconded. Chair A. Harris asked if there were any nominations for this position. There being none, motion carried unanimously.

Roll Call – The following were present: Chair A. Harris; Commissioner S. Speno; Vice Chair K. Hart; and Commissioner G. Melbert. Also, present were Solicitor C. Connor; and Recording Secretary D. Jackowski.

PRELIMINARY ANNOUNCEMENTS – None

APPROVAL OF MINUTES – Commissioner S. Speno moved to accept the Regular Meeting minutes of Wednesday, October 18, 2023, as presented. Vice Chair K. Hart seconded. Motion carried unanimously.

UNFINISHED BUSINESS – None

NEW BUSINESS

Pocono Mountain Industrial Facilities Act 537 Plan Update – Presenting the amended plan were: Mr. Jonathan Klotz, Mount Pocono Municipal Authority (MPMA) Executive Director; Engineer Ms. Andrea Martin of Barry Isett Associates; and, Mr. Matt Hensel, Vice Chair of the MPMA.

Ms. A. Martin explained the purpose of amending Act 537 Plan. She stated that this plan would be beneficial for not only MPMA but also the Pocono Mountain Industrial facilities. She noted the process not only includes a presentation to both the Mount Pocono and Coolbaugh Township Planning Commissions but also their municipality bodies. She also noted that included in the process is a thirty (30) day public comment period and explained that she will be placing the advertisement for any public comments to be presented in writing. The advertisement will be placed in the Pocono Record on February 26, 2024. These written comments would be included in the amended plan and would be presented to both municipalities involved.

Mr. J. Klotz explained that this plan should not affect the Borough residents and that this plan would have a seventy percent (70%) total flow with the MPMA being more viable than its current facility. He also stated that he would be available for any questions that either from the public or Borough officials have.

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At this time Ms. A. Martin submitted the Borough's Alternate Engineer's comment letter dated February 15, 2024, to be included in the plan document she left with the Planning Commission, so this can also be reviewed by the public. Again, she added that she is placing the advertisement in the Pocono Record on Monday, February 26, 2024, and the comment period will run for thirty (30) days, ending on March 27, 2024. She then asked if this plan, with any written comments, be presented to the Borough Council at its April 2, 2024, regular meeting. At this meeting on April 2nd, a resolution that she will prepare could be enacted and made part of the plan. She noted that if there are any public or official questions that need immediate attention, as Jonathan mentioned, they are free to contact either he or Ms. A. Martin and they could help answer them in a timely manner.

Upon reviewing the Borough's Alternate Engineer latest comment letter dated February 15, 2024, Vice Chair K. Hart moved to provide a positive recommendation supporting the proposed update and recommend that Coolbaugh Township move the planning document forward to the Pennsylvania DEP. This included the process of the plan forwarded into the public comment period and to send a resolution to Borough Council for its adoption at its April 2, 2024, regular meeting. Commissioner S. Speno seconded. Motion carried unanimously.

At this time Chair A. Harris introduced Commissioner Greg Melbert as a new member, approved by Borough Council, of the Board who took the place of his wife, Erin Melbert, who was elected to Borough Council and requested not to return to the Planning Commission.

Annual Report – 2023 – Chair A. Harris read the Planning Commission 2024 Annual Report and asked for a motion to approve and send the report to Borough Council. Vice Chair K. Hart moved to accept the Planning Commission 2024 Annual Report as presented and send the report to Borough Council. Commissioner S. Speno seconded. Motion carried unanimously.

PROJECT UPDATES – None

LIAISON REPORTS

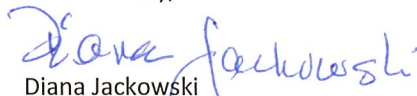
Borough Council – Chair A. Harris reported that Borough Council at its last meeting denied the warehouse project latest proposal LERTA request.

Zoning Hearing Board – It was reported 21 Timberbrook Terrace was denied a variance, however the Applicant is appealing the Zoning Hearing Board's decision.

PUBLIC PARTICIPATION – **Commissioner K. Hart** noted that he would reach out via email to the Borough Manager to potentially be on the next Borough Council agenda to discuss a curative amendment to define a warehouse/distribution center. He stated that other municipalities have adopted overlays, and that Mount Pocono Planning Commission and Borough Council may want to explore that option and that he would be interested in doing so.

Adjournment – The Planning Commission adjourned at 8:00 P.M.

Submitted by,


Diana Jackowski
Recording Secretary