

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 20, 2023
6:55 P.M.**

Chair A. Harris opened the Planning Commission meeting at 6:55 P.M.

Pledge of Allegiance – was said by all.

PRELIMINARY ANNOUNCEMENTS – Chair A. Harris introduced the new Planning Commission Member, Commissioner Kenneth Hart who has replaced Michael Penn.

Roll Call – The following were present: Chair A. Harris; Vice Chair E. Melbert; Commissioner S. Speno; and, Commissioner K. Hart. Commissioner R. Dorkoski was absent. Also, present were Solicitor C. Connor; Borough Engineer C. Niclaus; and, Recording Secretary D. Jackowski.

APPROVAL OF MINUTES – Commissioner K. Hart moved to accept the Regular Meeting minutes of Wednesday, June 21, 2023, as presented. Commissioner S. Speno seconded. Motion carried unanimously.

UNFINISHED BUSINESS – None

NEW BUSINESS

Harvest Properties – Pine Hill Road Sketch Plan Review – Applicant George Strunk of Abishai Capital and with Harvest Properties was in attendance and presented his project that would include apartments and a Sheetz. He also introduced Mr. David Smith, Jr. of Sheetz Real Estate who was able to explain more about the Sheetz portion of the project. It was acknowledged that Borough Engineer C. Niclaus and Zoning Office review letters were received by the Applicant. Borough Engineer C. Niclaus discussed the previous proposed project at this location noting the former Applicant did not sit down with PennDOT, and that he now feels the new Applicant should do so as soon as possible for this new project. Mr. D. Smith questioned how far along is the Borough with the traffic light at the SR 611 and Pine Hill Road intersection. Commissioner K. Hart questioned what are the wages at Sheetz and would the employees be able to afford the proposed apartments. Mr. D. Smith responded that all are above minimum wage with managers up to \$18.00 per hour. Mr. G. Strunk stated that the apartments would be affordable from \$1,200.00 to \$2,000.00 per month. He also preferred to go with one (1) building, with thirty (30) units on three (3) floors, and he understands that there are not enough parking spaces for the amount of units. He was going to reach out to the Borough to allow him to receive the previous project's traffic plans from TPD to potentially expedite the process with his engineers.

111 Prospect Avenue, Joinder Deed Request – Solicitor C. Connor explained a joinder deed request. Vice Chair E. Melbert moved to recommend to Borough Council to approve the joinder deed request for the improved lot at 111 Prospect Avenue (10/4/18/38) and the vacant land along Knob Road (10/4/1/40). Commissioner K. Hart seconded. Motion carried unanimously.

PROJECT UPDATES – None

LIAISON REPORTS

Borough Council – Chair A. Harris reported that there was a LERTA request from the warehouse that if Borough Council would consider to approve and that Borough Council is looking to purchase the property at the corner of Pocono Boulevard (SR 611) and Fairview Avenue to make it into a pocket park.

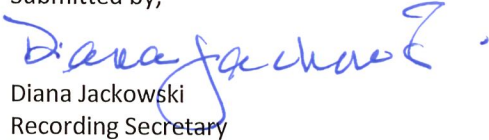
Zoning Hearing Board – It was reported that the Zoning Hearing Board held two (2) hearings. Mr. Guastella at 113 Ward Avenue appealed the Zoning Officer's decision to allow a short-term rental which has been continued and Mr. Mohammed at 22 Brunswick Drive appealed the Zoning Hearing Board's decision that he needs to apply for a fence permit.

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PUBLIC PARTICIPATION – Ms. Audrey Hodges, 91 Mountain Drive, expressed her concerns with the landscaping not completed at the Pocono Summit Realty Project. She added that the noise is very loud and the lights are very bright at the Sparkle Car Wash. It was recommended she contact the Zoning office.

Adjournment – The Planning Commission adjourned at 8:24P.M.

Submitted by,



Diana Jackowski
Recording Secretary