

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 4, 2017

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The March 2017 Regular Meeting of the Tobyhanna Township Planning Commission was held on May 4, 2017 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania 18350.

Present were Board Members Anne Lamberton, Michelle Bisbing, Patricia Rinehimer and Brendon Carroll. Township Engineer Robert McHale, Solicitor Jonathan Reiss, Esquire and Zoning Officer Maureen Minnick.

Absent from the meeting were Mark Sincavage.

1. Chairperson Michelle Bisbing called the meeting to order at 5:30 p.m. It was determined that a quorum was present.
2. Public comment.  
None.
3. Brendon Carroll moved to approved the minutes of the April 6, 2017 meeting and the April 17, 2017 meeting noting minor edits. Anne Lamberton seconds. Vote: All in favor; motion carried.
4. **New Business**

**A. Fed Ex - Land Development Plan**

Reed Sofranko from Tri County Engineering and Michael Fawn from the Development Group appeared to discuss the expansion of the current Fed Ex facility. The existing facility operates as a trucking terminal with a building that is about 76,000 square feet. It is a one-story building that operates as and office and loading dock with 196 dock doors. The existing parcel is 81 acres.

The first phase of the proposed project is to add 12 dock doors in the back, a dispatch area and office and break room in the rear and in the front turn that area into dock doors. In addition to the buildings additions we would be attaching roughly 890 feet by 75 feet of asphalt parking for trucks and trailiers on the northwest area of the site. For the future phases, everything would continue to grow towards the northwest.

With the improvements to the parking and the addition we would be supplying the storm water management for the site for this phase of construction. We previously petitioned the zoning hearing board for a special exception use which was approved. Mr. McHale provided a technical review of the project and discussion took place to address comments. There are minimal technical things that need to be added to the plan.

Bob McHale, Township Engineer comments that the phase that they are looking to do right now will not increase any traffic levels per se, but when they come in with the next land development phase they will be adding truck traffic, employees, et cetera which we will address at that point in time. They have done an infiltration study for the storm water and a wetlands delineation so that they know they can expand in the future.

Mike Christian asks if it is a 24-hour facility and the answer is yes. Asks if the currently lighting is down lighting. Answer is that some of the lighting was inherited therefore some may be and some may not. New facilities and those being renovated are having lights upgraded to LED lighting.

Anne Lamberton made motion to recommend the approval of the waivers outlined in the May 4, 2017 letter from Tri County Engineering to the Board of Supervisors, Brendon Carroll seconded. Vote: All in favor; motion carries.

Made motion to conditionally approve Fed Ex Freights terminal expansion upon successful completion of Bob McHale's recommendations on the letter dated May 3, 2017, Anne Lamberton seconded. Vote: All in favor; motion carries.

## 5. Old Business

### A. Blakeslee Overlay

Maureen Minnick presents that on June 1<sup>st</sup> the committee members are going to have a meeting with property owners to go over the proposed project. Maureen also notes that she has forwarded Mr. Reiss' comments to Ms. Anne Hutchinson who will review them.

6. Open Discussion  
None.

7. Public Comment  
None.

8. Meeting adjourned at 5:27 p.m.

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Minutes recorded by Debra S. Jean.