

**AGENDA**  
**TOWNSHIP OF TOBYHANNA – PLANNING COMMISSION**  
**RE-SCHEDULED**  
**REGULAR BUSINESS MEETING**  
**April 19, 2018**

- 1. Call Meeting to Order:**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Old Business:**
  - a. WCF Ordinance Review and Recommendation**
- 5. New Business:**
  - a. Lot 110 New Ventures Park – Final Land Development**
- 6. Open Discussion**
- 7. Public Comment**
- 8. Adjourn**

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
RESCHEDULED BUSINESS MEETING  
APRIL 19, 2018

---

The April Rescheduled Business Meeting of the Tobyhanna Township Planning Commission ("Commission") was held on April 19, 2018 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present were Michelle Bisbing, Anne Lamberton, Brendon Carroll, Patricia Rinehimer, Robert (Bob) McHale, and Solicitor Jonathan Reiss. Mark Sincavage is absent.

1. Vice Chair Michelle Bisbing called the meeting to order at 5:30PM.
2. The Pledge of Allegiance is recited.
3. Public Comment – none.
4. Minutes
  - a. Anne Lamberton motions to approve the minutes from the February 1, 2018, and March 1, 2018, Patricia Rinehimer seconds. Vote: minutes accepted.
5. New Business
  - a. Lot 110 New Ventures Park – Final Land Development. Chris McDermott with Riley Associates states that they submitted a final land development plan for the approval of the development of Lot 110 in New Ventures Park.

Concerning Lot 100, Chris McDermott states construction is going well. Stormwater is about 80% done with basin construction, and Jake Sheller hopes to be operational by September.

Concerning Lot 110, Chris McDermott states the plans were conditionally approved in 2008 with a 600,000 sq. ft. building. Some items have been altered. Another access driveway was added, and they moved employee parking to create better circulation and separation. They slightly adjusted the building location for more cross-docking and trailer spots. The building is now 510,510 sq. ft. There is enough parking for 158 employees on any one shift, so there are 283 employee parking stalls on either side. There are 121 trailer spots. Loading docks are not indicated on the plan because that's a function of the user. Stormwater grades and designs were adjusted for the change in the building's area. Overall, impervious coverage decreased. Sewage pressure lines are installed but not charged. There is

a fire suppression water storage tank. McDermott reviewed Bob McHale's review letter dated April 18, 2018 and has no issues complying.

The changes in stormwater required a resubmittal to DEP, and it has been approved. Approval from Aqua is still required. These changes have not affected the original PennDOT traffic study. This plan will go to the Fire Chief and Bureau Veritas. Concerning the water supply, Lot 100 has one well now and another is being drilled, so they are coordinating with those hydrogeologists for the well drilling plan.

Anne Lamberton asks if there is a confirmed end-user. Tom Allman from Exeter states that there is interest, but no one for sure yet.

Chris McDermott asks for a recommendation for conditional approval.

Anne Lamberton motions to recommend the final land development plan to the Board of Supervisors, based upon Bob McHale's review letter dated April 18, 2018 for Exeter Blakeslee Lot 110 Land LLC be approved, subject to the applicant's satisfactory response to the aforementioned letter, to include the waivers for Township Code 124-86.B(17) (vertical profiles for channels), SALDO 135-12.D.(2), SALDO 135-17.L, and SALDO 135-17.M. Chris McDermott states that the last three waivers concern locating features within a 500 ft. radius of the boundary. Patricia Rinehimer seconds. Vote: motion carries.

## 6. Old Business

### a. Wireless Communication Facility Ordinance Review and Recommendation.

Barbara Nichols states that there are two items that she and Bob McHale wanted the attorney to correct. On page 7, L1, 18 inches should be changed to 24 inches to stay consistent with PennDOT. On page 12, item C, will now read, "...proposed WCF's ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association. In addition, the permittee's engineer shall issue to the Township a signed, written certification of the proper construction of the foundation and the erection of the structure upon completion of the Tower-Based WCF."

Bob McHale states on page 9, traffic lights will be called traffic signals.

Brendon Carroll states that a comment suggested prohibiting WCF where there are underground utilities, but doesn't understand how that could be against federal law when deed restrictions and aesthetics prohibit above-ground utilities.

Jonathan Reiss replies that a deed restriction is separate from zoning and can be



enforced. In the context of adding certain types of facilities where the utilities were underground, Northampton Township in Bucks County had underground utilities and encountered problems when poles started going up because the companies had PUC permits. WCFs can be disallowed all together, but the comment seems to be concerning attempting to cherry pick spots where they are and are not allowed. Reiss believes the ordinance can state that WCFs can be installed on existing structures only.

Anne Lamberton states that someone at a Board of Supervisors meeting suggested looking into Dark Sky ordinance. There is some concern with lighting. She spoke with Mark Sincavage, and he said that the Commission already has required lighting. Bob McHale states that there is only so much that can be done because of reflective ambient light. Jonathan Reiss states that the ordinance Anne Lamberton received is Plumstead Township's. Their ordinance was updated in last 6 months, and has been copied by many municipalities. The ordinance focuses on reducing or softening reflections and eliminating unnecessary lights.

Brendon Carroll asks if the ordinance can mandate color. Bob McHale states that you need more foot-candles of yellow light to compensate for the same brightness as white light. Jonathan Reiss states that Plumstead addresses that. Barbara Nichols will look over Plumstead's ordinance.

Anne Lamberton motions to approve the WCF ordinance contingent upon the changes as stated in tonight's meeting, and to recommend to move the ordinance to the Board of Supervisors, Patricia Rinehimer seconds. Vote: motions carries.

7. Open Discussion – none.
8. Public Comment – none.
9. Anne Lamberton motions to adjourn, Patricia Rinehimer seconds. Meeting adjourned at 5:58PM.