

THE TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS
SPECIAL WORK SESSION
FEBRUARY 13, 2020

The February 2020 Special Work Session of the Tobyhanna Township Board of Supervisors was held on February 13, 2020 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Supervisors John Kerrick, Brendon Carroll, John Holahan, III, and Lloyd Vought. Solicitor Jonathan J. Reiss, Esquire, and Assistant Manager Autumn Canfield are also present. David Carbone was absent.

1. John Kerrick calls the meeting to order at 9:00AM; a quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements: None
4. New Business: Creation of a Zoning District – Commercial 1 Zone at Sullivan Trail and Long Pond

Matthew Helbers reviews the proposed C-1 District for the Sullivan Trail/Long Pond Road area. Brendon Carroll asks if the transfer station is not an issue in regards to the proposed change. Matthew Helbers replies the property is not an issue. Jonathan Reiss states the background information gathered by the Zoning Officer is being presented to inform the Board of current status this proposed change. Brendon Carroll states he has concerns making single family dwelling (SFDs) non-conforming. Jonathan Reiss creating this district is to reduce SFDs to develop commercially. Non-conforming SFDs can stay until they are commercially developed. Brendon Carroll asks for clarification on the Weirich property history.

Heidi Pickard asks what these properties are labeled on the Future Land Use Map. John Kerrick states portions are neighborhood commercial.

Ed Tutrone asks if vacant lots would be allowed to build SFDs. Jonathan Reiss states only allowed uses for the district would be developed. John Holahan expresses concerns about taking away a use from a current vacant property owner. Jonathan Reiss states the owners can seek a use variance.

Lloyd Vought states the meeting should be held in the evening for the public to attend. John Kerrick states this meeting allows the Board to be completely informed before holding public meetings. Lloyd Vought asks about the section in the proposed ordinance regarding dust, vibrations, odors, and light pollution. Johnathan Reiss states it is a common requirement for zoning and explains the enforcement process.

Matthew Helbers highlights some of the proposed uses and changes on the Future Land Use Map from 2009.

Brendon Carroll states he did not recall the Board giving direction to send enforcement notices. Matthew Helbers states it was a mistake in the history info and should reflect the Solicitor's direction. Jonathan Reiss states he did direct the previous Zoning Officer to investigate and send out a notice of enforcement. Brendon Carroll suggests moving forward that a clear informational path of zoning decisions should be included with the property files.

Jonathan Reiss highlights basic aspects of recent litigation of the properties in this area. Matthew Helbers states these enforcements were sent because of complaints from surrounding property owners. Brendon Carroll asks if original deeds can be tracked for these properties. The Board discusses deed restrictions and recorded changes.

Lloyd Vought asks for clarification on light pollution. Jonathan Reiss reviews the section in the proposed ordinance involving light pollution. John Holahan asks if additional changes can be made to the proposed ordinance to help alleviate light pollution and other nuisances for this area since there are SFDs and Commercial uses. Jonathan Reiss replies yes.

John Holahan suggests scheduling a public meeting and notifying the surrounding property owners. The Board has consensus to schedule a special meeting in March.

Mr. Ward complains about the FedEx and school area stating property owners were never informed about the development of these properties.

5. Board of Supervisors Report/Comment:

a. John Kerrick asks about the phone systems. Crystal Butler updates the board.

6. Public Questions/Comments:

a. Heidi Pickard asks the status of the Pocono Pines Village Commercial District. Jonathan Reiss reviews the status. John Kerrick asks for a task tracker to include this possible district change along with the proposed Blakeslee changes.

b. Lloyd Vought asks Jonathan Reiss if a letter can be written to FedEx about some of the nuisance complaints. John Holahan suggest an informal communication with FedEx about the complaints.

7. Adjournment: John Kerrick motions to adjourn. Meeting adjourned at 10:12AM.

Minutes recorded by Crystal Butler

Respectfully submitted:



Crystal Butler, Township Secretary