

**PENN FOREST TOWNSHIP  
BOARD OF SUPERVISORS  
2010 STATE ROUTE 903  
JIM THORPE, PA 18229**

**PUBLIC HEARING MINUTES**

**MONDAY, NOVEMBER 7, 2022**

The Public Hearing of the Penn Forest Township Board of Supervisors is being held at Penn Forest Township Municipal Building, 2010 State Route 903, Jim Thorpe, PA.

**PLEDGE OF ALLEGIANCE:**

Chairman Roger Meckes asked that all in attendance stand and recite the "Pledge of Allegiance".

**CALL TO ORDER:**

Supervisor Roger Meckes called the meeting to order at 6:00 pm; Roll Call by Township Secretary

**Members:**                    **Roger Meckes, Chairman  
Christian Bartulovich, Vice-Chairman  
Scott Lignore, Supervisor  
Patrick Holland, Supervisor  
James Denier, Supervisor**

**Solicitor:**                    **Thomas S. Nanovic---Solicitor  
Office Staff:**                **Dana Vitale---Twp. Secretary**

**A) EXECUTIVE SESSION: WAS HELD FROM 5:30-6:00 P.M. TO DISCUSS POTENTIAL LITIGATION**

**B) PUBLIC COMMENTS**

**Chairman Meckes** turned the meeting over to Solicitor, Thomas Nanovic who addressed the residents in attendance. He explained the public hearing was to keep the residents informed of what the proposed changes will in tale. He discussed that there was a misconception placed in the Times News regarding Warehouses. He explained where the permitted uses are placed. He discussed the Ordinance and the permitted special exceptions and what the requirements are placed in the current Zoning Ordinance.

Attorney Nanovic explained that the Ordinance was from 2011. Charlie Schmehl, Urban Research & Development Corp. was hired to discuss how the Zoning Ordinance needs to be adjusted to protect the township without excluding. There was a concern that our Ordinance did not properly address warehouses and regulations. The Supervisors will make a determination at the end of the meeting.

**Charlie Schmehl**, Urban Research & Development Corp. – discussed the thinking of putting together the proposed amendments. He explained the provisions were developed to make it more defensible with the Township Solicitor. He explained it was developed to be controlled and regulated. He discussed the locations for smaller distribution centers such as less than 100,000 sq. feet or less. He discussed the C1A only includes the land owned by the township or turnpike. He explained the process if someone wanted to put a warehouse with the new provisions and regulations.

**Mary Morton**- 51 Ash Drive- Warehouse- discussed the ecological devastation. She discussed the land being devastated and destroys the eco system. Attorney Nanovic discussed the legality of not permitting uses and the exclusionary ordinance and being challenged in court. He discussed the conditional and special exemptions from the Ordinance. Charlie discussed the sites that we have determined.

**Joann McCauley**- Isabella Drive-534 she discussed the truck issues with the winter and traffic concerns already happening. She discussed the infrastructure with the Truck Warehouses and traffic. She discussed issues with over flow and the Dollar General and which is in a dangerous location. She discussed the pine forest, carbon dioxide and vegetating. She discussed the jobs and finances, income, taxes and it significant impact on the community.

**Tim Kennedy**- discussed the wetlands located in the area. He discussed the shallow wells and the drinking water. He discussed the wells being contaminated by salt and chemicals. He discussed the township responsibility. He discussed the R2 zone and what is permitted. He discussed making the land into a nature preserve.

**Karen Lane**- discussed the issues with traffic and littering and Pocono vacationers. She discussed the issue with more traffic, litter, population and noise. Having trucks idling and braking, down shifting. She discussed keeping PFT the way it is. She is worried about losing the mountain.

**Linda Bethman** -discussed the turnpike and the wait to get off of the turnpike and the tourists who try and come up for the weekend.

**Diane Motel** - she understands what the BOS are trying to do. She discussed with Charlie Schmehl and the determination about what would happen and the future and how the recommendation was made with addressing wetlands. Her concern for the wells and bacteria, traffic on 903. Charlie discussed the environmental protection and buffers and the no plans of selling any land.

**Kathy Hawk**– discussed her property issue which would be behind her house and her concern for her well and having to dig a lot deeper. The concern and the regulation regarding the traffic and noise. Attorney Nanovic discussed the Supervisors are trying to get a head of this and put these regulations in place and the process. Attorney Nanovic showed Kathy Hawk the location on the map.

**Jeff Lisco**- discussed the issue that happened with the quarry that was regulated and he discussed the issue with windows being broken, rocks through roofs, state was supposed to regulate the blasting. It was pristine land at one time. Well pumps/walls were cracked. He discussed issues with his home being damaged. He discussed the noise that he hears. Supervisors discussed that putting regulation in place gives us the power to enforce them.

**Graham Simmons**- Norris McLaughlin Attorneys at Law, Allentown PA- Representing PNPk5 the owner of property owner, 230 Stony Mountain Road. He discussed that he agrees with Township Solicitor regarding the Ordinance being challenged in not providing enough property. He discussed the current ordinance and possible improvements. He discussed working with the Township in putting a Warehouse. He would like to have further conversations with the Township.

**Rick Tweed**- Hickory Run Forest- discussed his understanding of the Ordinance. He discussed the land being wetlands and adds to ability to preclude if suitable. He understands that the Supervisor are trying to put in place to preclude a challenge in the future and make it more difficult.

**Dave Hudack**- Hickory Run HOA- he discussed two different warehouses. He discussed his concern to protect our community and truck going through his development, the noise, pollution, traffic and studies that need to be done. He discussed the CCPC rejection letter. Attorney Nanovic discussed the Planning Commission's recommendation and their role.

**Michele Hartman**-discussed the pollution and the wells. She discussed her property boarding the turnpike and went from having a well that was 150ft to 520ft. She wonders if her water is safe and tastes the salt and smell the gasoline.

**Chris Cholat**- he discussed the problem with the crime and drugs and the concern with DEA in the Township. He discussed the new people bringing in more drugs and crime. He discussed that it was quiet and now they have shooting and robbery. He believes it will get worse. Supervisors discussed they are trying to protect the Township. He discussed the Township listening to the residents. Supervisor discussed it may not be perfect but we need to do something to protect us and we can amend in the future.

**Jim Macafani**-BCL- he discussed the zoning laws and the current changes to the Ordinance. He discussed the township trying to proactive. He discussed the township will have a challenge. He wants to understand what the proposed changes mean. The Supervisors discussed defensibility.

**Jim Moyer**- discussed the trucks on 903 and hearing the trucks going by day & night. He discussed the possibility of more trucks and fumes and idling. Supervisors discussed the pure hypothetical.

**Ellen Rugh**- discussed PNPk5 and the golf course what they are trying to do. She discussed would this come before the Township and the Zoning.

**Tom Rhodes**- discussed making and keeping it Residential. The Supervisor discussed exclusionary Zoning and offering a location for every use. The Township discussed being in a defensible position.

**Jeanie Nelson**- discussed the CCPC and Township PC rejection and giving them credit. She discussed the wetlands and wells. She discussed the Stony Mountain property being Zoned R2. She discussed the roads on Stony Mountain.

**B) REVIEW & DISCUSS PROPOSED AMENDMENTS TO PFT ZONING ORDINANCE REGARDING TRUCK DISTRIBUTION CENTERS**

**MOTION** made by Supervisor Lignore, Second by Supervisor Bartulovich, to ADVERTISE to enact at a Special Meeting to be held on Thursday, November 17, 2022 at 6:00 p.m.

**ROLL CALL:** RM- yes ; CB-yes; SL-yes; PH-no; JD-yes **MOTION PASSED**

**BEING NO FURTHER BUSINESS, MEETING WAS ADJOURNED AT 7:20 P.M.**

**MOTION** made by Supervisor Meckes, Second by Supervisor Lignore to adjourn the meeting.

**ROLL CALL:** RM-yes; CB-yes; SL-yes; PH-yes; JD-yes **MOTION PASSED**

---

**DANA VITALE  
SECRETARY  
PENN FOREST TOWNSHIP**

---

**ROGER MECKES  
CHAIRMAN, BOARD OF SUPERVISORS  
PENN FOREST TOWNSHIP**