

**TOWNSHIP OF STROUD**  
**BOARD OF SUPERVISORS**  
**MEETING MINUTES**

**PUBLIC HEARING, April 8, 2024, at 2:00 P.M.**

**Budget Store & Lock, Inc. (Parcel ID # 17.17.1.17-3 and Map # 17-6381-00-73-0488) –  
Application to Amend Conditional Use Decision**

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 2:00 P.M., Also present were Vice Chairman & Ass't Treasurer, Edward Cramer; Supervisor/Ass't Secretary, Susan Lyons – attending via Zoom; Township Manager, Daryl A. Eppley; Township Engineer, Chris McDermott, of Reilly Associates; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey. Ms. Shukaitis began the hearing with the Pledge of Allegiance.

Ms. Shukaitis read the public notice aloud, see attached, then turned the hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann gave a full explanation of the hearing and said now Mr. Eppley will enter exhibits, **T-1**, Actual Public Notices from the Pocono Record that ran 3/18/2024 and 3/25/2024; **T-2**, Letter dated 2/26/2024 from Michael Manter, Stroud Township Zoning Officer referring the Conditional Use Application to the Board of Supervisors; **T-3**, Letter dated 2/28/2024 from Daryl Eppley, Stroud Township Manager to Taylor Wenck, Stroud Township Planning Commission Chairman referring the application to the Planning Commission; **T-4**, Letter dated 4/4/2024 from Daryl Eppley, Stroud Township Manager to the Board of Supervisors providing for the Conditional Use Planning Commission recommendation; **T-5**, Letter dated 3/26/2024 from Sharon Grover, Stroud Township Clerk to the Board of Supervisors certifying mailing of Public Notice to affected property owners and to all property owners contiguous; **T-6**, Letter dated 4/2/2024 from Michael Manter, Stroud Township Zoning Officer to the Board of Supervisors certifying the property was posted; **T-7**, Submission Letter dated 2/22/2024 from Attorney Erich Schock, FL&B to the Board of Supervisors; **T-8**, Conditional Use Application dated 2/21/2024; **T-9**, Site Plan, Plaza 611 Shopping Center amended date 2/21/2024; **T-10**, Order of the Court dated 11/21/2014 and attached is the amended order dated 11/2014; **T-11**, Review Letter dated 3/26/2024 from Chris McDermott, of Reilly Associates to the Planning Commission. Mr. Cramer made a motion to **enter township's exhibits T-1 through T-11**. Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

At this time witnesses were sworn in. Applicant's Attorney, Mr. Shock called Applicant's Engineer, Gregory Elko, PE, Langan Engineering and stated his credentials as an expert witness. Mr. Cramer made a motion to **accept Gregory Elko, PE, Langan Engineering as an expert in Civil Engineering**. Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

Applicant's Attorney Erich Shock, Esquire, Applicant's Engineer, Gregory Elko, PE, Langan Engineering, and the Applicant, Dan Whitney were all present to state their case to the board. During this time Attorney Shock and Mr. Elko presented the proposed project and entered their exhibits while doing so. **A-1**, Aerial Plan, Plaza 611 Self Storage; **A-2**, Site Plan, Plaza 611 Shopping Center (Record Plan); **A-3**, Decision dated 1-21-2014; **A-4**, Aerial Plan, Plaza 611 Self Storage, **A-5**, Zoning Hearing Board Decision Letter dated 2-1-2024 from Attorney Joseph McDonald, Jr.; **A-6**, Landscape Plan, Plaza 611 Self Storage; **A-7**, Planning Commission Recommendation Letter dated 4-5-2024 from Mr. Eppley to the Board of Supervisors; **A-8 and A-9**; **A-10**, Narrative statement from Daniel Whitney to address Zoning Ordinance Section 27-408.2.G(1); **A-11**, Photo of outside of the building. Mr. Cramer made a motion to **enter applicant's exhibits A-1 through A-11**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Mr. Cramer made a motion to **close the record with regards to Budget Store & Lock, Inc. (Parcel ID # 17.17.1.17-3 and Map # 17-6381-00-73-0488) for further review and continue the hearing at our next meeting with a decision on 4/16/2024 at 7:00 P.M.** Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

There being no further business, Mr. Cramer made a motion to **adjourn the hearing at 3:07 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,  
Janice Willey  
Administrative and Recording Secretary