

STROUD TOWNSHIP BOARD OF SUPERVISORS

* PUBLIC HEARING AGENDA *

March 13, 2025, at 3:00 P.M.

A Hearing To Consider The Application Of Hayward Business Park, LLC For Conditional Use Approval To Construct A 200,000 Sf Industrial Storage Facility/Warehouse. The Project Is Intended To Be Constructed In Two Phases, With A 100,000 Sf Building In Each Phase. Under Schedule 27-1 Of The Stroud Township Code Of Ordinances, Warehouses Are Permitted In The M-1 Zoning District By Conditional Use.

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 3:00 P.M. Also present were Vice Chairman & Ass't Treasurer, Edward Cramer; Supervisor/Ass't Secretary, Susan Lyons; Township Manager, Steve Fylstra; 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). She then turned the hearing over to Mr. Fylstra who entered the following exhibits, **T-1**, Proof of Publication from the Pocono Record, the notice ran 2/20/2025 and 2/27/2025; **T-2**, Application and supporting documents dated 1/31/2025 requesting a hearing; **T-3**, Certifications of postings here at the Stroud Township building 2/14/2025 and on the property site 2/24/2025; **T-4**, Reilly Associates review letter dated 2/26/2025; **T-5**, Stroud Township's Planning Commissions Approval Letter dated 3/4/2025 Mr. Cramer made a motion to **enter Township's Exhibits T-1 through T-5**. Ms. Lyons seconded the Motion. All voted aye, Motion Carried 3-0.

Also attending, Craig Wilson, K & L Gates, applicant's attorney; Nate Oiler, RKR Hess. applicant's engineer; Peter Spisszak, traffic engineer; Tom McKeown Real Estate Professional; Peter Nissensohn, Head of Global Business Development, applicant. And Stewart Poppel, concerned resident and Brodhead Watershed Association Representative. Mr. Cramer made a motion to **allow Mr. Poppel to participate in the Hayward Business Conditional Use hearing**. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Mr. Weitzmann explained the procedure for the hearing and it over to Mr. Wilson for the applicant's presentation. He stated he has pre-marked exhibits and at this time he wanted to enter them, **A-1**, Conditional Use Application; **A-2**, Planning Commission Recommendation Letter in favor of the project along with the comments from township's engineer; **A-3**, applicant's response to the township engineer's letter; **A-4**, Zoning Determination letter and related requests; **A-5**, the Traffic Impact Study for this project; **A-6**, reduced version on the Stroud Township Zoning Map. **A-7**, Chapter 27 Zoning Excerpt; **A-8**, A review letter dated 3/11/2025 from the Stroud Township Fire Company.

At this time the applicant was to state their case, Mr. Wilson called his expert witnesses. Mr. Cramer made a motion to **accept Mr. Oiler as an expert witness**. Ms. Lyons seconded the Motion. All voted aye, Motion Carried 3-0. Mr. Oiler gave a full explanation of the proposed site. Mr. Poppel asked question regarding stormwater and grading, ground covering, and driveway width. Ms. Lyons made a motion to **accept Mr. Spisszak as an expert witness**. Mr. Cramer seconded the Motion. All voted aye, Motion Carried 3-0. Mr. Spisszak, explained his traffic report study including scoping application, trip generations, AM/PM peak hours and turning lanes on Route 447. Mr. Poppel questioned the traffic along Route 447. Mr. Cramer made a motion to **accept Mr. McKeown as an expert real estate and appraisal witness**. Ms. Lyons seconded the Motion. All Voted Aye, Motion Carried 3-0. Mr. McKeown explained why he thinks this proposed project would be beneficial for this industrial zone and has

concluded it would not pose a negative impact on the area. Mr. Wilson next introduced Mr. Nissensohn, the manager of Hayward Business Park. He said the purpose of this project is to support and enhance the overall operation of Hayward Labs. He gave a brief history of Hayward Labs in Stroud Township.

Mr. Cramer made a motion to **enter Applicant's Exhibits A-1 through A-8.** Ms. Lyons seconded the Motion. All voted aye, Motion Carried 3-0.

Mr. Cramer made a motion to **continue the hearing on 4/15 at 6:45 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 5:26 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary