

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES

PUBLIC HEARING, September 13, 2022 at 3:00 P.M.

Conditional Use Application – Suburban Realty, LP: Wawa Store With Fuel Dispensers & Chipotle Restaurant – 1575 N. Ninth Street & 220 Applegate Road

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Christine A. Wilkins at 3:00 P.M., Also present were Vice Chairwoman & Ass't Secretary, Jennifer Shukaitis; Township Manager, Daryl A. Eppley; Township Engineer, Chris McDermott; Township Traffic Engineer, Paul Menichello; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey. Supervisor/Ass't Treasurer, Edward C. Cramer was absent from Hearing. Mrs. Wilkins began the hearing with the Pledge of Allegiance.

Mrs. Wilkins read the public notice aloud, see attached. Then she turned the hearing over to Mr. Weitzmann for an explanation of procedure. He stated for the record that usually the board consists of three members but today due to illness, Ed Cramer is not here. There are only two members, we still have a quorum and can proceed with the hearing. Mr. Weitzmann gave a full explanation of the hearing, acknowledged there was one person, Carol Toro from the public attending the hearing. She did not have any questions at this time.

Mr. Weitzmann asked Mr. Eppley to enter Township exhibits. Mr. Eppley entered exhibit, **T-1**, Actual Public Notices that ran in the Pocono Record on 8/26/22 and 9/2/22; **T-2**, Letter dated 8/2/22 from Michael Manter, Township Zoning Officer to the Board of Supervisors stating he received a Conditional Use Application from Suburban Realty; **T-3**, Letter dated 8/25/22 from Michael Manter, Township Zoning Officer to the Board of Supervisors certifying this notice was posted on 8/4/22; **T-4**, Letter dated 8/30/22 from Sharon Grover, Township Clerk to the Board of Supervisors certifying affected property owners were notified by mail; **T-5**, Letter and Conditional Use Application for Suburban Realty, L.P to Daryl Eppley from Julie Von Spreckelsen, Esquire; **T-6**, Letter dated 8/9/22 from Daryl Eppley, Township Manager to Taylor Wenck, Township Planning Commission Chairman referring the Conditional Use Application to the Planning Commission for review and recommendation; **T-7**, Letter dated 9/13/22 from Daryl Eppley, Township Manager/acting Planning Administrator to the Board of Supervisors referring the conditional use application to the board and Reilly Associates review letter signed by Chris McDermott, PE; **T-8**, Review Letter dated 9/2/22 from Paul Menichello, Township Traffic Engineer. Ms. Shukaitis made a motion to **enter into record Exhibits T-1 to T 8**. Mrs. Wilkins seconded the motion. All voted aye, motion carried 2-0

At this time all of the applicant's witnesses Justin A. Geonnotti, PE; Jeff M. Fiore, PE, Traffic Engineer; and J. Creigh Rahenkamp, Professional Planner. were sworn in. Ms. Shukaitis made a motion to **accept all three as expert witnesses**. Mrs. Wilkins seconded the motion. All voted aye, motion carried 2-0.

Ms. Von Speckelsen entered exhibits at this time. **A-1**, Deed of Merger; **A-2**, Township Ordinance No.3-2021 – rezoning of Applegate Road from R-1 district to the C-2 district; **A-3**, CV of Justin Geonnotti, PE, Dynamic Engineering; **A-4**, Arial and Street view photographs of existing property conditions; **A-5**, Rendered Conditional Use Plan and Non-Rendered Conditional Use Plan prepared by Dynamic Engineering; **A-6**, Wawa Building, Canopy, and trash enclosure elevations and floor planned prepared by Dynamic Engineering; **A-7**, Vehicular Circulation Plans prepared by Dynamic Engineering; **A-8**, Landscape plan prepared by Dynamic Engineering; **A-9**, CV of Jeff Fiore, PE, Colliers Engineering; **A-10**, Traffic Impact Study prepared by Colliers Engineering; **A-11**, CV of Creigh Rahenkamp, AICP. Ms. Shukaitis made a motion to **enter into Exhibits A-1 to A-11**. Mrs. Wilkins seconded the motion. All voted aye, motion carried 2-0.

On behalf of the applicant, Ms. Von Spreckelsen and team of experts stated their case in support of the Conditional Use Application. The board did not have any questions and Ms. Shukaitis made a motion to **close the record**. Mrs. Wilkins seconded the motion. All voted aye, motion carried 2-0. Ms. Shukaitis made a motion to **adjourn the hearing at 5:08 P.M.** Mrs. Wilkins seconded the motion. All voted aye, motion carried 2-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary