

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES

PUBLIC HEARING, August 25, 2021 at 3:00 P.M.

Re: Ordinance No. 3-2021 - Re: Zone Change Request – Suburban Realty LP, Tax Parcel No. 17/17/2/5-1

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., for an in-person meeting of the Board. Also present were Vice Chairwoman & Ass't Secretary, Jennifer Shukaitis; Supervisor/Ass't Treasurer, Edward C. Cramer; Township Manager, Daryl A. Eppley; Township Engineer, Donna Alker; Township Solicitor, Todd Weitzmann; and Stroud Township Clerk, Sharon Grover. Mrs. Wilkins began the meeting with the Pledge of Allegiance.

Mrs. Wilkins read the notice aloud, see attached. She then turned the hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann gave a full explanation of the hearing and asked if there were any questions or anyone interested to participate we will open for discussion after entering exhibits. Mr. Eppley entered 7 Exhibits, T-1, the public notice that ran in the Pocono Record on August 10th & 17th; T-2, a letter dated June 28th from Mr. Eppley to Taylor Wenck, referring the ordinance to the Township Planning Commission; T-3, a letter dated June 28th from Mr. Eppley to Director Christine Meinhardt-Fritz, referring the ordinance to the Monroe County Planning Commission for a review and recommendation; T-4, a letter dated August 3rd, from Mrs. Alker to the Board of Supervisors from the Township Planning Commission recommending the ordinance; T-5, a review and recommendation letter dated July 23rd, from the Monroe County Planning Commission to the Township regarding the amendment; T-6, a letter dated August 4th from Mrs. Grover to the Board of Supervisors regarding her mailings to affected property owners; T-7, a letter dated August 5th from Michael Manter, Township Zoning Officer, to the Board of Supervisors certifying the posting. Mr. Eppley asked to keep the record open for the Proof of Publication when that comes in and that would be Exhibit T-8. Mr. Cramer made a motion to **accept Exhibits T-1 to T-7 and to keep the record open for T-8**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Mr. Weitzmann then asked for participant's names, Andrew McManus, Lou Ann McManus and Jesus Melendez. Also present was Attorney Kidwell representing the applicant and property owner Anthony Columbo/Suburban Realty and Steve Cattani, applicant's engineer. It was explained that the small piece of property on Applegate Road, owned by Suburban Realty requesting a zone change from R-1 to C-2 and possibly a future merger of the smaller lot and adjacent bigger lot. Mr. Cramer asked what the intention for this property, it was explained it would be used as a buffer from the rest of the residential properties. Mr. McManus and Mr. Melendez expressed their concerns regarding the condition of the C-2 area that Suburban Realty already owns and predicts that will happen to the smaller lot on Applegate Road. Mr. Weitzmann explained today's hearing is just about the zone change on the smaller lot, not the condition of the larger C-2 lot. That is a separate issue and different set of reviews by the township. Mr. Weitzmann explained the property in question is going to be used as a buffer. Mr. Eppley entered applicant Exhibit, A-1, Zoning Map Amendment. Mr. Cramer made a motion to **accept Exhibit A-1**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Mr. Cramer made a motion to **approve Ordinance No. 3-2021 zone change request from Suburban Realty on parcel No. 17/17/2/5-1**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0. Mr. Eppley stated the Land Development Plan Application has not yet been submitted. Mr. Columbo said he was waiting on the outcome of this hearing. Mr. Weitzmann asked if the Land development Plan Application would include the joiner and Mr. Columbo confirmed that.

Ms. Shukaitis then made a motion to **adjourn the Hearing at 3:47 P.M.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary

