

Before

THE TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS

In Re: Work Session

Tobyhanna Township Government Center Building
105 Government Center Way
Pocono Pines, Pennsylvania 18350
Monday, May 2, 2016 beginning at 6:00 p.m.

PRESENT: ANNE LAMBERTON, Chairperson
DONALD MOYER, Vice_Chairperson
JOHN J. HOLAHAN, III, Board Member
JOHN E. KERRICK, Board Member
HEIDI A. PICKARD, Board Member

JONATHAN J. REISS, ESQUIRE,
Solicitor

ALSO PRESENT: PHYLLIS HAASE, Township Manager
ROBERT J. McHALE, Township Engineer
MAUREEN MINNICK, Zoning Officer

Panko Reporting
537 Sarah Street, Second Floor
Stroudsburg, Pennsylvania 18360
(570) 421-3620

2

1 MS. LAMBERTON: I'd like to
2 call the board of supervisors work session for
3 Monday, May 2, 2016 to order. We'll start with the
4 pledge of allegiance, please.

5 (Pledge of allegiance was
6 recited.)

7 MS. LAMBERTON: Anne Sincavage
8 is here.

9 We'll start with you, if you'd
10 like to give a report for your open space
11 committee.

12 MS. ANNE SINCAVAGE: Yes.
13 Thank you for having me. I wanted to report that
14 you gave us funds to install the new kiosk, which
15 was done today.

16 MS. LAMBERTON: Aww.

17 MS. ANNE SINCAVAGE: So there's
18 a photo of what we did and we did one of those.

19 This is the copy of our minutes from our September
20 meeting last year. So where I have highlighted,
21 obviously, the kiosk, the outstanding items are the
22 -- the parking lot. I did speak with -- Ed's not
23 here -- Ed Tutrone, we might have a solution to our
24 -- the problem is, is the lower parking lot, upper
25 parking lot, they haven't been resurfaced in --

3

1 MR. MOYER: Forever.

2 MS. ANNE SINCAVAGE: -- many,
3 many years and it's getting a lot of use and it
4 just looks neglected over there. So the -- I
5 talked to Ed earlier and he said millings would be
6 the answer. Problem is, is we have to get the
7 millings. He was gonna work on that and he was
8 gonna see if he could get the millings that Locust
9 Ridge has, 'cause I only have so many. I don't
10 have enough for three tri-axel loads. We'd see if
11 Tunk can get the trucks, send them over to us, we'd
12 screen them, load them back up, take them down to
13 the natural area and see if Tunk can work on --

14 In the meantime, there's mud
15 puddles in the front where the people walk out

16 right on the trail. I'll just go and take some
17 modified stone, dump it in the -- in the interim.

18 MR. MOYER: Fill them up.

19 MS. ANNE SINCAVAGE: Because
20 he's saying not till June. What else? Oh, the --
21 there's an upcoming hike, I don't know if you saw
22 this at the open -- open house, there's a bunch of
23 hikes being scheduled.

24 MS. LAMBERTON: Do we have this
25 on our website, Phyllis?

4

1 MS. ANNE SINCAVAGE: I don't
2 know, I had it at the open house.

3 MS. HAASE: We don't. We had it
4 at the open house that we passed out.

5 MS. LAMBERTON: Put that on our
6 website.

7 MS. ANNE SINCAVAGE: There's --
8 if you look at the bottom too, there's others at
9 other locations too. And the other -- I had gone
10 back. The other outstanding was that dilapidated
11 building. I don't know what we can do with that,

12 when we could do something about that. I think
13 it's gonna -- it's a safety issue because kids are
14 gonna go into the -- it's a mess. The only thing
15 good is, it's not really on the trails, but you --
16 you can see it. So that's not a good thing.

17 The bad news is, we've had a
18 couple problems with vandalism at the upper parking
19 lot, windows being broking out -- broken out and
20 items being stolen out of cars. I don't know what
21 to do about that situation. I don't know if we
22 could put something, some kind -- something in the
23 kiosk saying -- not saying this is what's
24 happening, just say, please be aware, don't put
25 your -- leave your veh --

5

1 MS. LAMBERTON: In sight.

2 MS. ANNE SINCAVAGE: -- leave
3 your belongings out of sight, blah, blah, blah. I
4 don't know how we can word that.

5 MR. MOYER: Speakers? Somebody
6 said speakers got stolen, right?

7 MS. ANNE SINCAVAGE: Well,
8 Hamill's daughter lost her phone, her Pocono

9 Medical Center pass, her keys, everything. It's
10 like -- then when the police did show up there --
11 and I wasn't aware of it, that's the only way I
12 found out about it -- was there was other --
13 clearly other windows broken there, which I didn't
14 know that.

15 MR. MOYER: Yeah. Someone said
16 they had their speakers taken right out of the car.

17 MS. ANNE SINCAVAGE: So that's
18 a problem.

19 MR. MOYER: Yeah.

20 MS. LAMBERTON: That is a
21 problem.

22 MS. ANNE SINCAVAGE: What I'd
23 like to do too is --

24 MS. LAMBERTON: Would anybody
25 know --

6

1 MS. ANNE SINCAVAGE: -- on the
2 -- in the kiosk at the lower parking lot, I put a
3 physical address in case there was an emergency.
4 We have no number at the upper parking lot. Do we

5 keep this number and we put this number at the
6 upper parking lot for an emergency? Or do we
7 assign a number for the upper kiosk?

8 MS. HAASE: We'll contact
9 Control Center.

10 MS. ANNE SINCAVAGE: I think
11 they could be able to get the ki -- see --

12 MS. HAASE: It's technically for
13 a building, the facility has a building. But I
14 think in this particular case, you're going to have
15 the public there and there should be a designated
16 number for that.

17 MS. LAMBERTON: Did anybody
18 notify Pocono Mountain Regional?

19 MS. ANNE SINCAVAGE: They --
20 Apgar, I think. No, it was another guy that Hamill
21 -- Greg Hamill was talking to Apgar about the
22 problem.

23 MS. LAMBERTON: So they're aware
24 of it.

25 MS. ANNE SINCAVAGE: So I -- do

7

1 you think I should put something in the kiosk

2 saying -- or do we let sleeping dogs -- I just
3 don't know what to do about that. I don't want it
4 to bring up the township --

5 MS. LAMBERTON: Why don't you
6 ask Pocono Mountain Regional what they suggest,
7 because they might say this will encourage
8 something or this is the proper way to -- you know,
9 to deter someone.

10 MR. MOYER: Yeah.

11 MS. ANNE SINCAVAGE: Yeah.
12 'Cause I -- I -- the thing is, is when you drive up
13 there, the lower is just open and there's so many
14 people there all the time. The upper, it's -- with
15 those big trees there it's a problem.

16 MR. HOLAHAN: You know, you
17 could put a couple of game cameras up.

18 MS. ANNE SINCAVAGE: Well,
19 Hamill has one of those too.

20 MR. HOLAHAN: Did he do that?

21 MS. ANNE SINCAVAGE: I don't
22 know if that -- or do we put -- and maybe not --
23 maybe not tell the total truth, put in the kiosk,
24 this ar -- this parking area is under surveillance.

25 MR. HOLAHAN: Right.

1 Surveillance.

2 MS. ANNE SINCAVAGE: How do they
3 know it's not?

4 MS. LAMBERTON: You let Pocono
5 Mountain Regional tell you what to do.

6 MS. PICKARD: Yeah.

7 MS. LAMBERTON: Seriously.

8 MS. PICKARD: But I don't think
9 it'd hurt to just say that we're not responsible
10 for lost or stolen items to -- to take care of
11 those things just so people are mindful not to
12 leave those things open.

13 MS. ANNE SINCAVAGE: I just
14 don't -- I don't -- I don't want to put anything in
15 there that you don't want me to put in there.

16 MS. LAMBERTON: Exactly.

17 MS. ANNE SINCAVAGE: You know,
18 'cause we -- you know, with the -- remember we had
19 that fence issue, we said we're not saying
20 anything. We never put a fence up, that one area,
21 people were stupid enough to walk over the edge of
22 the cliff, that's their problem.

23 MS. LAMBERTON: I'd go with the
24 recommendation of Pocono Mountain Regional, to be
25 honest with you, because they deal with this more

9

1 than I would be able to answer.

2 MR. HOLAHAN: Agreed.

3 MR. MOYER: You don't want to
4 put something there to deter them --

5 MS. LAMBERTON: And that takes
6 care of you knowing what they would prefer too.

7 MS. ANNE SINCAVAGE: Right.
8 Okay.

9 MR. HOLAHAN: So we'll just
10 defer to the Pocono Regional's --

11 MS. LAMBERTON: I would think
12 so.

13 MR. HOLAHAN: I'm all right with
14 that.

15 MS. ANNE SINCAVAGE: Okay. So
16 it's okay to move forward with trying to get the
17 parking lots redone with our plan1 -- because
18 it's -- you know, the lower parking lot's a pretty
19 good size parking lot. It's just -- it's just

20 looking neglected now, it just looks yuck. And the
21 -- we're gonna schedule a spring cleanup, we gotta
22 clean out the grills, we have to clean the signs,
23 we have to put some more mulch down, but that's all
24 volunteer stuff. So I'll let everybody know when
25 that happens.

10

1 MR. MOYER: So we can use some
2 millings, though --

3 MR. KERRICK: Yeah, I wanted to
4 report on the buildings a little bit. We had
5 Monroe County come up and look at the -- the upper
6 building, there's a road that you can get back to
7 it, to get it cleaned up without wetland; the lower
8 one you can't. And I -- I don't know this winter I
9 texted you about the matting with the pipeline.
10 I've secured matting, but I need to get it from
11 where it is to there to use and then take it back.
12 They said we could use it, but -- so I don't know
13 if we could get people together to do that,
14 volunteer-type thing?

15 MS. HAASE: I think there was

16 also an issue, we may have to look at permitting
17 now.

18 MR. KERRICK: Now we have to
19 permit it?

20 MS. HAASE: I think there was
21 some -- Victor is no longer with the conservation
22 district.

23 MR. KERRICK: I know he's with
24 the -- but he was there and he had no problem with
25 that at the time.

11

1 MS. HAASE: I know, but he's
2 not anymore. I think there was some -- was there
3 some further discussion?

4 MR. McHALE: We can give him a
5 call and check and see if there's any other --

6 MR. KERRICK: We walked it, he
7 took samples and that's all I know. But if you're
8 still interested, I have -- I have access to the
9 matting, but I need help.

10 MR. HOLAHAN: And how old are
11 the buildings, John?

12 MR. KERRICK: Oh, my God, I

13 don't know.

14 MR. HOLAHAN: So we do --

15 MS. LAMBERTON: Old.

16 MR. MOYER: Yeah, they're old.

17 MR. HOLAHAN: -- we have to
18 worry about lead paint?

19 MR. KERRICK: You probably have
20 to have it inspected.

21 MS. ANNE SINCAVAGE: They're
22 old.

23 MR. MOYER: Yeah, they're real
24 old.

25 MR. KERRICK: Asbestos and lead.

12

1 MS. LAMBERTON: Can we give the
2 -- a couple hours of --

3 MR. HOLAHAN: Asbestos as well.

4 MS. LAMBERTON: -- our DPW to
5 these guys to help along with Tunk maybe?

6 MS. ANNE SINCAVAGE: Well, I
7 think I'd want to --

8 MS. PICKARD: I think we need

9 machinery, don't we?

10 MS. ANNE SINCAVAGE: Yeah, it's
11 gonna have to -- we need machinery and the other
12 thing is those trees that we can't get down. I
13 mean, they're there, but you know, it's -- it's
14 right at the Pine Plantation, that the volunteers,
15 we just can't do that. We can't cut the -- we
16 already tried it and it didn't come down.

17 MS. LAMBERTON: Oh, Annie.

18 MS. ANNE SINCAVAGE: Oh, yeah,
19 yeah.

20 MR. MOYER: Good luck. Right?

21 MS. HAASE: The plan was
22 initially that Tunk and Toby --

23 MS. PICKARD: Yeah.

24 MR. HAASE: -- would assist in
25 this.

13

1 MS. LAMBERTON: Right, yeah.

2 MS. HAASE: And then we ran
3 into a couple obstacles and, you know --

4 MR. KERRICK: As far as
5 cleaning up the building, that's a little more than

6 they can handle, really. We need a big trailer to
7 haul the matting, it's -- it's a little bit -- you
8 may want to try to get some contractors together,
9 'cause I don't -- we don't have any funding for it.

10 MS. ANNE SINCAVAGE: Well, the
11 problem is, is -- yeah, and Tunk -- and Tunk is
12 copied on everything that you guys are copied on,
13 so, you know -- and I'll report what I reported
14 tonight to you to Tunk. So it's not that they
15 can't say that they don't know what's going on
16 because we send everything to both Tunk and Toby,
17 so -- so I think, you know, let's see what we can
18 do and I'll contact regional, see what they say and
19 I'll send a draft of what they think I should put
20 in, if I should put anything in the kiosk and then
21 you guys can say yea or nay.

22 MS. LAMBERTON: That sounds
23 great.

24 MR. MOYER: Sounds good.

25 MS. PICKARD: Did you want to

14

1 say about the paving thing?

2 MR. KERRICK: Well, yeah.

3 MS. PICKARD: John just had a
4 comment.

5 MR. KERRICK: The entrance to
6 the -- at least the lower part should be paved back
7 to the -- to the parking lot. Maybe when the group
8 is doing the intersection traffic light
9 improvements into your community maybe we can get
10 them to go down there --

11 MR. MOYER: Slide it --

12 MR. KERRICK: -- if they have a
13 little extra.

14 MR. MOYER: -- way up.

15 MR. KERRICK: I think a 60, 70
16 foot strip would -- because when they leave, they
17 spin.

18 MS. ANNE SINCAVAGE: Right.

19 MR. KERRICK: And it -- constant
20 potholes.

21 MS. ANNE SINCAVAGE: Yeah, and
22 the upper's real -- upper's really bad too, but I
23 mean, the lower will be, you know --

24 MS. PICKARD: Always on that
25 hill, it's incline.

1 MR. MOYER: Be nice if they'd
2 go in there and put a load or two in and just --

3 MS. ANNE SINCAVAGE: Yeah, do
4 an apron and --

5 MS. PICKARD: Yeah, that would
6 be nice.

7 MR. MOYER: That be great.

8 MS. ANNE SINCAVAGE: All right.
9 Thank you very much.

10 MS. LAMBERTON: Thanks, Anne.
11 Okay. Moving on to sign
12 ordinance discussion.

13 What is the pleasure of the
14 board to discuss?

15 MR. HOLAHAN: I did actually
16 read this thing and I think it's -- to this point,
17 it's what we asked to have done. Did anybody have
18 any -- I read a bunch of definitions and cleared up
19 a bunch of language and things like this. Just
20 wondering what's it gonna take to get this to the
21 point we can move forward so we can make our
22 adoption.

23 MS. HAASE: I believe the reason

24 why it's back in front of you is, because there was
25 a discussion about off-premise billboards.

16

1 MR. HOLAHAN: Right.

2 MS. HAASE: And in order for us
3 to -- if you said it was allowed in a commercial
4 district, that would be all the billboards,
5 off-premise billboards in the commercial district.
6 So there was some discussion that potentially there
7 would be an interstate overlay that would include
8 the acc -- the ramps as well.

9 MR. HOLAHAN: Okay.

10 MS. HAASE: And that's
11 something that the board as a whole has not
12 discussed.

13 MS. LAMBERTON: So what we're
14 saying is that billboards would be -- or do I say
15 digital billboards would be allowed on interstate
16 only and can we do that?

17 MR. REISS: Yes.

18 MS. HAASE: You'd have to do an
19 overlay for that.

20 MS. LAMBERTON: Let's create an
21 overlay.

22 MR. HOLAHAN: Let's create an
23 overlay, I would think, right?

24 MS. LAMBERTON: Yeah. No, I
25 mean, that's where they make sense. I don't want

17

1 to see them up and down 940 or 115 for that matter.

2 MR. MOYER: No, we need to be
3 selective of how we --

4 MR. HOLAHAN: And I think
5 somebody brought up, I don't know if it was you or
6 John, about the cost of them anyway. It's not like
7 these things will be, everybody looking to grab
8 them because they're a substantial amount of the
9 money.

10 MS. LAMBERTON: Well, I think
11 Phyllis gave us some prices, that they came down
12 substantially compared to what it was.

13 MR. HOLAHAN: True.

14 MS. LAMBERTON: But they're
15 still thousands, I mean, we're not talking, you
16 know, seven, eight hundred dollars for a sign,

17 John, right?

18 MR. HOLAHAN: But I think that
19 does put it to where the areas that we're looking
20 for of the township and not running through our
21 village.

22 MS. MINNICK: Anne, just
23 throwing this out there, Wezmar's property on that
24 intersection of 940, there's mention that he wants
25 to put a digital billboard sign. If you do an

18

1 interstate, that doesn't allow him to do that
2 either.

3 MS. HAASE: If we did so many
4 feet off the ramp, that's something that could be
5 considered.

6 MS. LAMBERTON: Why wouldn't he
7 be considered interstate?

8 MS. MINNICK: 'Cause his
9 property's not -- that sign is not on the
10 interstate.

11 MR. HOLAHAN: Not adjacent to
12 it?

13 MS. MINNICK: It's more on 940
14 than it is 380.

15 MS. HAASE: That -- that would
16 be the recommendation then, if you did so many feet
17 from the ramp.

18 MS. LAMBERTON: His property
19 doesn't go up on 380?

20 MS. MINNICK: His property might
21 round 380.

22 MS. HAASE: But the sign is
23 not.

24 MS. MINNICK: The sign's not.
25 The placement of the sign is not.

19

1 MS. LAMBERTON: Well, I would
2 look at it as his property, not the placement of
3 the sign, 'cause let's say somebody doesn't have
4 one and you're basing it on the property, correct,
5 being adjacent to an interstate?

6 MR. MOYER: If they don't
7 already have a sign.

8 MS. LAMBERTON: Follow what I'm
9 saying, does it make sense?

10 MR. HOLAHAN: Yeah. But I -- I
11 -- but I think that we can pick that up with so
12 many feet off the ramp as well so we're not too far
13 into that and it allows some flexibility for some
14 people to get something in there, they're looking
15 to do. Those are certainly areas that are --

16 MS. LAMBERTON: Now, let's
17 think of it out in Blakeslee then.

18 MR. HOLAHAN: -- well away --

19 MS. LAMBERTON: You should have
20 that as well.

21 MR. HOLAHAN: -- well aware
22 from residential areas and things like this.

23 MS. LAMBERTON: Right.

24 MR. HOLAHAN: And I think that
25 isolates those enough. I guess my only

20

1 consideration would be Keswick is so far away, I
2 don't know how that would affect them.

3 MS. LAMBERTON: That he would
4 want a sign?

5 MR. MOYER: No.

6 MR. HOLAHAN: No, that he would
7 want one necessarily.

8 MS. LAMBERTON: Oh, okay. Yeah.

9 MR. MOYER: I don't think that
10 that's something that they would want.

11 MR. HOLAHAN: I don't think so
12 either.

13 MR. KERRICK: He was going to a
14 restaurant out in front at one time.

15 MS. LAMBERTON: I was just
16 thinking for --

17 MR. MOYER: Huh?

18 MR. KERRICK: He was going to
19 put a restaurant out front at one time. He has the
20 commercial parking. Whether that'll ever happen or
21 not, I don't know.

22 MS. HAASE: So, just so I'm
23 clear then, the board is not looking at a sign that
24 would be contingent to the interstate? You're
25 saying if the property --

21

1 MS. MINNICK: Abuts the
2 interstate?

3 MR. MOYER: We want to help.

4 MS. LAMBERTON: Well, I'm just
5 thinking if someone does develop that and that's in
6 that resort area out there --

7 MR. HOLAHAN: Well, resort area
8 they're okay, if they're in the --

9 MS. LAMBERTON: Maybe we
10 should --

11 MR. HOLAHAN: How do we make
12 the overlay work for them?

13 MS. LAMBERTON: Right, right,
14 right.

15 MR. MOYER: Yeah. That's the
16 key.

17 MR. HOLAHAN: I think we'd have
18 to take a look at the map and almost kind of draw
19 that out --

20 MS. LAMBERTON: Where you want
21 it.

22 MR. HOLAHAN: -- figure how far
23 down would you want something like that.

24 MR. MOYER: How far is it that
25 they have to be -- are close to the highway?

1 MS. MINNICK: I don't know
2 'cause nothing's proposed as of now.

3 MR. MOYER: Oh, it's not?

4 MS. MINNICK: No.

5 MR. MOYER: Okay.

6 MS. PICKARD: But even when we
7 had the overlay, wasn't there an issue with the
8 distance between the sign?

9 MS. HAASE: It currently is in
10 our ordinance, it's 1500 feet.

11 MS. LAMBERTON: 1500 feet which
12 allowed for the --

13 MS. PICKARD: If I knew that was
14 gonna be a problem with --

15 MS. LAMBERTON: -- Kalahari and
16 then Pocono Manor --

17 MS. PICKARD: -- Pocono Manor.

18 MS. LAMBERTON: -- and that was
19 it.

20 MS. PICKARD: On 380?

21 MS. LAMBERTON: Right.

22 MS. PICKARD: Then there would
23 be none allowed on 940 there.

24 MS. LAMBERTON: I thought there
25 was --

23

1 MS. PICKARD: That's what I'm
2 saying. That's where I'm getting a little
3 confused.

4 MS. HAASE: No, there's nothing
5 that's --

6 MS. PICKARD: Okay. So that
7 wasn't for digital --

8 MS. HAASE: Nothing currently
9 for a digital sign.

10 MS. PICKARD: -- that was just
11 an off-premise --

12 MS. LAMBERTON: Signage.

13 MS. PICKARD: -- or an
14 on-premise sign, but --

15 MS. LAMBERTON: That's another
16 question. I mean, is there a reason we have -- do
17 not allow off-premise signs?

18 MS. PICKARD: Yeah.

19 MR. REISS: That's pretty
20 common.

21 MS. MINNICK: Be all over the
22 place.

23 MS. LAMBERTON: What's the
24 reason?

25 MS. MINNICK: We'd have signs

24

1 all over the place.

2 MS. LAMBERTON: Well, I mean,
3 you have a certain amount of signs you're allowed.

4 MS. PICKARD: But if it's
5 off-premise, then the people whose property it is
6 -- so you have vacant land, so it'd be a vacant
7 piece of parcel, will have off-premise signs on it.

8 MR. HOLAHAN: Got you.

9 MR. MOYER: If the property
10 owner allows it.

11 MS. PICKARD: We have
12 billboards in commercial industrial.

13 MR. HOLAHAN: Property owners
14 are going to allow it.

15 MS. PICKARD: So if it's
16 commercial industrial, they can except what's

17 grandfathered in.

18 MR. HOLAHAN: They're gonna
19 lease that space out for signs.

20 MS. LAMBERTON: So directional
21 signs have nothing to do with off-premise signs.

22 MS. PICKARD: Well, directional
23 signs in our ordinance are on the property,
24 correct?

25 MR. REISS: We have two

25

1 different directional signs.

2 MS. LAMBERTON: Yeah, this is
3 where I -- I think this is where I'm confused.

4 MS. HAASE: You have where a
5 municipality can put up directional signs and then
6 you can have directional sign within a compound or
7 facil -- establishment.

8 MS. LAMBERTON: Right. I
9 understand that, but I mean, just for people to
10 know -- I mean, 'cause remember, that was a big
11 thing with how do you get to where you're going.
12 But those are more of a state PennDOT --

13 MS. PICKARD: That was the TODs.

14 RM. MOYER: They issue them,
15 right?

16 MS. LAMBERTON: If it's their
17 right-of-way.

18 MS. HAASE: Has to go through
19 PennDOT if it's on 940 or 115, correct.

20 MR. MOYER: I know with Donny
21 with the former shop --

22 MS. LAMBERTON: So does PennDOT
23 have anything that we need to be looking at as far
24 as --

25 MR. REISS: Well, normally what

26

1 you would do is, that would be one of the
2 requirements, that they also obtain any --

3 MR. MOYER: State.

4 MR. REISS: -- PennDOT permits
5 before they get --

6 MS. LAMBERTON: I mean, do they
7 have any objection to how and where we would allow
8 this ordinance to allow --

9 MS. HAASE: They have their own

10 regulations, they go under the Highway
11 Beautification Act as well. So they do have their
12 own regulations that have to be followed.

13 MS. LAMBERTON: And as far as
14 brightness and as far as timing and things like
15 that, that I understand.

16 MS. PICKARD: That's for
17 electronic, right?

18 MS. LAMBERTON: But as far as
19 --

20 MR. REISS: So you could have a
21 provision that's less restrictive than PennDOT, but
22 --

23 MS. LAMBERTON: They'd have to
24 --

25 MR. REISS: They'd had have to

27

1 comply with --

2 MS. LAMBERTON: PennDOT. Okay.
3 Which, I mean, PennDOT has theirs in place because
4 apparently it makes sense, so we don't need to
5 reinvent a wheel.

6 MS. PICKARD: No. But when you

7 were talking about the -- the directional signs,
8 you weren't talking necessarily about electronic
9 signs, 'cause you said --

10 MS. LAMBERTON: That's correct.
11 I was talking --

12 MS. PICKARD: -- about lighting
13 --

14 MS. LAMBERTON: -- two separate
15 things.

16 MS. PICKARD: -- and I got
17 confused there for a second.

18 MS. LAMBERTON: Yeah. I'm
19 sorry, no, no.

20 MS. PICKARD: Okay. You were
21 talking about the blue TOD signs. But I don't
22 understand, 'cause they have one on the highway,
23 but would they not be able to place one on 314 --

24 MR. HOLAHAN: At the end of the
25 ramp or something like --

28

1 MS. PICKARD: -- at the end of
2 the ramp there?

3 MS. LAMBERTON: That's what's
4 weird, I --

5 MR. MOYER: Or across --

6 MS. LAMBERTON: There's
7 restrictions, I don't know why.

8 MR. MOYER: -- the four ways.

9 MS. LAMBERTON: But that has
10 nothing to do with us, is what I understand.

11 MR. HOLAHAN: Right.

12 MS. PICKARD: Yeah, yeah.

13 MS. LAMBERTON: Okay. That's a
14 state thing. Okay.

15 MS. PICKARD: I just --

16 MR. HOLAHAN: So where are we
17 on -- I'm sorry. Where are we at on the overlay
18 then?

19 MS. LAMBERTON: I think we need
20 to pick an area. I think we need to look at the
21 parcels that are existing and see exactly where
22 everyone would --

23 MR. HOLAHAN: Yep.

24 MS. LAMBERTON: -- like to see
25 it extended to.

1 MR. HOLAHAN: Okay.

2 MS. PICKARD: What overlay are
3 we talking about, the resort on Pocono Summit or --

4 MR. HOLAHAN: No. Like an
5 interstate overlay.

6 MS. MINNICK: Interstate.

7 MS. PICKARD: Interstate
8 overlay.

9 MR. REISS: Right. This would
10 -- this would be for off-premise billboard signs --

11 MS. PICKARD: We need like a --

12 MR. REISS: -- basically along
13 the interstates.

14 MS. PICKARD: -- a map and a --

15 MS. LAMBERTON: Correct.

16 MR. HOLAHAN: Right, that's what
17 --

18 MS. LAMBERTON: 'Cause we have
19 to look at 940 --

20 MS. PICKARD: And a pointer or
21 --

22 THE REPORTER: I'm sorry. Guys,
23 just one at a time.

24 MS. LAMBERTON: I'm sorry.

25

MS. PICKARD: I was gonna say

30

1 we need the screen and a pointer or something here
2 to --

3 MS. LAMBERTON: Well, maybe we
4 could ask you, Maureen, to put a couple of maps
5 together with parcel maps and maybe color --

6 MR. REISS: Separating those
7 boundaries.

8 MS. LAMBERTON: Yeah. Color the
9 boundaries in so we could see like where the Wezmar
10 property goes to and then across the street how the
11 Ireland property runs and then out in Blakeslee
12 where --

13 MR. MOYER: Blakeslee -- yeah.

14 MS. LAMBERTON: -- the whole
15 industrial park -- and we don't have to worry about
16 the other side of the street because that's
17 Tunkhannock Township.

18 MS. MINNICK: Now, on our --

19 MS. HAASE: No, we do have --
20 we have the other side of the road. We do have the

21 other side.

22 MS. LAMBERTON: We do have a
23 parcel road? And then the other side as well,
24 whatever's Toby.

25 MR. KERRICK: Are we going to

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1 incorporate any of the future land use in or look
2 at that --

3 MR. MOYER: Yeah, we probably
4 should.

5 MR. KERRICK: -- at the same
6 time? Not saying adopt that, but with our sign
7 ordinance, would it -- would it fit, would it not,
8 instead of reinventing the wheel the third time?

9 MS. PICKARD: That's not by the
10 interstate, though.

11 MR. KERRICK: I'm not talking
12 -- I'm just talking about the township. I'm sorry.
13 If we're just talking about the interstate, then I
14 apologize.

15 MS. LAMBERTON: What do you
16 mean, John? I'm sorry.

17 MS. PICKARD: Well, the

18 overlay.

19 MR. KERRICK: Well, we have the
20 future land use map, whether we ever act on that or
21 not, I don't know.

22 MR. MOYER: Yeah, that's been
23 in the wind for --

24 MR. KERRICK: Will that fit --
25 the ordinance fit into all of that when the time

32

1 comes or --

2 MS. LAMBERTON: We should make
3 sure it does before we --

4 MR. KERRICK: Is that just a
5 future that'll never happen?

6 MR. MOYER: Yeah. It's been in
7 the wind forever.

8 MS. PICKARD: It'll be
9 whatever's in the commercial district, would be in
10 that, if we change that to commercial --

11 MR. KERRICK: Well, we have
12 neighborhood commercial and different things, I
13 just -- just throwing it out there.

14 MS. PICKARD: Gonna have to
15 rewrite the zoning ordinance 'cause we --

16 MS. LAMBERTON: No. I think
17 you're right, I think --

18 MR. MOYER: Village.

19 MS. LAMBERTON: -- we should do
20 it at once and be done.

21 MR. MOYER: We have the village
22 --

23 MR. HOLAHAN: Yeah, but I think
24 this --

25 MS. PICKARD: Then we got to

33

1 start a different point or we're never gonna --
2 this is gonna --

3 MR. REISS: Well, there's two
4 things. One, the overlay is gonna -- an overlay,
5 by its nature, is going to supercede whatever the
6 zoning is in that area as it relates to the signs.
7 The rest of your sign ordinance has specific
8 provisions for different types of zoning districts.
9 So if those zoning districts change from commercial
10 to village residential or village commercial,

11 whatever it is -- if you don't change anything,
12 whatever the new zoning district is, let's say it's
13 village commercial, that now is gonna have to
14 follow whatever village commercial signage is.

15 MR. MOYER: Right.

16 MR. REISS: So I think when you
17 look at your sign ordinance, not even looking at
18 that future map, you would just need to think, are
19 these the things that I'd want to see in this type
20 of zoning district in general.

21 MR. KERRICK: That's what I was
22 throwing on the table.

23 MS. HAASE: To further address
24 John's comment, right now we don't have those
25 classifications. So the zoning ordinance would

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1 have to be rewritten to include those, 'cause we
2 don't have village commercial, so we would have to
3 rewrite it.

4 MR. HOLAHAN: Right, so --

5 MR. MOYER: Right. Which makes
6 a good point.

7 MR. HOLAHAN: Which -- well,
8 we'll have the ability, so if we get to that point,
9 then we have the ability to go ahead and write
10 those --

11 MS. PICKARD: Yeah.

12 MR. HOLAHAN: -- ordinances and
13 signs.

14 MS. HAASE: 'Cause they don't
15 exist now.

16 MR. HOLAHAN: Which means -- I
17 guess what I'm saying is, I don't have an issue
18 with this one the way it's being presented right
19 now, adding the interstate overlay and once we know
20 where that -- those boundaries are gonna be, I
21 think addresses some things and we can move -- go
22 ahead and move forward. I think it's paramount
23 that we move forward.

24 MS. PICKARD: Okay. I want to
25 just say that I don't agree with this still. And I

35

1 still have like an issue with the -- the electronic
2 sign being the full 100 percent. And I think it
3 should be a portion or a percentage of the sign, I

4 like 25 percent, but I just feel like that's way
5 too big. Like I look at the sign we have at Lake
6 Naomi Real Estate and to think about that whole
7 thing glowing --

8 MR. HOLAHAN: Well, I'd be
9 pretty --

10 MS. PICKARD: -- electronically
11 to me --

12 MS. MINNICK: Can I --

13 MR. MOYER: I know they would
14 like to have a --

15 MS. LAMBERTON: I don't think
16 that that's what we're saying.

17 MR. MOYER: -- lot more back
18 there.

19 MS. PICKARD: Well, that's what
20 this is saying with the electronic sign and we dis
21 -- we discussed not putting a percentage in, but I
22 just thought like --

23 MS. LAMBERTON: No, no, no.
24 What I'm saying is, I don't think we're talking
25 digital anywhere else but where we have an overlay.

1 MS. HAASE: No.

2 MS. PICKARD: No.

3 MR. MOYER: No.

4 MS. PICKARD: We put electronic
5 graphic signs in everywhere.

6 MS. LAMBERTON: That's why we're
7 having this discussion.

8 MS. PICKARD: We're talking --
9 no, that's for billboards, Anne.

10 MR. REISS: Well, there's two
11 types of signage you're talking about. There's the
12 on-premise signs that you talked about last meeting
13 --

14 MS. LAMBERTON: Right.

15 MR. MOYER: Right.

16 MR. REISS: -- which would allow
17 for on-premise electronic signs --

18 MS. LAMBERTON: Right.

19 MR. REISS: -- constrictively.

20 MR. MOYER: Now we go into the
21 overlay.

22 MR. REISS: Now -- now we're --
23 tonight we were talking about off-premise signs
24 that would be electronic only on the interstate.

25

MS. HAASE: So what the board

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1 agreed upon previously is currently, if you have a
2 wall sign and a freestanding sign, that would be
3 the option of the property owner if they wanted the
4 digital verse that.

5 MS. LAMBERTON: I remember that.

6 MR. MOYER: The yellow
7 highlighted --

8 MS. LAMBERTON: But I think --
9 go ahead. I'm sorry.

10 MS. MINNICK: Can I just make
11 one suggestion that might help you, Heidi, as well.

12 (Inaudible discussion between
13 Mr. Moyer and Mr. Holahan.)

14 MS. PICKARD: Well, wait a
15 second.

16 MS. MINNICK: We could limit the
17 hours of the operation of the digital signs in a
18 commercial district.

19 (Inaudible discussion between
20 Mr. Moyer and Mr. Holahan.)

21 MS. MINNICK: Maybe illuminate

22 it from 5 a.m. until 11 p.m. or a half hour past
23 the close and if they're open 24 hours, allow that,
24 which --

25 MR. HOLAHAN: Yeah.

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1 MS. PICKARD: I don't think
2 that's -- then you can't see the sign if that --
3 I'm like talking like CVS and like (inaudible) or
4 whatever, they have part of the sign and then they
5 have part of it electronic, and that's what I'm
6 saying. But the way we have it now, the entire
7 thing --

8 MR. HOLAHAN: They can do the
9 whole thing.

10 MS. PICKARD: -- can be
11 electronic and I think that's overkill and I don't
12 think it looks right. And I -- you know, I can't
13 live with that, 'cause I'm just looking at our --

14 MR. HOLAHAN: Right.

15 MS. PICKARD: -- you know, the
16 real estate there, you know how large that sign is.
17 But we're saying that that entire thing could be

18 electronic and I think it should be a percentage.

19 MS. LAMBERTON: Well, I think if

20 --

21 MR. KERRICK: Or smaller.

22 MS. LAMBERTON: -- we go back to

23 John Kerrick's comment --

24 MS. PICKARD: Yeah. I mean, I

25 think like most of them are.

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1 MS. LAMBERTON: I think if we go
2 back to your comment, John --

3 MS. PICKARD: And you --

4 MS. LAMBERTON: -- and we look
5 at our future land use map, that's village
6 commercial, so that wouldn't be allowed in there.

7 MS. PICKARD: Well, it wasn't
8 in the future land use as village commercial, was
9 it?

10 MS. LAMBERTON: Absolutely.
11 Yes.

12 MR. KERRICK: I think it was.

13 MS. LAMBERTON: Yeah, in the
14 hub of Pocono Pines.

15 MR. MOYER: Do we have one in
16 there? Yeah.

17 MS. PICKARD: I know we extended
18 it --

19 MR. KERRICK: If you want -- if
20 you want to have that -- if that would be the whole
21 thing, make it smaller. If they wanted to keep it
22 the way it is --

23 MR. REISS: Your future land use
24 map has --

25 MS. PICKARD: I don't think it

40

1 allowed people --

2 MR. REISS: -- has use districts
3 that you don't now have in your zoning ordinance.

4 (Inaudible discussion between
5 Ms. Pickard and Mr. Kerrick.)

6 MR. REISS: You're not going to
7 be able to provide --

8 THE REPORTER: I can't --

9 MR. MOYER: Without that, right.

10 MR. REISS: -- the signs for the

11 zoning ordinance if there's signs for those
12 districts.

13 MR. MOYER: It's not
14 (inaudible).

15 MR. REISS: Right. So if you
16 have an area that's zoned commercial today that's
17 gonna get some day changed to village commercial or
18 something else --

19 (Inaudible discussion between
20 Ms. Haase, Ms. Pickard and Mr. Kerrick.)

21 MR. REISS: -- they're gonna be
22 grandfathered in for whatever sign they have.

23 MS. LAMBERTON: So it would be
24 wise, like John was saying to --

25 MR. MOYER: Look at that future

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1 land map.

2 MS. LAMBERTON: -- get those
3 future land use maps in place first.

4 MR. MOYER: Or have the ability
5 to change it when they do --

6 MR. REISS: Right. You'll
7 always have the ability to change it just that for

8 some people --

9 (Inaudible discussion between
10 Ms. Haase, Ms. Pickard and Mr. Kerrick.)

11 MR. REISS: -- the cow will be
12 out of the barn --

13 MR. MOYER: Right.

14 MR. REISS: -- because you will
15 have already --

16 MR. MOYER: Yeah, you can't hold
17 them back.

18 MS. HAASE: We did not have a
19 village commercial in classifications. We had
20 conservation, rural/residential, mixed use,
21 neighborhood commercial, general commercial,
22 business development, industrial, public, military,
23 future growth areas and designated growth areas.

24 MR. KERRICK: Was the
25 neighborhood --

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1 MR. MOYER: One was the village
2 neighborhood --

3 MS. PICKARD: Neighborhood

4 commercial.

5 MR. KERRICK: Neighborhood
6 commercial be like a lakeside house type thing --

7 THE REPORTER: Okay. I can't --
8 I'm having a really hard time getting everyone.

9 MR. KERRICK: I'm sorry.

10 MS. HAASE: It was, you're
11 correct.

12 MR. KERRICK: But you wouldn't
13 want to put a big sign in that, in amongst the
14 residential.

15 MS. HAASE: You're correct, but
16 those classifications don't exist currently.

17 MR. KERRICK: Understood.

18 MS. HAASE: So in order -- once
19 the board, if they so choose, if you so choose to
20 move forward with that, then at that time you would
21 put together uses that would be allowed in that
22 district.

23 MS. PICKARD: Well, right now
24 it's not village commercial, it's just regular
25 commercial, so we could --

1 MS. LAMBERTON: Well, that's --

2 MS. PICKARD: -- do that and
3 then that would open up and then it's gonna be
4 grandfathered and --

5 MS. LAMBERTON: That's what
6 Jonathan just said, would you like to go over that
7 again?

8 MR. MOYER: All right. She
9 needs us to speak one at a time, 'cause she's
10 having a hard time keeping up with all of us.

11 MR. REISS: So what I said was,
12 if you have all those uses that are -- not uses,
13 districts that are not yet in your zoning ordinance
14 and you adopt some amendment to your sign ordinance
15 that allows, for instance, electronic signs in the
16 commercial zoning district, and part of that
17 commercial zoning district some day becomes village
18 commercial where you don't want electronic signs,
19 you may have already allowed them in there and
20 those people would be grandfathered regardless of
21 what you write in, in the future, under your zoning
22 ordinance.

23 MS. LAMBERTON: So going back to
24 be what you said, John Kerrick, I think that maybe
25 we should do that step first just to have little

1 pockets protected, because I don't want to see
2 digital signs up and down 940 --

3 MR. HOLAHAN: Right.

4 MS. LAMBERTON: -- in its
5 entirety.

6 MR. HOLAHAN: Right.

7 MS. LAMBERTON: But do we need
8 certain updated features in areas that, this is
9 where our traffic is coming up, this is what's
10 advertised, this is what's here. I don't know, I'm
11 not opposed to it on an interstate and we have two
12 gateways into our township. And then maybe give
13 some other commercial properties options if they
14 want, but leave those pockets and I think we should
15 do that village commercial overlay.

16 MR. KERRICK: Or, John, weren't
17 we talking in Blakeslee on the visioning to have a
18 walking commercial district type of thing?

19 MR. MOYER: Yeah.

20 MR. KERRICK: We wouldn't all
21 kinds of big --

22 MR. HOLAHAN: No.
23 MR. MOYER: No.
24 MS. LAMBERTON: Right, exactly.
25 MR. KERRICK: -- signs and --

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1 MS. LAMBERTON: And you know,
2 originally --
3 MS. MINNICK: The sizes --
4 excuse me. The sizes are limited. You have to
5 remember, the sizes are limited square foot to
6 begin with.
7 MS. LAMBERTON: Right.
8 MS. MINNICK: They're not gonna
9 have these massive digital signs all over the place
10 and, number one, can mom and pop businesses really
11 afford a sign?
12 MS. PICKARD: Well, I'm not
13 gonna count on that they can't afford to put one
14 there.
15 MS. MINNICK: Well, I'm -- right
16 now, I mean --
17 MS. PICKARD: But I agree, we
18 need to do the village --

19 MS. MINNICK: -- they cannot fix
20 the properties now --

21 MS. PICKARD: -- first.

22 MS. MINNICK: -- they're not
23 gonna -- they're not gonna go out and buy a 5,000
24 or a \$10,000 sign.

25 MR. HOLAHAN: But I think the

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1 intent is that we do not want the digital signs in
2 those -- those electronic signs, digital signs in
3 certain areas. So we need to identify where we're
4 gonna be okay with them. And then furthermore,
5 perhaps separating out maybe freestanding and
6 facade signs or something against the building is
7 not as obtrusive as popping something right out
8 front.

9 MS. LAMBERTON: You know, that
10 -- that brings to mind like if you -- if we do do
11 -- I know when we originally speak -- spoke, I'm
12 sorry, of individual village commercial sections,
13 we spoke of Blakeslee, we spoke of actually the
14 spur road going back by like Donny's --

15 -- and, John, your house there,
16 because that's all commercial nestled in here. We
17 spoke of Pocono Pines and we spoke of out in Pocono
18 Summit. Well, now, the Summit has taken on its own
19 character, which is wonderful, because those
20 parcels of land are so large, you wouldn't get that
21 village commercial. So that's kind of a different
22 --

23 MS. PICKARD: Or coming up to
24 school, you know --

25 MS. LAMBERTON: I'm not talking

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1 -- out by 380.

2 MS. PICKARD: I know. But we
3 have to just segregate -- yeah, and talk about
4 what --

5 MS. LAMBERTON: And that -- we
6 can also make that section of 940, which is all
7 commercial, and make it -- maybe we can do
8 something village commercial there.

9 MS. MINNICK: We were -- we
10 were talking about maybe eight months ago, when Jim
11 Cahill was coming in, making that an overlay and

12 having its own sign, if I remember --

13 MS. LAMBERTON: Yes.

14 MS. MINNICK: -- to accommodate
15 his plans --

16 MS. LAMBERTON: And I think --

17 MS. MINNICK: -- and whatever he
18 was planning on doing.

19 MS. LAMBERTON: And I think
20 listening to Jonathan here with, you know,
21 protecting those little areas that don't want that,
22 I think that that's what we need to do first, John,
23 I think you're absolutely correct, with the land
24 use map.

25 MS. PICKARD: We need to get a

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1 definition--

2 MR. KERRICK: Not to slow it
3 down.

4 MS. PICKARD: -- for village
5 commercial.

6 MS. LAMBERTON: No. I don't
7 think that'll slow it down, I think that that'll

8 just be our next step.

9 And then while we're doing that,
10 Maureen, maybe if you could go ahead and highlight
11 some boundary areas out on 940, 380, 115 and 80 and
12 -- 'cause we have to look what the size of those
13 parcels are as well because I know just, for
14 instance, even the planning commission --

15 Brendon, you could speak to this
16 as well, with this -- and I'm not putting you on
17 the spot.

18 MR. MOYER: Yes, you are.

19 MS. LAMBERTON: But the gas
20 station, that's a great project and it's right
21 along an interstate. I know everybody was like,
22 oh, the signs are gonna be huge and this and that.
23 Well, I don't go anywhere where you don't go down a
24 highway and see a gas station price --

25 MR. BRENDON CARROLL: And that

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1 has a specific --

2 MR. MOYER: Look.

3 MS. PICKARD: Yeah, that's a
4 different category of signs.

5 MR. BRENDON CARROLL: I just
6 have one thing to go backwards and I think in the
7 planning, I think you guys have done a good job of
8 keeping things --

9 MS. LAMBERTON: On the --

10 MR. BRENDON CARROLL: -- where
11 they belong, like that example.

12 Maureen, I just want to tell
13 you, I've been researching sign ordinances in
14 Vermont and Maine and they said the mom and pop
15 can't afford the sign but -- whatever the sign
16 company is, I can't think of it off the top of my
17 head.

18 MR. HOLAHAN: Adams, Lamar?

19 MR. BRENDON CARROLL: Adams goes
20 to John Holahan and says, I'm gonna pay for your
21 sign and -- and -- and they're gonna sell it to you
22 and you and you and you, and now everybody has
23 them. And I understand people want to help the
24 businesses and things, but I think this decision
25 will ever change the landscape of our town.

1 MS. LAMBERTON: I agree.

2 MR. MOYER: Yeah.

3 MR. BRENDON CARROLL: And then I
4 think taking the extra time to think about things
5 like that are --

6 MR. MOYER: I agree.

7 MS. LAMBERTON: I've read in
8 some rural areas, though, on the flip side of
9 that -- and I do agree with you Brendon -- the --
10 you know, the farmers that can't afford their taxes
11 anymore are putting up digital signs and it's an
12 excellent revenue to pay their real estate taxes.

13 MR. BRENDON CARROLL: Oh, sure.
14 I mean, I (inaudible), the guy put up windmills,
15 they couldn't farm anymore and all of a sudden
16 everybody has a windmill.

17 MS. LAMBERTON: And thankful
18 that's not -- that's not our layout. That's not
19 our layout of our township, so I thank you for that
20 'cause I do --

21 MR. BRENDON CARROLL: Just like
22 the work -- when we were talking about the casinos
23 and things like that. I mean, they were allowed in
24 certain spots and that's it.

25 MS. PICKARD: Well, and that

1 was one comment that I have is, have we ever talked
2 about what would be allowed in village commercial.
3 And -- and I'm guessing Lake Naomi has a lot to say
4 about this 'cause when Mountain Top Lodge was for
5 sale and different things, I know that you guys had
6 voiced some concerns about the types of commercial
7 that would be allowed. And that -- you know, it's
8 great to say we're gonna do it, but have we thought
9 about what we're gonna allow and do we have some
10 samples of what we were saying and what we're gonna
11 restrict there and not allow there?

12 MS. LAMBERTON: Well, I think we
13 had our planners come in and do just that and give
14 us a drawing. Do you -- do you recall that?

15 MR. MOYER: Yeah.

16 MS. LAMBERTON: Mark Evans and I
17 don't remember the other gentleman.

18 MS. PICKARD: Phil.

19 MR. MOYER: Phil.

20 MS. LAMBERTON: I'm sorry,
21 Phil. And he had mixed use basically and it was
22 more of a Jim Thorpe feel where --

23 MR. MOYER: Like Vermont.

24 MS. LAMBERTON: Yes. Maybe

25 like a salon downstairs and town homes or condos on

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1 the second and third floor.

2 MR. MOYER: Parking in the back?

3 MS. LAMBERTON: Yes.

4 MS. PICKARD: But what I'm
5 talking about is a commercial district would allow
6 a gas station or allow harder commercial uses that
7 aren't conducive. So we're talking about if
8 somebody comes in and wants to buy Joe Miller's
9 property that's commercial, if it is, and put a
10 warehouse there or something -- not -- you know
11 what I mean, some -- at a loss --

12 MS. LAMBERTON: I think it would
13 be on the market one day --

14 MS. PICKARD: -- to come up
15 with something we don't want that's --

16 MS. LAMBERTON: -- and Lake
17 Naomi would buy it or Billy Van Gilder for parking,
18 right?

19 MS. PICKARD: But we don't want
20 to think about that, but I'm just saying.

21 MR. BRENDON CARROLL: Yeah, but
22 right now it's a permitted use.

23 MS. PICKARD: It's a permitted
24 use, yes.

25 MR. BRENDON CARROLL: You could

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1 put a PRD up there if you want to.

2 MS. PICKARD: I can't think
3 of -- yeah, exactly.

4 MS. LAMBERTON: Yes. As a
5 matter of fact somebody looked at that, yeah.

6 MR. BRENDON CARROLL: I mean,
7 you could. The size of the property, sure you
8 could.

9 MS. LAMBERTON: Right. But if
10 you do put an overlay, then you can designate, you
11 know. And I -- I agree, that should be some really
12 good thought that is put into that.

13 MS. PICKARD: So --

14 MS. HAASE: Is the board
15 looking at overlay or changing the ordinance?

16 Because the base ordinance --

17 MS. PICKARD: That's what --
18 yeah.

19 MS. HAASE: -- stays the same,
20 an overlay is just additional restrictions. So the
21 --

22 MS. PICKARD: We're talking
23 about a new category.

24 MS. HAASE: If it's a
25 commercial. Right. But Annie had mentioned an

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1 overlay --

2 MS. PICKARD: Yeah.

3 MS. HAASE: -- so that's -- I'm
4 just trying to straight -- you were looking for an
5 overlay or putting in a new use?

6 MR. REISS: The conver -- the
7 conversation's gone to doing more than a sign
8 ordinance.

9 MS. HAASE: Yes.

10 MR. KERRICK: Sorry.

11 MS. PICKARD: Yeah, thanks.

12 MR. REISS: Addressing -- doing
13 a zoning map change and adding new zoning
14 districts, which would require you to come up with
15 the uses allowed in each zoning district, uses
16 allowed by conditional use, uses allowed by special
17 exception, the dimensional requirements, the
18 dimensional requirements for each zoning district.
19 That's some work to come up with, I don't know if
20 you have planners -- a planning -- a company that
21 you have as a consultant?

22 MR. MOYER: We've dealt with a
23 couple different ones.

24 MR. REISS: But they -- it would
25 probably be a good starting point to get some draft

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1 ideas from them, for each of those districts as far
2 as the use of all the different -- three types of
3 uses.

4 MS. LAMBERTON: If I remember
5 correctly, we did get a report from Mark Evans.

6 MR. MOYER: Mark Evans and --

7 MS. LAMBERTON: Poor guy, he
8 owns the company and I can't --

9 MS. PICKARD: That didn't say
10 zoning uses.

11 MS. HAASE: That's not -- that's
12 not the same.

13 MR. MOYER: Yeah, that was
14 different. Yeah, it was different.

15 MS. HAASE: For the future land
16 use map, when the board approved that, there was --
17 for each use there was designated suggestions of
18 what was going to be in that. So we certainly
19 could get that --

20 MR. MOYER: Some pictures.

21 MS. HAASE: -- and recirculate
22 that to the board again. But, yeah, that would be
23 different than the overlay. If --

24 MR. REISS: Well, that would be
25 in addition to the overlay. I mean, it sounds like

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1 you still want the overlay district along the
2 interstate and that really is a matter of
3 determining not so much -- I mean, you want to look
4 at the properties, but that -- most overlays for

5 billboards along interstates will say, the overlay
6 is within 500 feet of each side of the interstate
7 or something like that. So you don't actually --
8 you look at the properties, but you don't draw in
9 an entire property, for instance, even.

10 MR. MOYER: Right, right.

11 MR. REISS: But that, again,
12 depends on your -- the policy you five want to come
13 up, whether you want to make it broader so that you
14 can actually have --

15 MR. MOYER: Make it another
16 one.

17 MR. REISS: -- billboards closer
18 to the state road as opposed to the interstate.

19 MR. MOYER: Yeah, yeah.

20 MS. LAMBERTON: Okay.

21 MS. PICKARD: Just to switch --

22 MR. KERRICK: Anne --

23 MS. LAMBERTON: I'm sorry. Go
24 ahead, John.

25 MS. PICKARD: Okay.

1 MR. KERRICK: No, let Heidi go.

2 MS. PICKARD: I just did a
3 neighborhood commercial in Leesburg, Virginia, I
4 believe Florida came up. But anyway, the permitted
5 uses were just two: retail commercial outlets for
6 the sale of food, hardware and drugs; and two,
7 service establishments, such as barber, beauty
8 shop, shoe repair, blah, blah, blah, blah, blah.
9 That's really what they're saying is retail and
10 service.

11 MS. HAASE: And I believe that
12 that is what the board did agree on with your land
13 use map.

14 MS. PICKARD: Yeah. So that's
15 really what we'd be talking about if we did
16 neighborhood commercial --

17 MS. LAMBERTON: Uh-huh.

18 MS. PICKARD: -- which makes
19 sense.

20 MS. LAMBERTON: That seems to
21 fit.

22 MS. PICKARD: Yeah.

23 MR. MOYER: That's what we
24 looked at.

25 MR. KERRICK: My intent was not

1 to complicate this or drag it out longer.

2 MS. PICKARD: But it's good.

3 MR. KERRICK: But it may not
4 affect any zone that we have. But I was concerned
5 exactly what John said, if we would allow something
6 --

7 MS. PICKARD: Yeah.

8 MR. KERRICK: -- in this change
9 to go, it's there forever. And if we changed the
10 neighborhood, or whatever you want to call it,
11 commercial or village --

12 MS. HAASE: Correct. And you
13 have a valid point, that a couple of the areas that
14 pocketed was Firehouse Road and down Locust Ridge.
15 And those two areas right now are residential. So
16 I don't think we need to worry about that because
17 we're not proposing those types of signage in that
18 area. But I think it's a valid concern and
19 something to look at.

20 MR. HOLAHAN: So if we were to
21 take -- just kind of deconstructing this a little
22 bit. But if we were taking intent of the board and

23 saying where we're actually looking to be able to
24 have these signs and identify those areas, and then
25 retake a look at how we've got them categorized and

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1 perhaps we can write it around that. Did I make
2 sense?

3 MS. LAMBERTON: Yes.

4 MR. HOLAHAN: It didn't to me.

5 MS. LAMBERTON: And then make
6 the -- make the property boundaries be in that zone
7 and then --

8 MR. HOLAHAN: That way we don't
9 have --

10 MS. LAMBERTON: -- look at the
11 others differently.

12 MR. HOLAHAN: -- unintended
13 consequences --

14 MS. LAMBERTON: Yes.

15 MR. HOLAHAN: -- of where we've
16 restricted something that we didn't mean to
17 restrict.

18 MR. MOYER: Right.

19 MS. LAMBERTON: I would like to

20 have that put in place --

21 MR. MOYER: We don't want to
22 hold somebody --

23 MS. LAMBERTON: -- first so we
24 don't have something happen --

25 MS. PICKARD: Could we -- yeah.

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1 MS. LAMBERTON: -- that we
2 regret later.

3 MS. PICKARD: I'm not sure that
4 I understood what we're saying, so could you repeat
5 that, please?

6 MR. HOLAHAN: Could I repeat
7 that? I --

8 MR. KERRICK: She can read it
9 back to you.

10 MR. HOLAHAN: No, that's not --
11 I'll see if I can clarify it. The intent of the
12 board is to decide where we want to allow or not
13 allow digital signs. So if we would take a look at
14 a map and identify those areas and then put this on
15 top of that, so that we've got a little more leeway

16 in -- we're not restricting somebody with some
17 unintended consequences. So we say -- we -- we --
18 here's -- here's the future map right here, we've
19 got it on our website.

20 MS. PICKARD: Yeah.

21 MR. HOLAHAN: So we go on there
22 and we pick the areas and say, this is where we're
23 thinking those make the most amount of sense and
24 it's also our future land use map as well. And
25 then we can say, we're okay with it here and here

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1 and here; now, how did we get the ordinance to fit
2 what we're looking to do.

3 MS. MINNICK: So like in the
4 Blakeslee Overlay District, we're talking about not
5 having digital signs through there?

6 MR. HOLAHAN: That's what I'm
7 thinking.

8 MS. MINNICK: Okay.

9 MS. PICKARD: Not at the tight
10 area that we knocked it down, but blowing it out,
11 it would, do you know what I'm saying?

12 MR. HOLAHAN: Yep.

13 MR. MOYER: Yeah, someplace, I
14 don't know where --

15 MS. LAMBERTON: Well, it's
16 wherever you draw that Blakeslee Visioning area.

17 MR. KERRICK: How far did we go
18 back when we recorded the last time?

19 MS. LAMBERTON: Wherever you
20 draw, whatever boundaries you put in.

21 MS. MINNICK: The boundaries, I
22 believe, are set for the Blakeslee Village --

23 MS. PICKARD: Is that --

24 MR. KERRICK: Is it a quarter
25 mile?

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1 MS. LAMBERTON: We'll be
2 changing it, don't worry.

3 MR. HOLAHAN: I'm sorry?

4 MR. KERRICK: How far back did
5 we go on each inter -- or highway?

6 MS. HAASE: It was beyond
7 Hemlock. It would be --

8 MR. KERRICK: From -- from 115

9 to 940 to Hemlock?

10 MS. HAASE: It was beyond
11 Hemlock, I believe.

12 MR. MOYER: So how far is that?

13 MS. HAASE: So just --

14 MR. KERRICK: The first road in
15 Greenwood -- or Greenwood Acres (inaudible) pretty
16 much.

17 MS. HAASE: -- 'cause I'm
18 confused now. Then the board is looking to
19 adopt --

20 MR. MOYER: The first road.

21 MR. KERRICK: Hemlock is by the
22 bank.

23 MS. HAASE: -- the new zoning
24 districts that --

25 MR. MOYER: Oh, yeah, right,

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1 right.

2 MS. HAASE: -- was being
3 proposed in future (inaudible)?

4 MS. LAMBERTON: Yes. Then, of
5 course, we're gonna have to review it all.

6 MS. MINNICK: I think so.

7 MS. PICKARD: This is what we're
8 talking about, in this area.

9 MR. MOYER: Yeah, that was --

10 MS. PICKARD: Can you push that
11 backside?

12 MR. KERRICK: No, that's fine.

13 MS. LAMBERTON: This area is for
14 parking --

15 MS. PICKARD: That's why I
16 stopped right there.

17 (Inaudible discussion amongst
18 board members.)

19 MR. REISS: Let me be clear,
20 though, until this overlay's in place, until these
21 future zoning districts are in place, you're not
22 going to be able to do anything with this
23 ordinance.

24 MS. LAMBERTON: I'm fine with
25 that.

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1 MR. REISS: Okay.

2 MS. PICKARD: Can we go back to
3 what we did before we added the electronic to get
4 in the weekends and the other part and just leave
5 off the electronic signs and electronic billboards
6 to move forward so that this summer we could have
7 the people with the holidays and --

8 MS. LAMBERTON: You mean the
9 flags that you guys hate, you want us to --

10 MS. PICKARD: No.

11 MS. LAMBERTON: -- go ahead and
12 approve that part of it?

13 MR. HOLAHAN: No.

14 MR. MOYER: No, but be able to
15 advertise on the holiday weekends and --

16 MS. LAMBERTON: No, I'm
17 teasing.

18 MR. HOLAHAN: But I think --

19 MS. LAMBERTON: I understand
20 what you're saying.

21 MR. HOLAHAN: I'm not sure --

22 MR. BRENDAN CARROLL: They're
23 gonna do it anyway.

24 MR. HOLAHAN: I'm not sure that
25 I do.

1 MS. HAASE: What the board --
2 then the board would agree to amend the ordinance
3 to include A-frame signage and --

4 MS. PICKARD: On the sidewalk.

5 MS. HAASE: -- the shingle sign
6 and then it would also include the special event,
7 federal holidays?

8 MR. HOLAHAN: Yes.

9 MS. HAASE: So those would be
10 the three addit --

11 MS. PICKARD: And the race
12 track dates.

13 MR. MOYER: Race weekend.

14 MS. HAASE: That's part of
15 that.

16 MS. PICKARD: Yeah.

17 MS. MINNICK: Okay. Now, do
18 you want us to look at the billboard digital sign
19 --

20 MR. HOLAHAN: Separately.

21 MS. MINNICK: -- separately,
22 include it with what Phyllis was talking about?

23 MS. LAMBERTON: Oh, and do an

24 interstate thing?

25 MS. PICKARD: Yeah. We're

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1 talking -- not now, but we need to look at a map,
2 though, first for that.

3 MS. LAMBERTON: Well, I mean,
4 how long is that going to take? Can you have it
5 ready tomorrow at nine?

6 MR. HOLAHAN: Yeah, well, we
7 were talking about this eight months ago, right, so
8 --

9 MS. LAMBERTON: Well, it's a
10 map.

11 MR. HOLAHAN: So what can we
12 do --

13 MS. PICKARD: Nobody's gonna be
14 putting up an interstate sign that quick. I mean,
15 the people --

16 MS. LAMBERTON: Don't be so
17 sure.

18 MS. MINNICK: No, I -- we have
19 -- I have somebody --

20 MS. HAASE: We have some bodies
21 that are interested.

22 MS. LAMBERTON: Yeah.

23 MS. MINNICK: And I keep on
24 telling them to hold off, hold off a lot.

25 MS. PICKARD: Are we talking

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1 about Wezmar again?

2 MS. LAMBERTON: They can't do
3 anything. And that's --

4 MS. PICKARD: I just want to say
5 that's -- that's the entranceway into the --

6 MS. LAMBERTON: I respect their
7 need to want to do that.

8 MS. PICKARD: That's the
9 entranceway into the township too, just saying.

10 MS. MINNICK: Well, we have --

11 MS. PICKARD: I know, but I
12 think to me that sign --

13 MS. MINNICK: Well, we have that
14 and have the --

15 MS. PICKARD: -- should be
16 electronic.

17 MS. LAMBERTON: One at a time.

18 MS. MINNICK: -- zoning hearing
19 board that denied other digital signs.

20 MS. LAMBERTON: I'm sorry. Say
21 that again.

22 MS. MINNICK: I said we have
23 Adams that the zoning hearing board allowed and
24 then they denied another digital sign and now they
25 have another company that's going, I want a digital

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1 billboard, I want to spend the money.

2 MS. PICKARD: Well, what they
3 didn't allow was an on-premise sign, that wasn't a
4 billboard.

5 MS. MINNICK: It's still a
6 digital sign.

7 MS. PICKARD: No, but that's
8 completely different.

9 MS. LAMBERTON: So let me ask
10 this then, to satisfy that need, because that's a
11 taxpayer in our township as well too and we're
12 looking to move forward with a interstate approval

13 for digital --

14 MS. PICKARD: Can we just --

15 MS. LAMBERTON: -- can we get
16 something put together for our next meeting? Not
17 next Monday, but for our June meeting --

18 MS. MINNICK: Yeah, I'll --

19 MS. LAMBERTON: -- right?

20 Because that'll take care of the holiday thing.

21 Then get us the boundaries if you could, Maureen --

22 MS. PICKARD: It has to go to
23 the --

24 MS. LAMBERTON: Excuse me one
25 second.

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1 -- the boundaries for the
2 interstate intersections of what you would suggest,
3 look at -- look at the size of your parcels and
4 give us some sort of designation that you think
5 would work, right? And the 115 and Route 80. And
6 maybe we can include this and this and then move
7 this forward a little quicker than not. And then
8 we look at our village commercial areas and only
9 let the digital be -- correct me if I'm saying

10 something illegal -- out on the interstate for
11 now --

12 MR. REISS: That's --

13 MS. HAASE: That's an overlay

14 MS. LAMBERTON: And then let's
15 really look at this and take a serious look and
16 keep our little village commercial pockets
17 protected and I think we could satisfy maybe both
18 areas --

19 Speak up whenever you'd like.

20 Does it make sense so far?

21 MS. PICKARD: I had a couple --

22 MS. MINNICK: We're not gonna
23 make everybody happy.

24 MS. PICKARD: All right --

25 MS. LAMBERTON: No, no. But I

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1 think that that's a way to move forward and still
2 have the idea that we want to protect the little
3 areas, you know, where are communities are. And we
4 don't want big digital and the brightness and
5 things like that. I think that would be the best.

6 I'm sorry. Go ahead now.

7 MS. PICKARD: No, I just had
8 two things. One, can we make it, if it's 500 feet,
9 let's say, whatever that is, from the interstate,
10 can we say and/or the junction -- the --

11 MR. REISS: The interchange.

12 MS. MINNICK: Ramp.

13 MS. PICKARD: -- the ramp, the
14 interchange -- thank you -- so that would include
15 Wezmar there? Would that be one way to get that in
16 there?

17 MS. MINNICK: Well, I'll have to
18 -- I'll have to measure.

19 MS. PICKARD: And it would --

20 MS. LAMBERTON: Well, just
21 measure it.

22 MS. MINNICK: Yeah, I'll have to
23 measure exactly where the sign is.

24 MS. PICKARD: Whatever the
25 number is, but if we include the interchange, that

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1 might take care of that. Secondly, do we have
2 enough time to advertise, Anne, and --

3 MR. REISS: You're not gonna
4 have it.

5 MS. HAASE: No.

6 MS. PICKARD: For June, we don't
7 have enough time.

8 MR. REISS: No, I think you
9 were saying to have something that you can then say
10 send these to the planning commission --

11 MS. LAMBERTON: Yes.

12 MR. REISS: -- advertise it for
13 a hearing.

14 MS. LAMBERTON: Yes.

15 MS. PICKARD: In June?

16 MR. REISS: Right.

17 MS. LAMBERTON: Yes.

18 MS. PICKARD: So then we're
19 talking August, maybe, July or August.

20 MS. HAASE: You're probably
21 looking closer to September even to get this
22 approved.

23 MS. PICKARD: Yeah, that's what
24 I'm saying. But that precludes any of this weekend
25 crap that we were trying to do, which I could care

1 less, but I was trying to be friendly.

2 MS. LAMBERTON: Maybe we put an
3 moratorium on any violations for the summer for
4 these folks.

5 MR. MOYER: August we'll be able
6 to.

7 MR. KERRICK: This wouldn't be
8 ready to go to the planning commission without the
9 -- the electronic?

10 MS. PICKARD: Well, that's what
11 I thought, but now she wants to add the interchange
12 --

13 MR. KERRICK: I'm just asking a
14 question.

15 MS. PICKARD: -- part in.
16 Unless we could -- I know it gets expensive -- do
17 this and then do the interchange secondary to do by
18 September.

19 MR. HOLAHAN: With the
20 electronic.

21 MR. KERRICK: We pretty much
22 agreed to everything except the electronic on this.

23 MS. PICKARD: Yeah. She wanted

24 to add the overlay back, though, that's where we
25 got stuck and we don't have the distances or

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1 anything. Yeah, I was thinking the same thing. I
2 want to get this done and then do -- do three
3 phases; this one, the overlay and then the
4 electronic part with -- after we do the --

5 MR. HOLAHAN: I'd be okay with
6 that.

7 MS. PICKARD: The neighborhood.

8 MS. LAMBERTON: That doesn't
9 help --

10 MS. PICKARD: Wezmar.

11 MR. HOLAHAN: It could still be
12 working on that -- in parallel with what we're
13 doing here. Problem is that we keep getting --
14 hitting these stumbling blocks and then we're not
15 moving forward --

16 MS. LAMBERTON: No, I respect
17 that. I understand.

18 MR. HOLAHAN: -- with helping
19 the other places too.

20 MS. HAASE: If you really think

21 about it, the goal was to try to give additional
22 signage to some businesses. And if we do the
23 special event, federal holiday, they're really not
24 gonna pick up any holidays because we're not gonna
25 meet Memorial Day, we're not gonna meet 4th of

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1 July, the only thing that they're really gonna be
2 able to pick up is Labor Day. So if you'd really
3 think about it that way --

4 MS. PICKARD: And the races.

5 MS. HAASE: Well, the races --

6 MS. PICKARD: Isn't there
7 already --

8 MS. HAASE: -- the races are
9 already in the ordinance.

10 MR. MOYER: We can do that.

11 MS. PICKARD: Yeah.

12 MR. MOYER: Yeah.

13 MS. HAASE: So it's really that
14 specific amendment isn't going to make that much of
15 a difference.

16 MS. PICKARD: Okay. All right.

17 Well, then --

18 MR. MOYER: Labor Day only.

19 MS. PICKARD: Then we might as
20 well wait then.

21 MR. MOYER: And that's the end
22 of the year?

23 MS. PICKARD: But the sandwich
24 boards for the sidewalk.

25 MR. MOYER: Good-bye.

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1 MR. HOLAHAN: Can I also add
2 that if we're not doing anything --

3 And I'm sorry, Mike.

4 -- that we have a little
5 committee where we all get pickup trucks and drive
6 around this township and pick up some of the crap
7 that we see sitting on the side of the road here?

8 MR. MOYER: It's a good idea.

9 MS. LAMBERTON: How about it,
10 you should see --

11 MR. MOYER: I would like to see
12 it cleaned up, honestly

13 MS. LAMBERTON: It's awful, it's

14 just awful.

15 MR. HOLAHAN: Yeah, Mike was --

16 MS. LAMBERTON: Go ahead, Mike.

17 I'm sorry.

18 MR. MIKE CHRISTIAN: Yeah. Good
19 evening, folks. Mike Christian.

20 Really pleased to hear the
21 direction this is going and looking at this more
22 holistically. Put on my board of trustees, I'm on
23 the board of trustees of Lake Naomi, Pocono Pines
24 Lake (inaudible), and we're real -- we're really
25 concerned with the direction it was going, really

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1 pleased to hear that, you know, you're looking at
2 this as a -- you know, individual overlays and
3 taking time with it.

4 What we were concerned about --
5 and really support the businesses, we're a business
6 and we're really concerned, that we have a
7 fiduciary duty to our own members just to maintain
8 this Pocono experience. It's a win-win with the
9 businesses because we want the businesses to see,

10 we give the business a lot business. You all know
11 this, but I'm just gonna just give you one piece of
12 information.

13 We need 16 new members a year,
14 plus we also need to maintain the current
15 membership; otherwise our dues go up. If this --
16 the nature of this area changes and we start losing
17 members, the dues go up; dues go up, we lose more
18 members. We lose more members, the dues go up;
19 dues go up, we lose more members. So this -- we
20 don't want to end up like some other communities in
21 this township. So we're really looking to keep the
22 Pocono experience, we want people come here, not
23 just us, but all the other communities in the
24 township.

25 So think of it that way, we like

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1 to work with the businesses more and with you just
2 to see. And we're talking about how we can work
3 with businesses, we're having some discussions
4 about that so that we can meet with the business
5 and come up some ideas, come back to you and try to
6 come up with some ideas that everybody's a winner.

7 We don't wanna lose our members, they don't lose
8 their business and I think it's -- it can be a
9 win-win.

10 I do have a couple of questions.
11 For the interstate billboard signage, is that
12 off-premise or is that on or off-premise? And
13 therefore, can it advertise anything like you
14 talked about?

15 MR. MOYER: I think they're all
16 off-premise.

17 MS. MINNICK: It would be
18 off-premise signs.

19 MR. MIKE CHRISTIAN: Off-premise
20 sign, which means that it can -- it can advertise
21 anything.

22 MS. LAMBERTON: Be just like a
23 billboard.

24 MR. MIKE CHRISTIAN: Okay. The
25 other thing --

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1 MS. LAMBERTON: Just like --

2 MR. MIKE CHRISTIAN: -- I'd like

3 to see is, if we can think of -- again, this is
4 self-serving. If we can start to think of what we
5 can do with the Pocono Pines area as far as the
6 village commercial, something, where we can be
7 thinking long-term.

8 One of the concerns we have is
9 what's the long-term vision, obviously, not just
10 the whole township, but especially in this area.
11 So be really interested to know from, you know, the
12 supervisors, not necessarily tonight, but what the
13 long-time vision for Pocono Pines is, how we can
14 encourage that to be more of a New Hope, you hate
15 to say that -- but New Hope, you mentioned --

16 MS. LAMBERTON: Jim Thorpe.

17 MR. MIKE CHRISTIAN: -- Jim
18 Thorpe, to try to eventually get there or
19 otherwise, you know, where are we gonna be 30 years
20 from now, 50 years from now. So thank you very
21 much for thinking of this --

22 MR. HOLAHAN: Thanks, Mike.
23 I'd like to say that the Poconos is already
24 changing, this area's already changing. So now,
25 how do we -- how do we manage that because it's not

1 gonna get stopped at this point? I mean, we -- we
2 passed some tipping points, so now how do we -- how
3 do we preserve what we've -- what we've got and we
4 do need some input from folks like yourself. So I
5 can appreciate that.

6 MR. MIKE CHRISTIAN: Well, I
7 hope we haven't gone past the tipping point.

8 MR. HOLAHAN: Well, we just got
9 some big stuff that -- that we're looking for and I
10 think we've got that in the right areas too. It's
11 something that's needed and I think it's in the
12 right spot. And we're gonna continue to pursue
13 other venues that may want to come into those
14 areas.

15 In the meantime, we don't
16 necessarily want them to stop there, we still want
17 them to come through the township. I'm not just
18 talking about visitors, though, I am talking about
19 your residents. They got to drive by -- you know,
20 down 380. I mean, make sure that when they get
21 off, it doesn't look like hell coming in type of
22 thing. And there's where we are trying to make
23 sure that we don't have any unintended consequences
24 of we've allowed something and now it looks like,

25 well, you let that guy do it, why can't we do it

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1 type of thing. So before we make a mistake --
2 yeah.

3 MS. PICKARD: And on that
4 point, I just want to mention, when you said about
5 anything could go on that sign, you know, there was
6 -- what's the name of that -- Pringle? The Supreme
7 Court decision says that we can't police anything
8 that's said on those signs now.

9 MR. MIKE CHRISTIAN: Well,
10 that's not exactly true, actually. I've been doing
11 a lot of reading and talking to some lawyers about
12 that. And there -- Justice Alito did make some
13 reference to the fact that you can have different
14 regulations for on and off-premise signage. So you
15 could -- you could regulate that.

16 MR. REISS: Well, you could
17 regulate --

18 MR. MIKE CHRISTIAN: There's a
19 lot of discussion about that.

20 MR. REISS: You could regulate

21 different types of signage, but you can't regulate
22 -- you can't make distinctions between the type of
23 speech. So you can't make a distinction between
24 commercial advertising versus church directional
25 signs, that sort of thing. You have to -- the

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1 regulations have to be content neutral.

2 MR. MIKE CHRISTIAN: Plus you
3 can have different sizes for those sign --
4 off-premise and on-premise.

5 MR. REISS: Yes. You can
6 regulate different types of signs like electronic
7 signs versus nonelectronic signs. Those you can
8 make distinctions about.

9 MR. HOLAHAN: The thing is it's
10 just easier to change content all with one method
11 than another.

12 MR. REISS: Right.

13 MS. NANCY DRESSEL: I was just
14 curious, is there --

15 I'm sorry. Nancy Dressel.

16 I was curious, is there a limit
17 to how large the sign can be?

18 MS. LAMBERTON: Yes.
19 MR. HOLAHAN: Yes.
20 MS. LAMBERTON: Yes. Like
21 Maureen was stating earlier for commercial
22 properties, it's a square footage, you're allowed a
23 certain --
24 MS. NANCY DRESSEL: I'm not --
25 the electronic signs, some of them are --

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1 MS. LAMBERTON: It would be the
2 same.
3 MR. MOYER: Yeah.
4 MS. MINNICK: It would be
5 limited on the size of the building and the use.
6 MR. MOYER: Or do you mean on
7 the highway?
8 MS. NANCY DRESSEL: They're off
9 premises. No, I mean on the highway.
10 MS. MINNICK: Off-premise signs?
11 Yeah, they're -- right now, off-premise sign is now
12 200 square feet, it wouldn't be any larger than
13 that.

14 MS. NANCY DRESSEL: But the --
15 and the height, is that also --

16 MS. MINNICK: That would be --
17 I don't know what the height is off the top of my
18 head.

19 MS. PICKARD: That sign on
20 Wezmar's, that seems like one of the larger ones
21 that we had.

22 MS. MINNICK: It's 200 square
23 feet.

24 MS. PICKARD: That's 200 square
25 feet on each side?

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1 MS. LAMBERTON: Mike, to comment
2 on the growth of the area, you know, I look at Lake
3 Naomi as well. And, you know, you have a new
4 welcome center, you have more modernized things
5 that are attracting people. We have to look at
6 that as well and say, look, you know, with the --
7 the Kalahari types of the world and what Pocono
8 Manor may be looking at, that'll also attract your
9 property owners up here, because they could still
10 go back in their nestled little woods, but they

11 want things to do as well, you know? And I think
12 that that -- you know, where we used to go on a
13 canoe all the time for that Saturday night thing,
14 that mode has changed generationally, you know,
15 as -- as --

16 MR. MIKE CHRISTIAN: No, we're
17 thrilled to see development around us and we were
18 sorry to see -- like when you lost the supermarket
19 right here, Melissa's --

20 MS. LAMBERTON: Yes.

21 MR. MIKE CHRISTIAN: That hurts
22 us, so we want to encourage business.

23 MS. LAMBERTON: Absolutely.

24 MR. MIKE CHRISTIAN: Be great to
25 have another restaurant around the area, I support

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1 Billy, but, you know, I'd like to have
2 some alternative.

3 MS. LAMBERTON: No, no. And
4 rightfully so and then more folks come up, 'cause
5 there are things to do. And, you know, the younger
6 generation wants cooler places to go and things to

7 do, so --

8 MR. MIKE CHRISTIAN: And
9 Donny's.

10 MS. LAMBERTON: And Donny's.

11 MR. MOYER: Yeah. We had a good
12 conversation, so I think that's good.

13 MR. MIKE CHRISTIAN: That's
14 good.

15 MS. LAMBERTON: Any other
16 comments?

17 We will move on to our next
18 item. So do we have direction? Do we know what
19 we're doing here?

20 MS. HAASE: I think let's recap.

21 MS. LAMBERTON: Yeah, that -- I
22 didn't mean to roll right into that.

23 MS. HAASE: Maureen is going to
24 look at the zoning map and carve out properties
25 that are contiguous to or adjacent to 380, 80, and

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1 the entrance and exit ramps, okay?

2 MS. LAMBERTON: Right.

3 MS. HAASE: And we are gonna

4 hold off then on the signage or we're gonna move
5 forward with the signage?

6 MR. HOLAHAN: My -- yeah. So
7 my thought was, we were looking at moving forward
8 on the signage, but leaving the electronic out.

9 MS. LAMBERTON: And I thought
10 Phyllis said it wouldn't matter anyway.

11 MR. HOLAHAN: It would -- didn't
12 matter to -- oh, that's right.

13 MS. HAASE: The only change --
14 they'll be able to pick up Labor Day and hopefully
15 by then we'll be able to have something resolved.

16 MS. PICKARD: And Wezmar was
17 looking to do something rather sooner than --

18 MS. HAASE: Because timewise
19 they're not gonna -- we're not gonna be able to
20 accommodate them Memorial Day and 4th of July.

21 MS. LAMBERTON: So am I talking
22 out of turn if we put a moratorium on enforcement
23 with maybe people putting sales or, you know -- I
24 don't know, 4th of July sale or -- is that
25 something that -- I don't know, I'm asking.

1 MS. PICKARD: Do we have special
2 event things they could use?

3 MS. MINNICK: We do.

4 MS. LAMBERTON: But then again,
5 if we allow something one year and then we don't
6 another, is that an issue?

7 MS. MINNICK: Well, we're gonna
8 eventually change it. However, I mean, if the
9 board so chooses, I don't know how -- I mean, in
10 zoning I -- I don't know.

11 MS. PICKARD: Yeah.

12 MR. REISS: The way -- I mean,
13 depending -- I don't know how long these scofflaw
14 signs are up for, but even if the zoning officer
15 went out and issued a zoning enforcement notice,
16 that person has 30 days to come into compliance.
17 So there's a window there that they have that the
18 sign could stay up for. I mean, I hate to say
19 that, but that's the reality.

20 MR. MOYER: No, it's --

21 MS. LAMBERTON: What did you
22 call them?

23 MR. REISS: Scofflaws.

24 MR. HOLAHAN: Here's the way

25 out.

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1 MS. LAMBERTON: Scaffles (sic).

2 MR. REISS: There's the 30-day
3 window under the Municipalities' Planning Code that
4 a zoning enforcement notice sets for and that the
5 property owner has 30 days to file an appeal to the
6 zoning hearing board or to come into compliance.

7 MS. PICKARD: Or they can
8 just --

9 MS. MINNICK: These signs are --

10 MS. PICKARD: -- put them up on
11 Friday when Maureen goes home and --

12 MS. MINNICK: Let me just say
13 something, these signs are brutal and I have
14 property owners now that are fighting over signs.

15 MR. HOLAHAN: Right.

16 MS. MINNICK: I don't want it to
17 continue. I want to try to resolve what's going on
18 now. At this point in time, I think let a sleeping
19 dog lay.

20 MS. PICKARD: Yeah.

21 MS. HAASE: Just -- just for the

22 --

23 MS. MINNICK: If you're gonna
24 put a sign up for a holiday, I can turn my head. I
25 don't know --

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1 MR. HOLAHAN: Yeah, I don't --

2 MS. MINNICK: -- but, I don't
3 want to continue causing havoc between property
4 owners.

5 MS. LAMBERTON: No, no. I
6 respect that. I wouldn't want to either.

7 MS. HAASE: This is six weeks of
8 complaints that we received at the township. And
9 it gets frustrating for Maureen when she feels she
10 has to do her job and we have people that call or
11 send in and we have -- like I said, this is six
12 weeks of them -- that reporting they have a sign up
13 or they have this up and it needs to come down. So
14 it puts Maureen in a difficult position because
15 that is her position here, to enforce what you
16 folks have adopted.

17 MS. LAMBERTON: So right now

18 what would make your life easy?

19 MS. MINNICK: Number one, let's
20 get rid of the complaints altogether. No. And I
21 just want to -- I just want to make a mention with
22 these complaints, I had an employee bring to my
23 attention about another property owner. I went out
24 onto the property and right away it was well, who
25 complained? I'm sorry, I can't let you know. I

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1 know it was this neighbor. Now, I have two
2 neighbors bickering because of another person, that
3 I don't like. That was not -- it put me in a real
4 bad situation.

5 So now because it's somebody
6 else complaining about this, and there's been a few
7 there for a long time, a lot of times I'll say,
8 I'll look into it, blah, blah, blah, but now
9 they're bickering back and forth bad.

10 MS. LAMBERTON: So what's your
11 resolution --

12 MS. HAASE: The one --

13 MS. LAMBERTON: -- is what I'm
14 asking.

15 MS. MINNICK: Hopefully you'll
16 let things calm down between the two neighbors, but
17 it's not -- that's not --

18 MS. LAMBERTON: Can you inform
19 them that we are currently working on a new sign
20 ordinance?

21 MS. HAASE: It's not signage.

22 MS. PICKARD: That's not on this
23 one.

24 MS. MINNICK: It's not signage,
25 it was --

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1 MS. HAASE: It's not a signage
2 issue.

3 MR. MOYER: What's the issue?

4 MS. LAMBERTON: Yeah, what's the
5 issue?

6 MS. PICKARD: Well, we're
7 talking complaints, we're talking about --

8 MS. MINNICK: I was just -- it
9 was a complaint.

10 MS. LAMBERTON: Oh, I'm --

11 MR. MOYER: What are the
12 complaints?

13 MS. LAMBERTON: -- thinking it's
14 a sign complaint. I'm sorry.

15 MS. MINNICK: No, it was just a
16 complaint, it wasn't --

17 MS. HAASE: You know, it's --
18 it's -- it's mentioned many times about being
19 friendly, and we are. I've been with the township
20 11 years and there's been one case that's gone to
21 court. So in 11 years that is a really good
22 record. Other municipalities don't have that
23 around here. And that's something that Maureen
24 will set or I did in the past and we tried to get
25 it resolved, because many times the neighbors or

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1 businesses are fighting amongst themselves and we
2 try to diffuse the situation. And, yes, it takes a
3 little extra time, but that's our job here.

4 So our record at Tobyhanna
5 Township is very strong with trying to resolve the
6 problems, it's a good record we've had.

7 MR. HOLAHAN: My concern is that

8 -- what are those complaints that you have there?
9 Are they sign or just a -- just all kinds of
10 complaints?

11 MS. HAASE: There are multiple,
12 but there are signs. One business will report
13 another business or a homeowner will report a
14 business.

15 MR. HOLAHAN: A business or
16 something like that. My concern is here that if we
17 put our zoning officer into this difficult
18 situation of almost like selectively enforcing our
19 ordinance, and it's like an all or nothing, maybe
20 we need to -- I guess here's the thing is, I know
21 we want to wait because one change is only going to
22 -- we're only looking at one change. Is it that
23 difficult if we tried to pass this the way we're
24 talking about, without the changes in it and then
25 go ahead and amend it afterwards? 'Cause I know we

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1 have to advertise it, is it gonna add a lot of
2 expense to do that type of thing?

3 MS. HAASE: There's an expense,

4 but the changes that are being proposed really --

5 MR. MOYER: Won't fix it.

6 MS. HAASE: -- it's not gonna
7 fix it. The big complaint from the property owners
8 pertaining to signage, and Maureen certainly will
9 agree, are the temporary signs that are stuck in
10 the ground. Residents will complain they don't
11 like the looks of it, they didn't move here to see
12 that. One business will complain about it to the
13 other. That seems --

14 Would you agree, Maureen, that's
15 really --

16 (Inaudible discussion.)

17 MS. MINNICK: I have -- I have a
18 bunch of deputies too.

19 MS. HAASE: Yeah. We've always
20 said that, we have a lot of deputies, they'll call.
21 Monday morning's pretty active here.

22 MS. LAMBERTON: And that's part
23 of the job, so I respect that, but --

24 MS. MINNICK: My thing is, I
25 don't wanna be put in this situation that I have

1 somebody calling and I'm asking for their name and
2 somebody over here said, they're out in the
3 township going, well, they called the township on
4 you, I don't want to be put in that situation, you
5 know. I don't want names being -- if somebody
6 calls to make an anonymous complaint to let them --
7 if they get enough nerve to call, let them call.
8 If they don't want to give their name, that's fine.
9 I still have a complaint, I still have to follow up
10 on it regardless.

11 MS. LAMBERTON: Well, I think
12 that that's --

13 MR. MOYER: I thought we were
14 doing written, right?

15 MS. LAMBERTON: Yeah, that's our
16 next item here on the agenda, is the complaint
17 policy.

18 So let me ask you a question, so
19 you are here at your desk and you get someone's
20 name and somebody within our office is going and
21 telling people in the public?

22 MS. MINNICK: Well, no, I'm not
23 saying -- I'm not saying that, but when I have that
24 and if somebody over here said --

25 MR. MOYER: So you're saying it?

1 MS. MINNICK: They could take it
2 out -- you know?

3 MS. LAMBERTON: Well, I mean our
4 office should have a certain policy that that's not
5 allowed.

6 MR. MOYER: That's like
7 executive session.

8 MS. MINNICK: I agree. But --
9 and again, if somebody's calling in and has enough
10 nerve to call on their neighbor and say, hey,
11 something's going on here, I don't want to give a
12 name -- I don't want to give my name, I think that
13 should be good enough to -- and it's a valid
14 complaint.

15 MS. LAMBERTON: Yeah, I think
16 you need to validate it by -- I think if someone
17 has a valid complaint --

18 MS. PICKARD: She investigates
19 it.

20 MR. MOYER: That's not right,
21 yeah.

22 MS. LAMBERTON: I think if I
23 had -- trust me, if I had something to complain
24 about, I'd say it's Anne Lamberton.

25 MS. MINNICK: There's a lot of

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1 people that -- and that's fine.

2 MR. HOLAHAN: They'll recognize
3 the voice.

4 MS. LAMBERTON: They absolutely
5 will.

6 MS. MINNICK: You know what,
7 Annie, and there's a lot of people that don't care.

8 MS. LAMBERTON: Well, it's not
9 that I don't care, but you have to have some
10 validity somewhere --

11 MS. PICKARD: No, but --

12 MS. LAMBERTON: This is where
13 you have the -- the -- what is it, the McCoys and
14 the whoever.

15 MR. HOLAHAN: Hatfields.

16 MS. LAMBERTON: Thank you.

17 MS. PICKARD: No, but it's not
18 always that, because you have people that are

19 saying somebody built a pool or somebody put up a
20 shed and didn't get a permit, so she goes and she
21 can physically see that. That's tax revenue we're
22 losing and --

23 MS. HAASE: It's also a safety
24 concern if it wasn't done properly.

25 MS. PICKARD: It's -- you know,

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1 if it's not built to codes. I mean, it's better to
2 get that stuff up, but there's neighbors that --

3 MS. LAMBERTON: So if they know
4 their name isn't going to be divulged and it
5 shouldn't be -- I mean, I think we have a problem
6 where this information is being obtained from. I
7 don't think the problem is the person giving us
8 their name.

9 MR. MOYER: Unless the speaker
10 --

11 MS. LAMBERTON: I mean, Heidi,
12 you even said -- you even said last meeting that
13 it's never been without a written complaint.

14 MS. HAASE: That's -- well,

15 Bob's been here 15 years and Donna Knecht's been
16 here 29 years and there's never been a policy --
17 and I've been here 11 -- we have never had a policy
18 that requires it. We have a lot of elderly people
19 that don't have access --

20 MR. MOYER: We'll need an
21 affidavit for that.

22 MS. HAASE: -- they don't want
23 to come in, they have an issue, they want us to act
24 on it, but they're still our taxpayers. And I even
25 put this on the PSATS discussion group, 'cause I

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1 was kind of having a hard time of how do we
2 accommodate our taxpayers.

3 Annie, I would have to say
4 probably 90 percent of the people give us their
5 information or they may not give it to us, but it
6 comes up on caller ID or they'll send us a fax and
7 it's at the top of it; so we get an idea of who it
8 is. But we still have a group of elderly people
9 that really don't want to. You know, they have the
10 concern with their neighbors doing X, Y and Z and
11 they want the zoning officer to look at it; but

12 once that has been brought forth to Maureen's
13 attention, it's very difficult for her when she's
14 responsible for enforcing those regulations not to
15 do that, when a lot of it is a safety concern.

16 MR. HOLAHAN: Well, can we --
17 can we have some kind of way that we vet this
18 before it becomes a formal complaint? 'Cause I
19 imagine that you get a phone call and the first
20 thing you want to do is kind of diffuse it, find
21 out, is it a valid complaint or somebody's just
22 kind of griping about something? So you diffuse
23 that rather quickly. And if it escalates and then
24 you say, okay, then these are the steps that we're
25 gonna have to do and then start filling out the --

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1 the form and saying -- I don't know how to do that
2 because you got to be on the phone when somebody's
3 com -- and you've done that, you know, you've heard
4 that yourself.

5 I think we all have been on that
6 line, the other end of the line when somebody's
7 calling and complaining. What's the first thing

5 someone says, as long as my name is kept
6 confidential, you fill out a form or send me an
7 email or fax me a document --

8 MS. MINNICK: And I still--

9 MS. LAMBERTON: -- or tell me
10 where you live and I'll come pick it up and have
11 you fill one out, I think -- that's just my
12 opinion.

13 MR. HOLAHAN: Yes, but I'm
14 thinking that -- and I -- look, Anne, I agree with
15 you, but that's not -- I'm -- I guess what I'm
16 saying is that's not the first thing. Are we
17 directing our employees to say, the first -- the
18 first thing that happens is --

19 MS. LAMBERTON: Oh, no, no, no.

20 MR. HOLAHAN: -- you receive a
21 phone call, go ahead and try to see if you can
22 diffuse it?

23 MS. LAMBERTON: Absolutely.

24 MR. HOLAHAN: And then --

25 MS. LAMBERTON: I don't

1 disagree with that at all.

2 MR. HOLAHAN: -- to become a
3 valid complaint, now you've got to --

4 MS. LAMBERTON: But in order
5 for me to go out and check this, I would need to
6 have this in writing.

7 MR. HOLAHAN: I'm all right with
8 that.

9 MS. HAASE: Well, what do you
10 do in a situation where somebody calls up and
11 saying, my neighbor's burning? That's a zoning
12 issue, we're not gonna require them to put it in
13 writing.

14 MR. HOLAHAN: Yeah.

15 MS. HAASE: She's gonna go and
16 make certain it's not illegal burn because it
17 becomes a safety issue. The regulations are in
18 place for health, safety and welfare, not to create
19 a problem for somebody.

20 MR. HOLAHAN: I think she just
21 needs to log that.

22 MS. HAASE: So -- but that's
23 where -- speaking of this, reaching out to Tunk and
24 other municipalities, everybody has a complaint
25 form like we do. Where they seem to enforce it

1 more when you have that neighbor who's in
2 constantly -- who's in constantly and saying my
3 neighbor's barking or this one's doing that and
4 trying to diffuse it that way, but it's -- it's --
5 again, I think it seems hard to turn your head at
6 something.

7 MS. LAMBERTON: Well, I notice
8 at the top of it, it says complainant.

9 MS. HAASE: Correct. Because we
10 do ask. But if they refuse to give it, the
11 township has never said then we're not gonna
12 address your concern.

13 MR. MOYER: That's not --

14 MS. LAMBERTON: Let me ask you,
15 what do --

16 MR. MOYER: How did we do -- I
17 don't know how. It was always phone call or --

18 MS. HAASE: We've had these
19 forms forever.

20 MR. MOYER: But not filled out
21 as many as --

22 MS. HAASE: No. Some will fill

23 it out, some will call, some will call and leave a
24 message on our voicemail.

25 MR. MOYER: Right.

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1 MS. HAASE: So, no, it's not --

2 MR. MOYER: It's a combination.

3 MS. HAASE: Exactly.

4 MS. LAMBERTON: But you did say,
5 you stated earlier that 90 percent will give their
6 name.

7 MS. HAASE: I would say most of
8 these are, but we do have -- and it seems to be
9 more the elderly than anything else that really
10 don't want to.

11 MS. LAMBERTON: Hey, Wendi, how
12 do you handle Lake Naomi complaints?

13 MS. PICKARD: That's what I was
14 gonna ask.

15 MS. WENDI FREEMAN: Well, I
16 mean, both ways, I just -- but there's some times
17 that you have to go out and if somebody says who
18 called, you just have to say, nobody called, I saw

19 it or, you know, just say it's a violation, you
20 have a violation. It doesn't matter who said what.
21 Yeah, I mean, this happens all the time, every
22 single day and most people don't want to --
23 especially in Lake Naomi because they're not there
24 and then, you know, creates problems with my
25 neighbor and then they're gonna be mad at me, but

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1 they have this happening or they have that
2 happening.

3 In my case they can blame it on
4 the rangers, you can say the rangers were doing
5 property checks and -- and somebody saw your
6 propane tank or your detached shed that you're not
7 allowed to have or -- so it's a little bit harder
8 for Maureen to deal with that because, you know,
9 it's -- the chances of her seeing most of these
10 things are probably pretty slim. And we also have
11 the right to go onto somebody's property, she
12 doesn't, you know, so it's just -- it's different.
13 And, yeah, sometimes it's just really disheartening
14 to be put in that situation, but it happens.

15 MR. MOYER: You're getting a

16 lot of repeat, same people calling one after
17 another and then might go away for a week and then
18 all of a sudden, he's got it back up, the signs are
19 back up and then you have one that's just being
20 defiant, I mean -- right?

21 MS. MINNICK: That happens.

22 MS. PICKARD: That's all of it.

23 MS. MINNICK: And in the
24 summer, I'll get a lot of noise complaints. My
25 neighbor --

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1 MR. MOYER: The rented houses.

2 MS. HAASE: Short-term rentals.

3 MS. MINNICK: And they don't
4 want to -- and they don't want to give their name
5 because they're people that are here full-time.

6 MS. HAASE: They're afraid of
7 retaliation.

8 MR. MOYER: Yeah. I understand.

9 MS. MINNICK: They don't want
10 to give their name or somebody's septic system's
11 leaking, you know. They don't want to give their

12 name because they don't want retaliation.

13 MR. McHALE: Those people that
14 you're speaking to that wanna have their name kept
15 in confidence, does the Right To Know Law protect
16 that?

17 MS. HAASE: Yes.

18 MS. PICKARD: Yeah.

19 MS. HAASE: Yes, they're
20 protected.

21 MS. LAMBERTON: Exactly. And
22 that was one of our --

23 MR. REISS: Well, everybody's
24 protected. Under the Right To Know Law, if they
25 file a written complaint with their name on it,

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1 it's an exempt document --

2 MR. MOYER: Right.

3 MR. REISS: -- from the Right
4 To Know Law.

5 MS. HAASE: And we have that in
6 policy too, it speaks to that.

7 MS. LAMBERTON: And I'm sure
8 that you would -- you explain that to people.

9 MS. MINNICK: What, about the
10 Right To Know Law?
11 MS. LAMBERTON: That their name
12 is protected.
13 MS. HAASE: No. What they are
14 told is that their name is not divulged.
15 MS. MINNICK: Yeah, I'll tell
16 them that.
17 MS. HAASE: They don't
18 understand the Right To Know.
19 MS. MINNICK: That we don't say
20 -- we won't --
21 MS. HAASE: Unless they get
22 subpoenaed to go to court.
23 MR. MOYER: Some people
24 understand Right To Know.
25 MR. KERRICK: If 90 percent of

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1 these people give their name -- I agree with John,
2 I think that -- I'm sure Maureen tries to diffuse
3 it, get their -- after that, go to the written
4 complaint so we have record for her legal aspect as

5 well and let's move on.

6 MS. MINNICK: I agree.

7 MS. LAMBERTON: Think about it.

8 Think about it, honestly, if you -- if you cannot
9 diffuse it, that could actually help you because if
10 they know they're not gonna get anywhere unless
11 they come in and sign a form for you, it might
12 quiet things down for you, for the petty stuff. I
13 mean, if you have someone --

14 MS. MINNICK: Yeah, for --

15 MS. LAMBERTON: -- that there
16 seriously is --

17 MS. MINNICK: -- yeah,
18 absolutely.

19 MS. LAMBERTON: -- the petty
20 stuff.

21 MS. MINNICK: For the petty
22 stuff it will work. For the person that's calling
23 and complaining about their neighbor, about the
24 noise or burning garbage and they want to be kept
25 confidential, it's not gonna work. But I still

1 have to go out and check on it. If somebody's

2 burning, I still have to go out.

3 MS. LAMBERTON: Well, then maybe
4 you can pull a Wendi and ask the location, do a
5 drive-by --

6 MR. HOLAHAN: Send the rangers
7 over, yeah.

8 MS. LAMBERTON: We'll send the
9 rangers over.

10 MR. MOYER: Send your deputy.

11 MS. WENDI FREEMAN: Well, the
12 burning, you -- I mean, there's -- depending on
13 where it was, you could say that you saw it --

14 MR. HOLAHAN: Oh, yeah.

15 MS. WENDI FREEMAN: -- I mean,
16 or smelled it.

17 MS. LAMBERTON: You could drive
18 by and smell a septic or hear some loud noise.

19 MS. MINNICK: Right now I think
20 what we have works, I don't think it's a -- it's
21 bad. It works for the township in our day-to-day
22 operations. Girls get a call, they fill out the
23 form, give it to me, I'll look into it --

24 MR. HOLAHAN: Is that pol --
25 but is that policy? Is that --

1 MS. MINNICK: Do we have a
2 written policy for it?

3 MR. HOLAHAN: Right.

4 MS. MINNICK: No, we never did.

5 MR. HOLAHAN: Then that's what
6 I would like to see.

7 MS. HAASE: For the --

8 MR. HOLAHAN: What you're doing,
9 let's put it in writing --

10 MS. HAASE: I did.

11 MR. HOLAHAN: Yes, right. And
12 I saw that too, so --

13 MS. HAASE: The only difference
14 to this, John, is, this is what we currently do.

15 MR. HOLAHAN: Right.

16 MS. HAASE: The only difference
17 is, I included a formal complaint, 'cause that was
18 the board's desire. This is exactly what we do
19 now.

20 MR. HOLAHAN: But I guess -- I
21 guess like what we were looking for is policy on
22 that because then we could also -- this gives

23 Maureen the ability to say, here's the policy on
24 how we handle complaints. And if it gets to that
25 point, then I need to fill this form out and then

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1 what's your name, please.

2 MS. LAMBERTON: Correct. And
3 also too, I think maybe the girls that answer
4 should say, I can leave this information for our
5 zoning officer.

6 MR. HOLAHAN: Right. You can
7 handle all complaints.

8 MS. LAMBERTON: No, I mean,
9 seriously, that way you can diffuse it, you follow
10 the procedure that's put in place and only one
11 person is dealing with them. That way they're not
12 getting mixed information. Not -- I don't -- I
13 don't mean that to sound wrong, that our girls are
14 not doing it, 'cause the front office --

15 MR. MOYER: Well, no --

16 MS. MINNICK: I think they
17 could take --

18 MS. LAMBERTON: Because then it
19 says, well, here's our form, let me fill it out,

20 let me do this, maybe people become intimidated at
21 that point.

22 MS. MINNICK: I think they can
23 take the complaint, to be honest with you.

24 MS. PICKARD: Maureen doesn't
25 have that kind of time to --

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1 MS. MINNICK: Yeah. Because if
2 it's -- sometimes it goes to DE -- DPW; sometimes
3 it goes to me.

4 MS. HAASE: It could be
5 stormwater, it could be many different things, it's
6 not just pertaining to --

7 MR. ED TUTRONE: Yeah. I just
8 got one about two weeks ago that said concerned
9 citizen about a sign down. They wouldn't leave
10 their name, but that there was a road sign down,
11 they didn't want to leave their name for whatever
12 reason.

13 MR. MOYER: Did we get the sign
14 up?

15 MS. LAMBERTON: So do you get a

16 call back number to talk to these people or --

17 MR. ED TUTRONE: If the girls
18 can get it, they do, but it's -- if not, then I
19 just --

20 MS. PICKARD: Still have to fix
21 the road sign.

22 MS. LAMBERTON: I think maybe
23 that should be part of our policy, to require a
24 call back number.

25 MR. HOLAHAN: I know, but if a

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1 sign's down --

2 MS. HAASE: If a sign's down, we
3 have to act on it.

4 MS. PICKARD: That's a
5 liability, if it's a stop sign down and they --
6 they don't leave their name, what are we gonna
7 leave the stop sign down? I mean, that's -- or
8 leave the fire burn?

9 MR. HOLAHAN: Our policy's
10 only --

11 MS. MINNICK: What are you gonna
12 do, call them back and say, okay, we found the down

13 sign, we're going to replace it?

14 MR. HOLAHAN: Our policy is not
15 going to solve all the issues. Our policy is gonna
16 put out there that we have a -- a method of how we
17 handle these things, that is measurable and
18 quantifiable. So we've got the form, we say this
19 is what our policy is and I think that'll -- I
20 think that'll help. And I agree with you, because
21 I think that at that point, when people that answer
22 the phones at this building don't want to wait and
23 say, let me get Maureen for you, what you want --
24 what people want is, they want -- they want to be
25 heard right then type of thing.

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1 MS. MINNICK: Yeah, I mean --

2 MR. HOLAHAN: So let me take
3 this stuff down and get it to the right person.

4 MS. MINNICK: They want to talk
5 somebody now.

6 MR. HOLAHAN: And we'll follow
7 up, what's your name.

8 MS. PICKARD: Then Maureen can

9 prioritize what needs to be addressed.

10 MS. LAMBERTON: I understand if
11 it's emergency, you should go and act on it.

12 MR. REISS: I was going to
13 suggest you can add even a line to the policy that
14 verbal complaints will -- for emergency situations
15 will be acted on without a written complaint or
16 something like that.

17 MR. HOLAHAN: Yeah.

18 MS. PICKARD: Okay.

19 MS. LAMBERTON: I would
20 understand that.

21 MS. PICKARD: Thank you. That
22 sounds like it makes sense.

23 MS. LAMBERTON: Fair enough.

24 MS. MINNICK: And, Annie, keep
25 in mind too that there's days that I'm out of the

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1 office 90 percent of the day out in the field. So
2 for somebody to go, well, you have to talk to
3 Maureen, it's merely impossible.

4 MS. LAMBERTON: I was just
5 trying to streamline it to not put the girls in

6 that position, to try to diffuse, when you'd be the
7 person dealing with it.

8 MS. MINNICK: I'm just not the
9 zoning officer, I'm the sewage enforcement officer
10 too. And during my summer months, I'm busy out in
11 the field doing inspections.

12 MS. LAMBERTON: That's a good
13 busy.

14 MS. MINNICK: Yeah.

15 MR. HOLAHAN: So once we put
16 this policy into place, though, then can we handle
17 this administratively on going to the staff and
18 saying, here's what our policy is? In the event
19 that you've got a complaint, here's the policy.
20 Now, they're gonna go, duh, right? But at least we
21 got --

22 MS. LAMBERTON: It was spoken,
23 yes.

24 MR. HOLAHAN: Right.

25 MS. HAASE: Yeah, and they're

1 familiar with it because it's exactly what we do

2 now.

3 MS. LAMBERTON: Except for we're
4 gonna get in writing.

5 MR. ED TUTRONE: I can tell you
6 for the most part, the DPW, the office staff is
7 excellent when it comes to getting -- if they can
8 get the information and getting the complaint and
9 if it's something that they know is pressing,
10 they'll get a hold of me or get a hold of Dave, and
11 -- if it's an emergency situation about a sign down
12 or something to that effect.

13 And if not, it's something that,
14 you know, a drainage complaint on my end, anyway,
15 they'll get the people's name usually -- 99 percent
16 on the DPW side, we get names and property
17 locations. And they're really good about that,
18 they document it and they send it to me, set it on
19 my desk and as soon as I get it, I take a look at
20 it and call the people back.

21 MS. LAMBERTON: Yeah, yours is
22 of a less personal --

23 MR. ED TUTRONE: Yeah.

24 MS. LAMBERTON: -- nature. I
25 understand that, yeah.

1 MR. MOYER: It's a different --
2 yeah, a different --

3 MS. PICKARD: But there's also
4 --

5 MS. HAASE: Well, here's an
6 example what we received in the mail -- I'm
7 sorry --

8 MS. LAMBERTON: It's okay.

9 MS. HAASE: -- what we received
10 in the mail this week and I included that. So this
11 again is something that would need to be looked
12 into. Now, they didn't leave their name, they're
13 someone that cares, but this becomes now an issue
14 with taxes, becomes an issue with safety. Was it
15 built properly? It's now a complaint from someone
16 that's -- lives there or around that area.

17 MS. LAMBERTON: That was
18 emailed, right?

19 MS. HAASE: No, this came in
20 the mail.

21 MS. LAMBERTON: Oh, in the
22 regular mail.

23 MS. HAASE: Oh, yeah. We get

24 complaints mailed to us as well. So it's very
25 difficult for Maureen at this point because this

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1 now involves the township, this involves the
2 building code official, this gets moved on to
3 building code official as well.

4 MR. MOYER: Is that the swimming
5 pool deal or something?

6 MS. HAASE: This is a --

7 MS. PICKARD: Garage to living
8 space.

9 MS. LAMBERTON: It's like a roof
10 over a deck over --

11 MS. HAASE: They enclosed a
12 garage into a living space.

13 MR. HOLAHAN: Oh, it became a
14 nasium (phonetic) project after, right?

15 MS. HAASE: And a few other
16 things.

17 MR. MOYER: What's the highest
18 percentage of complaints, like what's -- the signs
19 or it's all over the board?

20 MS. PICKARD: It's all over the
21 board.

22 MS. MINNICK: Yeah, it's all
23 over. I mean, I get them right down to, seriously,
24 there's raccoons under my porch --

25 MS. PICKARD: Yeah, and that was

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1 --

2 MS. MINNICK: -- and there are
3 possums living under my porch.

4 MS. PICKARD: And that was --
5 that's just what I was going to say is, our girls
6 that answer the phone --

7 MS. MINNICK: I'm serious.

8 MS. PICKARD: -- are on the
9 phone forever just for things like that, that
10 people don't know where to go and they call here.

11 MS. LAMBERTON: That's a
12 legitimate complaint.

13 MR. KERRICK: Can I ask what our
14 goal is here?

15 MS. MINNICK: There's possums
16 under my porch?

17 MS. PICKARD: I don't know.
18 MR. KERRICK: Where are we
19 going with this?
20 MS. LAMBERTON: What we need --
21 MR. KERRICK: Are we looking for
22 the policy? I think John already stated it or are
23 we worried whether they sign a name, don't sign a
24 name? Let's get on board and move on.
25 MS. LAMBERTON: Okay. I think

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1 it started out, do we want a written policy --
2 MR. KERRICK: We said yes.
3 MS. HAASE: And I provided that
4 to the board.
5 MS. LAMBERTON: Then do we want
6 people's names? Yes.
7 MS. PICKARD: Well, John just
8 said we're gonna act on things of a safety nature.
9 MS. LAMBERTON: That's -- yeah,
10 that makes sense for that to be separate.
11 MR. KERRICK: Yes, absolutely.
12 MS. LAMBERTON: Okay. So we

13 would like them not to be anonymous and we'd like a
14 policy in place so we can state that this is the
15 policy of the township, is to obtain your name.

16 MR. KERRICK: Perfect.

17 MS. LAMBERTON: Is everybody in
18 agreement with that?

19 MR. HOLAHAN: No.

20 MR. KERRICK: That's what you
21 just said.

22 MR. HOLAHAN: No, because I
23 think -- I'm not requiring the -- let me take that
24 back. Vet it first and log --

25 MS. LAMBERTON: Oh, yeah.

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1 MR. HOLAHAN: Vet it first, log
2 the complaint and then to move forward, is get the
3 information.

4 MR. KERRICK: Agreed.

5 MR. MOYER: Yeah.

6 MS. MINNICK: And I think --
7 here's the thing, if there's repeat offenders, I
8 think at that time, it should be up to me --

9 MS. LAMBERTON: It's gonna work

10 in your favor.

11 MS. MINNICK: -- to get that
12 information. If somebody's calling about their
13 neighbor's septic system drain, they don't want to
14 give me their name, that's fine. I know it's gonna
15 be one of four neighbors or five neighbors. So at
16 that point, does it really matter what name it is?

17 MR. HOLAHAN: Unless it's a
18 really bad septic.

19 MR. KERRICK: Depends on which
20 way the wind is blowing.

21 MS. MINNICK: Yeah, but what I'm
22 saying is, does it really matter if I get a name or
23 a telephone number for a leaky septic system?

24 MR. HOLAHAN: No. That's --
25 that's to me would be -- but you have to handle

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1 that --

2 Yeah, Mike is trying to talk.

3 MS. LAMBERTON: I'm sorry,
4 Mike, go ahead.

5 MR. MIKE CHRISTIAN: If you had

6 a form online, then people can submit it, they
7 don't have to submit their names and that way
8 everything's coming in online.

9 MS. HAASE: Understood, but
10 there's still the elderly people that don't have
11 computers --

12 MS. PICKARD: That mail it.

13 MS. HAASE: -- that don't have
14 fax machines. And that is where the majority -- I
15 can't speak to something like this, but the phone
16 calls, you can tell by the voice.

17 MR. MOYER: Yeah, even if they
18 had an emergency thing --

19 MS. HAASE: But, again, it's
20 like -- it's minimal amount of complaints that we
21 receive like this and we've never had an issue
22 doing it this way.

23 MS. LAMBERTON: I just -- I was
24 trying to diffuse the petty ones where, you know,
25 people are going out and --

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1 MS. MINNICK: Yeah, the petty
2 ones --

3 MS. LAMBERTON: -- looking for
4 trouble for somebody.

5 MS. MINNICK: Listen --

6 MS. LAMBERTON: And that's
7 unfair to that taxpayer.

8 MS. MINNICK: -- the petty ones,
9 I could say, my deputies -- I could say, you know
10 what, here's a form, fill out, put your name. They
11 come in again, fill it out, here's a form, put your
12 name on it. Those ones I can see.

13 MS. LAMBERTON: You get one
14 complaint a year. After that you got to fill out a
15 form.

16 MS. MINNICK: Yeah. You know,
17 those ones -- those type of people I could -- I
18 could see. But I mean, for the people that are
19 calling about this or about that, just let me take
20 the complaint and go out and do what I need to do.
21 I mean, at that point, I don't need that person's
22 name to go out and inspect or issue a violation. I
23 don't need their name, I could care less. What I
24 care about is fixing what's broke.

25 MS. LAMBERTON: Well, I guess

1 the person that's being complained upon wants to
2 make sure it's a valid person going and
3 complaining.

4 MS. PICKARD: But they're not
5 allowed to know who it is.

6 MS. LAMBERTON: But the point is
7 --

8 MR. KERRICK: No, but it's a
9 valid complaint --

10 MS. LAMBERTON: -- we have --

11 MR. KERRICK: -- it's not
12 somebody --

13 MS. LAMBERTON: We could
14 validate it by having --

15 MR. KERRICK: -- driving down
16 the road calling on somebody just 'cause he doesn't
17 like them.

18 MS. LAMBERTON: Correct.

19 MS. KERRICK: This is a valid
20 complaint.

21 MS. LAMBERTON: I think that
22 that's safe.

23 MS. PICKARD: Well, they are

24 calling to complain 'cause they don't like them
25 probably.

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1 MS. HAASE: But Maureen won't
2 know what's --

3 MR. KERRICK: Understood.

4 MS. HAASE: -- valid until she
5 investigates it, that's her -- that's the point
6 that she's making. Whatever the problem is, just
7 let her fix it, is I think what she's saying.

8 MR. KERRICK: I thought we
9 decided that we are going to -- exactly what John
10 said, try to diffuse it --

11 MS. LAMBERTON: Yep.

12 MR. KERRICK: -- written
13 complaint, sign, name and we're moving forward.

14 MS. LAMBERTON: Yes.

15 MR. KERRICK: Are we gonna talk
16 about this all night?

17 MS. LAMBERTON: No.

18 MR. MOYER: I hope not, 'cause
19 I'm getting --

20 MS. HAASE: So then the -- what

21 I have proposed to the board, you're in agreement
22 with that?

23 MR. HOLAHAN: I am.

24 MS. PICKARD: I am. Can we --

25 MS. LAMBERTON: Outside of, I

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1 think, Jonathan, if you want to put --

2 MS. PICKARD: Yes.

3 MS. LAMBERTON: -- some language
4 there that --

5 MS. PICKARD: Exactly.

6 MS. LAMBERTON: -- if it's an
7 emergency of any sort, for your benefit or for Ed's
8 benefit, that you can just go ahead and act on it.

9 MR. HOLAHAN: Well --

10 MR. MOYER: Just act on it.

11 MS. PICKARD: The health,
12 safety --

13 MS. LAMBERTON: Is it health,
14 safety, welfare?

15 MS. MINNICK: Well, every septic
16 complaint that I have is an emergency complaint.

17 MS. PICKARD: That is.
18 (Inaudible discussion amongst
19 board members.)
20 MS. HAASE: Would it be in the
21 discretion of the zoning officer to make that
22 determination?
23 MR. HOLAHAN: Yes.
24 MS. PICKARD: It has to be.
25 MS. LAMBERTON: For safety

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1 issues or you? I don't have a problem with that at
2 all, because you'd be more on a safety issue than
3 like a tree or a sign or whatever comes down. I
4 don't consider that a complaint, I consider that
5 somebody looking out for the better of everybody.
6 MR. HOLAHAN: We're not gonna be
7 able to address all these things and I think we
8 need to leave it up to our zoning officer to be
9 bright enough to be able to figure out how to
10 handle these things without coming to us, so if we
11 could just go with --
12 MS. LAMBERTON: Diffuse or
13 signature?

14 MR. HOLAHAN: Diffuse or carry
15 forward.

16 MS. LAMBERTON: Yep.

17 MR. HOLAHAN: Are we going to
18 wait till the next meeting to pass this? I take
19 that back. Does it need to be passed or is it just
20 administrative?

21 MS. LAMBERTON: I don't think
22 so, I think it's administrative.

23 MS. PICKARD: It's
24 administrative.

25 MS. LAMBERTON: Unless you want

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1 to put --

2 MR. REISS: I would recommend
3 -- I would recommend that you add what was
4 discussed, in that you have it on your agenda and
5 you adopt it.

6 MS. LAMBERTON: For Monday?

7 MS. PICKARD: Okay.

8 MS. LAMBERTON: Okay.

9 MR. HOLAHAN: Oh, that'd be that

10 nice, that carries a stick with it as well.

11 MS. PICKARD: And then it's a
12 public meeting also.

13 MS. LAMBERTON: Yep.

14 MS. PICKARD: Regular board
15 meeting.

16 MR. HOLAHAN: Therefore the
17 stick reference.

18 MS. PICKARD: Yes. Thank you
19 for clarifying that.

20 MR. HOLAHAN: You're welcome.

21 MS. HAASE: I had a few items
22 that came out of the zoning overlay committee. We
23 were fortunate enough, Eddie Abraham came and
24 joined us and he gave his point of view as a
25 developer on what he felt would work, what may not

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1 work. And I think it was interesting and it was
2 some good input.

3 Out of that, we had also
4 discussed that the committee was looking into
5 perhaps doing a regional stormwater assessment and
6 how could we help with the NPDES permit. Eddie

7 said that was great, but what he would like more --
8 it would be more important to a developer is we
9 looked at something related to the point of access,
10 to obtaining HOPs or some type of an access to the
11 940/115.

12 MR. HOLAHAN: That was actually
13 one of the things that came out of that study too.
14 We were looking to fast track that HOP.

15 MS. HAASE: Umm-hmm.

16 MR. HOLAHAN: Correct? Yes.

17 MS. HAASE: So with that, I was
18 directed to try to get a proposal from our traffic
19 engineer. Today Bob and I had a teleconference
20 with her and another engineer.

21 MR. McHALE: They were
22 partners.

23 MS. HAASE: She thought it was
24 rather ambitious and thought that there definitely
25 needed to be more discussion. They couldn't put a

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1 proposal together at this particular point.

2 Bob, did you want to touch on

3 some of the topics? We had talked about maybe
4 looking into roundabout. We had talked about
5 traffic circulation, access points. It was also
6 interesting -- and Bob can add a little bit more to
7 it -- that in one aspect of it, we're looking at
8 potentially proposing to the board the Act 209
9 again. Now, that was presented to the board maybe
10 six years ago, seven years ago?

11 MS. LAMBERTON: Refresh my
12 memory, what's Act 209?

13 MR. MOYER: Yeah, what's this
14 for?

15 MS. PICKARD: I don't think it
16 was that long ago.

17 MS. HAASE: Rich Manfredi was
18 here.

19 MR. KERRICK: It's been a long
20 time, though.

21 MS. PICKARD: Was it?

22 MR. KERRICK: Yeah, it's been a
23 while.

24 MS. HAASE: Rich Manfredi is the
25 one that brought the individual here. That's like

1 a traffic impact.

2 MR. MOYER: For where, the
3 whole --

4 MR. McHALE: Blakeslee.

5 MS. HAASE: Blakeslee.

6 MR. MOYER: Blakeslee? Okay.

7 MR. McHALE: I think the bottom
8 line was that you invited him to the next overlay
9 committee meeting and that would be a good setting
10 for them to offer up some suggestions and guide
11 them on which direction to go toward. And that's
12 either that, the Vermont Village concept with the
13 boulevards landscaped and multiple access points
14 for pedestrians and bike paths and those kind of
15 things. Or you're going to strictly street
16 improvements, traffic signals, points of access
17 using the 209, so they were saying --

18 MS. HAASE: Because --

19 MR. McHALE: -- that they're
20 kind of opposing around -- the other ends of each
21 end of the scale, so it would be good for them to,
22 I think, go to the next overlay committee meeting
23 and get a feel for what the overlay committee is
24 trying to accomplish. And then based upon that,

25 guide them --

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1 MR. MOYER: Go from there.

2 MR. McHALE: -- in a direction.

3 MS. PICKARD: Yeah, I think that
4 was a good idea.

5 MS. LAMBERTON: What's the 209
6 mean?

7 MR. KERRICK: I have a question.

8 MS. LAMBERTON: I'm sorry. Go
9 ahead, John.

10 MR. McHALE: That allows them
11 to study an area and evaluate your transportation
12 infrastructure. And then if they're at failing
13 levels, the township is required to bring them up
14 to certain standard and then you can impose impact
15 fees rather than a developer coming in and say --
16 and doing a study and having to put in a left turn
17 lane at a particular location at a traffic signal.
18 Maybe they just pay X amount for those trips. And
19 then when the time comes to where that left turn
20 lane is needed, in theory, the money is there then

21 for the township to move forward, to make that
22 improvement; but that doesn't always work smoothly
23 like that, but nonetheless --

24 MS. LAMBERTON: John, that's
25 going back to Tannersville exit ramp that we spoke

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1 of --

2 MR. KERRICK: Yeah.

3 MS. LAMBERTON: -- where you do
4 a general overall plan and this is something that
5 I'm looking at out by where we're talking for the
6 signalization out on 940, by 84 Lumber and Pocono
7 Manor.

8 MS. PICKARD: That access.

9 MS. LAMBERTON: I'd like to -- I
10 have a meeting coming up with Pennoni at the end of
11 May which wants to do the same tactic as that, is
12 taking that whole section and build it out to its
13 maximum capability and have everybody put in their
14 fair share amount. And when the upgrade is needed
15 at that time, do it -- instead of putting it in
16 twice and make it nice kind of thing and ripping up
17 what somebody just spends \$1.2 million on an

18 upgrade for HOP --

19 MR. MOYER: Do it all in one
20 shot.

21 MS. LAMBERTON: -- do an
22 overall plan and do it one shot and do it right.
23 And then you'll also only have folks coming up for
24 the weekend under construction once and not every
25 other year, when somebody else builds a new

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1 business and then you're coming in and ripping up
2 that improvement and making it larger. So I think
3 that you could do that for each one of the little
4 village commercial overlays, including Blakeslee,
5 with your stormwater, your HOP and have a permit
6 ready.

7 MR. McHALE: Their initial take
8 on these --

9 MS. LAMBERTON: I'm such a
10 dreamer, aren't I?

11 MR. McHALE: But L&V's initial
12 take on the concept was that perhaps a roundabout
13 would better complement the village center rather

14 than traffic signals and multi-lanes, and dual
15 lefts and all that stuff.

16 MS. LAMBERTON: How would that
17 work with the amount of property that would be
18 needed with -- you have the Wawa, you have Choices,
19 you have --

20 MR. McHALE: That would have to
21 be all evaluated, how much right-of-way we needed,
22 how big does it need to be and all that kind of
23 thing.

24 (Inaudible discussion.)

25 MS. LAMBERTON: 'Cause we still

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1 have a lot of truck traffic there, too, which it
2 has to be --

3 MR. McHALE: Well, I think on
4 that --

5 THE REPORTER: There's too many
6 things going on.

7 MS. LAMBERTON: Sorry.

8 MR. McHALE: On that drawing
9 right there that's before the board, that was a
10 part of the village master plan, I think even in

11 the northwest quadrant, rather than a roundabout,
12 there's actually, I think, a little traffic circle
13 which is like a mini -- mini roundabout type thing,
14 if you will. So there's -- it's good for them to
15 go to the meeting and to sit there and digest
16 what's trying to be accomplished. And then, like I
17 said, they can then provide or offer
18 recommendations to guide the folks in the committee
19 in a direction.

20 MS. LAMBERTON: I think that's
21 great.

22 MR. KERRICK: I had a question,
23 Bob. I don't recall when he -- when they were here
24 the last time. Did they have to do the whole
25 township or could we break it into pieces?

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1 MR. McHALE: I believe they can
2 just focus on an area like this.

3 MR. KERRICK: And then you
4 could -- you could impose that fee or did they have
5 to study the whole township from one end to the
6 other? I don't remember.

7 MR. McHALE: I don't recall.
8 Actually L&V said that they would look into the
9 details of the Act 209, refresh themselves again on
10 implementation, 'cause we were asking them
11 questions about how long out can you -- or what's
12 the design here that you're actually projecting for
13 those 209 improvements and they were gonna research
14 some of that in the interim. So I imagine if --
15 like I said, at the next overlay committee meeting,
16 whenever that is, they'll have some of that
17 information as well.

18 MS. PICKARD: We did talk about
19 it when Jaime was here and we -- I went to a PSATS
20 seminar on that, but it was very expensive and it
21 -- and what they came up with was we already were
22 too far gone. And we've been doing the fair share
23 contribution kind of thing, but I --

24 MR. KERRICK: Did we have to --
25 if it was a failing condition, did we have to bring

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1 it up to standard?

2 MS. PICKARD: Yeah.

3 MR. McHALE: Yes.

4 MS. HAASE: Yes.

5 MR. KERRICK: The township
6 itself, so if --

7 MS. HAASE: The township.

8 MR. KERRICK: If it was -- if it
9 was studied and it was failed, we had to bring it
10 up?

11 MR. McHALE: Correct.

12 MR. KERRICK: Maybe that's why
13 we stopped.

14 MS. PICKARD: That's why we
15 stopped.

16 MR. McHALE: Correct.

17 MS. LAMBERTON: Yeah, you're
18 opening a can of worms there.

19 MS. PICKARD: Yes, you are.

20 MS. LAMBERTON: Absolutely.

21 MR. KERRICK: I have to go dig
22 some notes.

23 MR. McHALE: That particular
24 intersection, though, is not failing, it's in good
25 shape.

1 MS. PICKARD: We can't charge
2 them back for the --

3 MR. KERRICK: No, it's only
4 going forward.

5 MR. McHALE: The Blakeslee
6 intersection.

7 MR. KERRICK: That would work
8 better than this -- when they talked about this
9 intersection, there wasn't enough -- really enough
10 property to make it work properly, but Blakeslee
11 would.

12 MR. McHALE: Part of the problem
13 with the 423/940 intersection is that the -- the
14 legs of the intersection, the ADT was so off
15 balance, whereas in 940/115, the numbers were much
16 closer together and that's ideally what PennDOT
17 likes to see for roundabouts.

18 MS. PICKARD: We have \$34,000
19 in our traffic fund for that.

20 MR. KERRICK: For a roundabout?

21 MR. HOLAHAN: For studies.

22 MS. PICKARD: Whatever, the left
23 turn lanes --

24 MR. KERRICK: It won't get very

25 far.

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1 MR. McHALE: That'll get started
2 on the design part.

3 MR. KERRICK: A month.

4 MS. PICKARD: When we were
5 talking with Mark, it was about two and half
6 million dollars in intersection, they were talking.

7 MS. LAMBERTON: That's crazy.
8 Phyllis, anything else?

9 MS. HAASE: No. I will place on
10 the board's agenda for Monday for your
11 reconsideration the improvement and the study
12 that's being suggested by the overlay committee.

13 MS. PICKARD: The what? I can't
14 -- can you speak up --

15 MR. McHALE: And the
16 stormwater --

17 MS. PICKARD: -- Phyllis?

18 MR. McHALE: -- also I think you
19 were going to move forward with that as well,
20 right?

21 MS. HAASE: The stormwater.

22 MS. PICKARD: Did you hear her?
23 MR. KERRICK: No.
24 MS. PICKARD: We couldn't hear
25 you here.

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1 MS. HAASE: The information
2 that I had sent out two weeks ago pertaining to the
3 proposal --
4 MS. PICKARD: For the stormwater
5 --
6 MS. HAASE: -- the stormwater.
7 MS. PICKARD: -- desktop.
8 MS. HAASE: Yes. I will put
9 that on the agenda for the board's consideration on
10 Monday.
11 MS. PICKARD: And we do have
12 some money for the village overlay that we did have
13 in the budget.
14 MS. HAASE: So it's a -- it's a
15 -- the grant will cover 75 percent of the cost. So
16 we're looking at \$3,750 for the desktop study for
17 the township.

18 MS. PICKARD: Just, can you spin
19 that chair around 'cause I can't see Anne? But
20 just as for food for thought, depending on what
21 Jonathan comes out, if we do have any money from
22 the sewer treatment plant, I think it should go
23 into some of these planning projects that we're
24 talking about.

25 MR. HOLAHAN: I have thought for

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1 further discussion at another time, but I like your
2 idea.

3 MS. LAMBERTON: Anything else?

4 Anyone with public comment?

5 Yes, sir? If you could just
6 state your name for her.

7 MR. PETER TOTA: Peter Tota,
8 Lake Naomi.

9 The -- I had a discussion with
10 Ed the other day on the phone about the (inaudible)
11 near Judge's Pond, on moving about a guardrail.
12 The lake took it upon themselves, which I thank
13 them very much, to put a guardrail there on the
14 high water end. Ed said it didn't meet the

15 criteria. Can somebody explain to me what criteria
16 means in that area?

17 If it's unsafe on one side of
18 the road and the lake took it upon themselves --
19 you have boulders, you have a slope. I have
20 grandkids on a school bus, no seat belts, they come
21 down that hill. If it happens to be a flat tire
22 and it goes off to the right side, you have propane
23 trucks, you have oil trucks, you have people on
24 bicycles. I know you can go on forever about
25 what's safe and what isn't unsafe.

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1 That's an unsafe area and the
2 word criteria, what proposes criteria? I don't
3 know what that means.

4 MS. LAMBERTON: Ed, if you can
5 bring us up to speed?

6 MR. ED TUTRONE: PennDOT has a
7 standard for a guide rail, what the area needs to
8 be in order to warrant putting in a guide rail.
9 And Bob is a little more up to speed with that
10 because there's some different scenarios with

11 steepness of slope with what's around there. And
12 in that area that's why we never put a guide rail
13 up there. That's come up numerous times in the
14 past, it didn't meet the criteria set forth by
15 PennDOT with the liquid fuels money that we get for
16 roads.

17 MS. LAMBERTON: And the reason
18 that the PennDOT specifications matter is because
19 that's what the township adheres to?

20 MR. ED TUTRONE: Sort of.

21 MR. McHALE: You don't want to
22 go outside that specification.

23 MS. LAMBERTON: Right. I'm just
24 trying to explain that to you. The reason that
25 those PennDOT specifications matter is, that's the

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1 rules the township adheres to.

2 MR. PETER TOTA: I -- I already
3 have --

4 MS. LAMBERTON: Am I explaining
5 that correctly?

6 MR. KERRICK: Yes, legalities.

7 MS. LAMBERTON: Hang on one

8 second. Yes, no?

9 You want to speak to this?

10 MR. KERRICK: Well, John can or
11 Bob can speak to it. It's -- you got to follow the
12 criteria or you open yourself up for a lawsuit if
13 anything would happen. And the speed was the
14 number one thing there years ago, it's -- I'm sure
15 it didn't change. The speed wasn't enough,
16 correct?

17 MR. ED TUTRONE: The speed, the
18 steepness of the slope, there was a -- there were a
19 few factors that did not warrant a guide rail. I
20 know Lake Naomi had a concern about it a couple
21 years ago and that's why it's there.

22 MS. WENDI FREEMAN: The water's
23 deeper on that side of the -- the water's quite a
24 bit deeper on that side of Woodland Avenue. Also
25 the -- the distance between the road edge and the

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1 actual drop-off into the water is about this much.
2 On the other side it slopes down, it goes past the
3 boulders into dry land and then into a very, very

4 shallow portion of the lake. We asked the township
5 supervisors for permission to put in that guardrail
6 on that side at our cost and we also indemnified
7 the township so that if it didn't perfectly meet
8 the specifications from PennDOT, you would be
9 indemnified from it.

10 MS. LAMBERTON: So the
11 guardrail's installed.

12 MR. KERRICK: Guide rail.

13 MS. WENDI FREEMAN: The guide
14 rail.

15 MS. LAMBERTON: Guide, guide.
16 That was another lawsuit, right? The guide rail is
17 installed. So your question is --

18 MR. PETER TOTA: I've contacted
19 PennDOT and PennDOT said they have no jurisdiction
20 over the township. And just so you all understand,
21 the meeting of -- that's -- I already called before
22 I --

23 MS. LAMBERTON: No, that's okay.
24 Thank you.

25 MR. McHALE: We're not saying

1 in this discussion that PennDOT has jurisdiction.
2 We're just saying that we follow their
3 specifications, their guidance and pretty much
4 their policies --

5 MS. LAMBERTON: Even when we
6 build a road --

7 MR. McHALE: -- as a rule so
8 that we don't expose ourselves to undue liability.

9 MR. PETER TOTA: Okay. Now,
10 traffic barrier. Traffic barriers also known in
11 North America as guide rails or guardrails, keep
12 vehicles within their road and prevent vehicles
13 from colliding with dangerous obstacles such as
14 boulders, buildings, walls and large storm drains.
15 You have boulders on the opposite side. A bus
16 comes down and they -- kids have no seat belts on,
17 hits a boulder, rolls over, you'll have lawsuits
18 out of this world.

19 MS. WENDI FREEMAN: You'll have
20 a lawsuit anyway.

21 MR. PETER TOTA: Well, I'm just
22 saying. I just want to go on record that -- and I
23 guess Ed said to me, well, it's never happened
24 before. Well, now, you just said, okay, now it can
25 happen.

1 MR. ED TUTRONE: I did follow up
2 with, and I hope it never does happen.

3 MR. PETER TOTA: Well -- say
4 why is one side of the road unsafe and yet the
5 opposite side of the road where it is a slope and
6 there are boulders and it rolls over?

7 MR. KERRICK: You just explained
8 it.

9 MR. MIKE CHRISTIAN: That was
10 something we chose to --

11 MR. PETER TOTA: I know you did,
12 that's fine. I understand.

13 MR. MIKE CHRISTIAN: That was
14 our choice.

15 MR. PETER TOTA: That's the
16 choice of the lake, but obviously somebody must
17 have said it's a big slope and it's water. It's
18 just as unsafe on the opposite side and it can't be
19 that much to put a guardrail up.

20 MS. WENDI FREEMAN: Well, it was
21 about \$15,000.

22 MR. PETER TOTA: Is that all?

23 MS. WENDI FREEMAN: Yeah. And
24 it's -- you know, I mean, my opinion differs from
25 yours.

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1 MR. PETER TOTA: Of course it
2 does, but \$15,000 for a school bus flipping over
3 and God forbid kid becomes a vegetable --

4 MR. MIKE CHRISTIAN: You could
5 pick a lot of roads --

6 MR. PETER TOTA: I know you can.

7 MR. MIKE CHRISTIAN: Another
8 thing, this is guide rail, not a guardrail.

9 MR. PETER TOTA: Whatever you
10 want to call it, but PennDOT said they have no
11 jurisdiction whatever the township wants to do.

12 My second concern is the
13 trenches in Lake Naomi, is there a maintenance
14 program for that to clean them up? Because they're
15 not working. The grass from the edge of the
16 roadway to the edge of the trench is about two
17 inches higher than the trench. They don't work,
18 the water never gets there. It's filled with

19 leaves and brushes, you have raccoons living in the
20 pipe underneath the driveway. And you have you
21 possums living in there and all sorts of animals.

22 I've seen kids playing what they
23 call a war game where they take a tennis ball, it
24 looks like a hand grenade, they pull on it and they
25 throw it across the road to other kids that are

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1 hiding in the trench and they get up and they run
2 out of this trench. Imagine somebody riding down
3 the road and not even expecting a kid coming up and
4 running across.

5 If the trenches worked, you
6 wouldn't have animals living in there. If a kid
7 lost his ball and went into the trench to get it
8 and gets bit, you know -- I know you can say you
9 can go on forever about the safety issues and so
10 on, but something has to be done with those
11 trenches, they don't work.

12 MS. LAMBERTON: Well, there's
13 like multiple issues going on there.

14 MR. KERRICK: This is the

15 Pocono experience.

16 MS. LAMBERTON: Well, it is --

17 (Inaudible discussion.)

18 MS. LAMBERTON: What kind of
19 place are we running back there? No.

20 I'm sorry. Go ahead, Ed.

21 MR. ED TUTRONE: (Inaudible).

22 Actually behind John over there is a road manager
23 plan for 2016 that addresses drainage because we
24 have 50 some miles of road to address. We're
25 actually doing progressive drainage when we put it

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1 in and now we're going back to -- it's been for
2 several years, probably five to ten years. Now
3 we're going back to do the maintenance out in those
4 areas and we have a plan laid out. If you'd like
5 to come in, make an appointment to come in and I'll
6 sit down and go over everything we're doing --

7 MR. PETER TOTA: Well, as long
8 as it gets maintained, it's just --

9 MS. LAMBERTON: I think that
10 would help.

11 MR. KERRICK: The grass is a

12 good thing, it filters out the sediment, it's a
13 good thing.

14 MS. PICKARD: It is.

15 MR. PETER TOTA: It's a good
16 thing?

17 MR. KERRICK: Sure it is.

18 MS. LAMBERTON: I think that
19 would be beneficial to you to meet with Ed.

20 MR. PETER TOTA: I will.

21 MS. LAMBERTON: And then I think
22 maybe you'll have a better understanding on how the
23 maintenance program works and where they're at this
24 point and that should be helpful for you. And the
25 parents need to be called about those kids because

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1 we can't know when kids are going, that's not
2 our --

3 MR. PETER TOTA: Oh, no, no, I
4 understand. It's just that --

5 MR. MOYER: They're not allowed
6 to go --

7 MS. LAMBERTON: And I can't tell

8 raccoons, we might give a complaint to Maureen
9 about the raccoon. I can't make any other
10 promises.

11 MR. PETER TOTA: There's a
12 raccoon in the trenches.

13 MS. LAMBERTON: And you live in
14 a very lovely community, so --

15 MR. MOYER: Beautiful.

16 MR. PETER TOTA: Just wanted to
17 have it on record because if something happens --

18 MS. LAMBERTON: Yeah. No, I
19 approach that, but I say get with Mr. Tutrone and I
20 think maybe that will help both of you understand.

21 MR. PETER TOTA: I have one more
22 question.

23 MS. LAMBERTON: One more
24 question, guys.

25 THE REPORTER: One more

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1 question, one person at a time.

2 MR. PETER TOTA: On the Woodland
3 Avenue where you're coming down by Judge's Pond and
4 coming up to Miller --

5 MS. LAMBERTON: Okay.

6 MR. MOYER: Yep.

7 MR. PETER TOTA: -- it's not a
8 stop sign there, right? It's a -- you can run
9 right through it, no stop sign at that point.

10 MR. MOYER: Right.

11 MS. WENDI FREEMAN: Because of
12 the --

13 MR. PETER TOTA: Yet we have our
14 school bus stops there and last year the road was
15 icy. When he stopped, he started rolling
16 backwards. Now, does that school bus have to stop
17 there? He makes the right turn anyway going --

18 MS. LAMBERTON: I would have to
19 say that would be a school board issue.

20 MR. PETER TOTA: That's a
21 school board issue?

22 MS. LAMBERTON: Yeah.

23 MR. KERRICK: There's no stop
24 sign there, is there?

25 MS. LAMBERTON: Yeah. They take

1 their own routes.

2 MR. ED TUTRONE: That's why we
3 -- that's why we never put the stop sign there
4 mainly for that issue. So people don't get stopped
5 on that hill in ice.

6 MR. KERRICK: That's right, it's
7 a three-way stop.

8 MR. ED TUTRONE: That -- yeah,
9 that would definitely --

10 MR. PETER TOTA: I understand,
11 but then --

12 MS. LAMBERTON: One at a time,
13 guys.

14 I'm sorry, sir. Go ahead.

15 MR. PETER TOTA: The bus
16 doesn't have to really stop there because he makes
17 the -- he could stop on the right turn.

18 MS. LAMBERTON: I'm not passing
19 the buck, but the school district, they designate
20 their routes.

21 MR. PETER TOTA: Okay.

22 MS. LAMBERTON: That really has
23 nothing to do with this and I believe that Mr.
24 Tutrone explains it perfectly. The reason there's
25 not a stop sign is because of the incline, you

1 don't want to stop there, which makes sense.

2 MR. PETER TOTA: Then I would
3 have to go the school bus and explain to them.

4 MR. MOYER: Absolutely, yeah.

5 MS. LAMBERTON: Yeah. That
6 should be helpful to you.

7 MR. PETER TOTA: All right.
8 Thank you very much.

9 MS. LAMBERTON: You're very
10 welcome. Thank you for your comments.

11 Any other questions or comments
12 from the public?

13 MR. HOLAHAN: Motion to
14 adjourn.

15 MS. PICKARD: Second.

16 MS. LAMBERTON: Amen. Thank you
17 all.

18 Are we -- are we going into
19 executive?

20 MS. PICKARD: Yeah, I think we
21 had the one, yeah.

22 MS. LAMBERTON: Do I need to

23 take -- need a motion or --

24 MR. REISS: You've got to
25 adjourn to executive discussion -- session to

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1 discuss personnel.

2 MS. LAMBERTON: Folks, we need
3 to adjourn, to make a statement that we're going
4 into executive session to discuss a personnel
5 issue.

6 MR. HOLAHAN: Yeah, and I don't
7 believe we voted on the motion to adjourn either.

8 MR. KERRICK: You don't have to.

9 MR. MOYER: Yeah, we don't have
10 to.

11 MR. HOLAHAN: Oh, no.

12 MR. MOYER: No.

13 (Meeting concluded at 7:48 p.m.)

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I hereby certify that the
proceedings and evidence are contained fully and
accurately, to the best of my ability, in the notes
taken by me at the meeting in the above matter; and
that the foregoing is a true and correct transcript
of the same.

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TARA WILSON, C.R.

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