

MINUTES FOR SPECIAL MEETING
EAST STROUDSBURG BOROUGH COUNCIL
MONDAY, JANUARY 23, 2023, 6:00 P.M.

PRESENT IN PERSON: Sonia Wolbert; William Reese; Maury Molin; Edmund Freeborn; Carrie Panepinto; Mayor Victor Brozusk. Also present were: Borough Manager Brian Bond; Solicitor John Prevoznik; and Borough Engineer Nate Oiler.

ABSENT: Erika Huber.

The Pledge of Allegiance was recited.

Conditional Use Hearing, TWAS Properties, LLC; D/B/A Tidal Wave Auto Spa:

A motion was made by Ms. Panepinto and seconded by Mr. Molin to recess the regular meeting and convene a Conditional Use Hearing for TWAS Properties, LLC; D/B/A Tidal Wave Auto Spa. The motion carried unanimously.

Mr. D'Alessandro, the Borough's Zoning Officer, reported that a Conditional Use application was submitted by TWAS Properties, LLC, d/b/a Tidal Wave Auto Spa (equitable owner), to develop a full service automobile tunnel carwash at 705 Milford Road, East Stroudsburg. The property consists of five parcels, with a total area of 1.567 acres, located within the C-2 Heavy Commercial zoning district, and is currently owned by n/f Pensco Realty, Inc. The proposed development is the construction of a 3,690 square feet tunnel carwash, 26 covered self-serve vacuum stalls, five parking spaces, one off-street truck loading space, and associated utilities. A driveway entrance/exit onto Milford Road, and an exit-only driveway onto Route 447 (Paradise Trail) is also proposed. This is a permitted use within the C-2 zoning district, however, due to the property being over one acre, a conditional use is required. Testimony was presented by Applicant and Applicant's witnesses. Various exhibits were presented by the Borough and by Applicant. Applicant stipulated that the hearing was properly noticed and convened in accordance with the MPC and the East Stroudsburg Borough Code of Ordinances.

A motion was made by Mr. Freeborn and seconded by Ms. Panepinto to take a five-minute recess. The motion carried unanimously.

A motion was made by Mr. Freeborn and seconded by Mr. Molin to reconvene the meeting at 8:25 p.m. The motion carried unanimously.

A motion was made by Mr. Freeborn and seconded by Mr. Molin to enter Borough exhibits 1 through 16 into evidence. No objection was raised by Applicant. The motion carried unanimously.

A motion was made by Mr. Freeborn and seconded by Ms. Panepinto to enter the Applicant's exhibits 1 through 8 into evidence. No objection was raised by the Borough. The motion carried unanimously.

A motion was made by Mr. Freeborn and seconded by Mr. Molin to continue the public hearing to February 21, 2023, at 6:00 p.m., and reconvene the regular meeting. The motion carried unanimously.

Water and Sewer Authority:

A motion was made by Mr. Freeborn and seconded by Ms. Panepinto to authorize the Borough Engineer, Borough Solicitor, and Environmental Council to do a review of permits and the effect of transferring permits to an authority for water and sewer, at a cost not to exceed \$5,000.00, collectively. The motion carried unanimously.

A motion was made by Mr. Molin and seconded by Ms. Panepinto to authorize Ballard Spahr to provide an analysis on reviewing Borough finances for water and sewer, and effect of establishing an authority, at a cost not to exceed \$5,000.00. The motion carried unanimously.

Public Comments:

None.

Adjournment

A motion was made by Mr. Freeborn and seconded by Mr. Molin to adjourn the meeting at 8:43 p.m. The motion carried unanimously.

NEXT REGULAR MEETINGS:

Tuesday, February 7, 2023, at 7:15 p.m.

Tuesday, February 21, 2023, at 6:00 p.m.

NEXT COUNCIL WORK SESSION:

Monday, February 27, 2023, at 7:00 p.m.