

MINUTES
Stroudsburg Borough Council Special Workshop Meeting
Tuesday, July 19, 2016 at 4 p.m.

1. Call Meeting to Order/Roll Call: President Ken Lang called the meeting to order at 4:05 p.m. Borough Manager Cathryn Thomas called roll: Present were President Ken Lang, Vice President James Smith, Council Members Mark Connors, Boyd Weiss, Joanne Kochanski, Patrick Maurath and Matt Abell. Also present were Mayor Probst and Solicitor Joe McDonald.

2. Discussion on components to be included in a proposed Agreement of Sale between Stroudsburg Borough and BTS Stroudsburg, LLC, pertaining to the Borough selling approximately .13 acres of property it owns on McConnell Street: Solicitor McDonald reminded Council that there is an Agreement of Sale proposal that was submitted with the Rite Aid bid and that at the meeting a few weeks ago, Council accepted the bid subject to working out the terms of that agreement. He continued by stating that in order for the site plan and the renderings attached to the Agreement of Sale to go forward, Rite Aid would need to obtain at least five or six different variances from the Zoning Hearing Board. Council needs to determine if they are willing to accept the design of the building the developer has proposed.

After a brief description of the project by a Rite Aid representative, the general consensus of the Council is in favor of the Rite Aid project moving forward in the location proposed.

Mr. Connors would still like to see the number of proposed parking spaces reduced from 59 to 45. Consensus of Council is that the 59 proposed spaces are satisfactory.

Mr. Connors also suggested Rite Aid not seek a variance for reducing the width of the planting strip and not to seek a variance for the distance from the parking to the property line. The majority of Council was in agreement. Mr. Abell suggested that on the McConnell Street side, to allow the applicant to have a tapered green space such that the average width is eight feet. Kate Durso, the attorney representing BTS Stroudsburg LLC, stated if that this item is a condition, there is no point in continuing as the applicant cannot develop the property with that condition attached.

3. Consideration to approve a proposed Agreement of Sale between Stroudsburg Borough and BTS Stroudsburg, LLC, pertaining to the Borough selling approximately .13 acres of property it owns on McConnell Street: No action taken.

4. Executive Session: Motion by Mr. Smith, second by Mr. Connors, at 4:45 p.m. to continue this real estate discussion in Executive Session. Motion passed 5-2-0 with Mr. Weiss and Mrs. Kochanski voting no.

Motion by Mrs. Kochanski, second by Mr. Abell to reconvene to Regular Session. Motion passed unanimously. A Real Estate matter was discussed.

Solicitor McDonald stated Council is in agreement that it will not oppose Rite Aid seeking variances for reducing the width of the planting strip and for the distance from the parking to the property line.

Solicitor McDonald stated Council is concerned with winding up with an abandoned lot or an unfinished building and wanted clarification in the Agreement of Sale for the definition of “abandoned.” Mr. Connors defined abandoned as failure to commence construction within a year of the approvals and failure to receive a Certificate of Occupancy within 18 months after construction commences. Mr. McDonald stated this additional language should be a term in the Agreement of Sale.

President Lang asked the developer to investigate benches and decorative street lights on the McConnell Street side.

Mr. Abell explained that because Council has an issue with the entrance door on McConnell Street, he would like to have the appearance of a door on the Main Street side by flipping the location of the loading dock and the drive-through and putting a decorative portico over the drive-through giving it the appearance of an entranceway. Ms. Durso explained that would affect the traffic circulation of the site and the provision of a by-pass of the drive-through. Mr. Smith asked Ms. Durso to find out if the applicant would be willing to put the two-lane drive-through on Main Street and the loading dock in the back of the building. Motion by Mr. Abell, second by Mrs. Kochanski, to flip the loading dock and drive-through as a condition of the sale. Motion fails 3-4-0 with Mr. Weiss, Mrs. Kochanski, Mr. Maurath and Mr. Smith voting no.

Motion by Mr. Smith, second by Mrs. Kochanski, that as a condition of sale, the architect design a screen for the loading dock that is acceptable to Council. Motion passes 4-3-0 with Mr. Weiss, Mr. Maurath and Mr. Abell voting no.

Motion by Mr. Abell, second by Mr. Connors, for the building exterior to be composed completely of decorative brick, adding cornices to the top of the windows, a variation in the column heights and separate windows. Motion fails 3-4-0 with Mrs. Kochanski, Mr. Smith, Mr. Weiss and Mr. Maurath voting no. The contractor will inquire with the Rite Aid Corp. to see if any of these design features could be incorporated.

Motion by Mr. Connors, second by Mr. Abell, to change the entrance and exit patterns as a condition of sale. Motion fails 2-5-0 with Mr. Maurath, Mr. Lang, Mr. Weiss, Mr. Smith and Mrs. Kochanski voting no.

4. Adjournment: Motion by Mr. Weiss, second by Mr. Maurath, to adjourn at 6:10 p.m. Motion passed unanimously.

Approved:

Ken Lang, President of Council

Attest:

Cathryn Thomas, Borough Manager/Secretary