



## Monroe County Warehouse Public Hearings – April 24, 2023

**Where:** Two public hearings on proposed stormwater discharges to streams will take place at the Tunkhannock Township Fire Hall located at 1539 Long Pond Road, Long Pond, PA 18334 on **Monday, April 24, 2023**. The community requested hearings and DEP granted the hearings because of the threats warehouses may cause to our clean high quality (HQ) and exceptional value (EV) waterbodies, forests, and riparian buffers - along with many other threats that warehouses bring.

The Tunkhannock (Moyer) warehouse hearing is **scheduled for 6:00pm to 7:30pm**.

The Coolbaugh (Orchard BJK Co Lot 1) warehouse hearing is **scheduled for 7:40pm to 9:10pm**.

**What:** Two warehouse proposals are threatening Exceptional Value (EV) wetlands and High Quality (HQ) streams in Monroe County, PA & community groups know of another 10 possible warehouses proposed in Monroe Co alone. The **Papillon and Moyer I80-115 C-1 Site, LLC Project** located in Tunkhannock Township proposes to discharge stormwater into EV wetlands adjacent to the HQ Mud Pond Run and HQ Tunkhannock Creek (NPDES Permit Application No. PAD450168). This project would consist of a massive complex of warehouses and commercial businesses along Route 115. The complex would consist of a 600,000 sq. ft. warehouse with 587 parking spaces, a 150,000 sq. ft. warehouse with 148 parking spaces, a donut shop, a pharmacy, two fast food restaurants, a gas station, and a truck stop with hundreds of additional parking spaces. All of this paved impervious surface would be squeezed onto the 100-acre property. The property contains one of the few glacial lakes in Monroe County and the surrounding ecosystem of bogs/wetlands is known as glacial till barrens habitat and the majority of the site is currently forested. The developer, despite violations concerns and notices issued by the Conservation District continued cutting the forest this winter and spring despite no permits being issued – DEP has disappointedly not responded to this concern to order the cutting with equipment to stop.

Additionally, a second massive warehouse project is proposed for Monroe County. The **Orchard BJK Company, LLC Pocono Mountains Corporate Center North Warehouse (Lot 1)** proposes to discharge stormwater into EV wetlands adjacent to the HQ Duckpuddle Run (NPDES Permit Application No. PAD450158). This project would consist of a 333,000 square foot warehouse on 36 acres at the intersection of Memorial Boulevard and Laurel Drive in Coolbaugh Township, Monroe County. The facility would be used for storage purposes. There would also be 52 truck docks, with parking for 267 automobiles and 90 trailers. The site is currently predominantly forested and has forested wetlands, the Duckpuddle

Run and a tributary to the Duck Puddle Run located on the parcel – Maps also show a Lot 2 which is not part of this application

You can view the warehouse developer's materials on the DEP website here:

Tunkhannock (Moyer) -

[https://files.dep.state.pa.us/RegionalResources/NERO/NEROPortalFiles/CommunityInformation/I-80%E2%80%9393115\\_C1/PAD450168/](https://files.dep.state.pa.us/RegionalResources/NERO/NEROPortalFiles/CommunityInformation/I-80%E2%80%9393115_C1/PAD450168/)

Coolbaugh (Orchard BJK Lot 1) -

[https://files.dep.state.pa.us/RegionalResources/NERO/NEROPortalFiles/CommunityInformation/Pocono\\_Mountains\\_Corporate\\_Center/PAD450158/](https://files.dep.state.pa.us/RegionalResources/NERO/NEROPortalFiles/CommunityInformation/Pocono_Mountains_Corporate_Center/PAD450158/)

Written comments will be accepted after the hearing (we have some bullet points to assist you) and DEP will announce at the hearing – we suspect at least 15 days after the hearing. Please help spread the word and check back to our web pages for action alerts and talking points for written comments. You can contact [faith@delawariverkeeper.org](mailto:faith@delawariverkeeper.org) or at 610-291-1403 or visit [www.delawariverkeeper.org](http://www.delawariverkeeper.org) or visit Tobyhanna Tunkhannock Watershed Association's website at: <http://www.tctcwa.org> or email [tctcwa@hotmail.com](mailto:tctcwa@hotmail.com) or 570-643-2001 for more details and to learn more about these threats.