

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING

January 14, 2013

A Regular meeting of the Pocono Township Planning Commission was held on January 14, 2013 at 7:00 p.m. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: R. Demarest; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: None. It was noted that M. Velardi had resigned from the Planning Commission by written letter of resignation to the Supervisors. His position is vacant.

Reorganization: A motion was made, seconded and carried (Demarest/DeYoung) to nominate S. Gilliland as acting Chairperson. S. Gilliland requested nominations for Chairperson. R. Swink was nominated as Chairperson. A motion was made, seconded and carried (Demarest/DeYoung) to appoint R. Swink as Chairperson. S. Gilliland requested nominations for Vice-Chairperson. S. Gilliland was nominated as Vice-Chairperson. A motion was made, seconded and carried (Demarest/Schmoyer) to appoint S. Gilliland as Vice-Chairperson. S. Gilliland requested nominations for Secretary. T. Munoz was nominated as Secretary. A motion was made, seconded and carried (Swink/Demarest) to appoint T. Munoz as Secretary. S. Gilliland then turned the meeting over to R. Swink.

Comments: Chairman Swink explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Swink noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Swink also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

Minutes: A motion was made, seconded and carried (DeYoung/Munoz) to approve the 12/10/12 Planning Commission Regular Meeting Minutes, there being no additions or corrections.

Bills: None.

Correspondence: None, except what pertained to the plans, which was read at the time of plan review.

Tabling of plans: A motion was made, seconded and carried (Munoz/DeYoung) to table the following plans and matters:

- 1) Griffiths & Lenore Sager Minor Subdivision/Lot Line Adjustment
- 2) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 3) Sheldon Kopelson Minor Subdivision Plan;
- 4) Pocono Manor Tentative PRD Prelim. Plan;
- 5) Lands of the Spirit of Swiftwater, Inc. (Office);

New plans:

- 1) Cargill Facility Expansion and Upgrade – Plan submitted for 1/14/13 P.C. meeting as a “Preliminary/Final” Land Development Plan. \$550 Plan fee paid; \$2,500 Escrow fee paid. Alan Toloza of Cargill-Horizon Milling was present on behalf of the Applicant to present the Plan for review. A motion was made, seconded and carried (Schmoyer/Demarest) to accept the Plan for review. R. Swink recused himself from voting on this Plan. **The last P.C. mtg. is 3/25/13; the last Sup’v. mtg. is 4/1/13.**

Presentation of plans for final approval:

- 1) Griffiths & Lenore Sager Minor Subdivision/Lot Line Adjustment – Plan submitted for 8/27/12 P.C. mtg. \$300.00 Plan fee paid; \$1,500.00 Escrow fee paid. The Sup’v. at their 12/17/12 meeting accepted a time extension until 3/25/13, as requested. **The last P.C. mtg. is 3/11/13; the last Sup’v. mtg. is 3/18/13.** See above motion for tabling of the plan.
- 2) The Reserve at Bryson's Farm Major Subdivision Plan – Final – and Planning Modules – Plan submitted 09/20/10 for 09/27/10 P.C. mtg. \$450.00 Plan fee paid; \$1,500.00 Escrow fee paid; \$181.00 Planning Modules fee paid. The plan was tabled at the 11/14/11 P.C. mtg. Revised Plans were submitted. The Sup’v. at their 12/17/12 mtg. accepted a time extension until 3/11/13. **The last P.C. mtg. is 2/25/13; the last Sup’v. mtg. is 3/4/13.** See above motion for tabling of the plan.
- 3) Sheldon Kopelson Minor Subdivision Plan – Plan submitted for 09/02/11 and 09/12/11 P.C. meeting. \$620.00 Stormwater Management fee paid; \$575.00 Minor Subdivision fee paid; \$2,500.00 Minor Subdivision Escrow fee paid. The

plan was tabled at the 11/14/11 P.C. meeting. **The Sup’v. at their 3/19/12 mtg. accepted an indefinite Time Extension as set forth in the March 8, 2012 letter from Marc Wolfe, Esq.** See above motion for tabling of the plan.

Presentation of plans for preliminary approval:

- 1) Pocono Manor Tentative Planned Residential Development Preliminary Plan - \$10,610.00 Plan fee paid. \$1,900.00 Stormwater Management fee paid. Plan was submitted for the 11/14/07 P.C. meeting. Revised plans were previously submitted. Copies of a Community Fiscal Study were submitted. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 12/17/12 meeting accepted a time extension until 10/31/13, as requested. **The deadline for Sup’v. PRD Hearing is 08/30/13; the last P.C. meeting is 10/14/13; the last Sup’v. meeting is 10/21/13.** See above motion for tabling of the plan.

- 2) The Lands of The Spirit of Swiftwater, Inc. (Office) – The plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. A revised plan was received at the 11/10/08 P.C. meeting. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 12/17/12 meeting accepted a time extension until 3/31/13, as requested. **The last P.C. meeting is 3/11/13; the last Sup’v. meeting. is 3/18/13.** See above motion for tabling of the plan.

Sketch plans: None.

Presentation of variance, et al. applications: None.

Unfinished business:

- 1) Sheldon Kopelson’s Conditional Use Applications – Tabled until further notification.

New business:

- 1) The P.C. has tabled its review of the proposed Property Maintenance ordinance until such time as the Sup’v. can attend a P.C. meeting to discuss this and the previously-reviewed SALDO and Zoning amendments. A motion was made, seconded and carried (DeYoung/Gilliland) to invite the Sup’v. to the 2/11/13 P.C. meeting to discuss this item.

- 2) Pocono and Hamilton Townships Regional Act 537 Special Study Plan Revision, Review and Comment Period. S. D'Alessandro of RKR Hess Associates was present to discuss the Plan Revision. Following his presentation, a motion was made, seconded and carried (DeYoung/Gilliland) to recommend the Sup'v. endorse the Plan Revision.
- 3) T. Munoz will attend the next regularly scheduled Sup'v. meeting on January 23, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.
- 4) The Sup'v. requested the P.C. indicate whether it wishes to reduce from a 7 member board to a 5 member board. After discussion, a motion was made, seconded and carried (Demarest/Gilliland) to pass the following requests to the Sup'v.:
 - a. That the P.C. remain a 7 member board;
 - b. That the Sup'v. re-appoint R. Demarest for an additional term;
 - c. That the Sup'v. advertise for candidates to fill the balance of M. Velardi's term.

Comments: J. Coover inquired regarding the pending and previously-reviewed SALDO and Zoning amendments.

Adjournment: At 8:10 p.m. a motion was made, seconded and carried (Schmoyer/DeYoung) to adjourn until the following regular meeting on January 28, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.