

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 12, 2012

A Regular meeting of the Pocono Township Planning Commission was held on November 12, 2012 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: M. Velardi; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: R. Demarest.

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 (Velardi/DeYoung) to approve the 10/22/12 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/Velardi) 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: None.

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 last P.C. mtg. is 11/12/12; the last Sup’v. mtg. is 11/19/12.** A motion was made, seconded and carried (Schmoyer/Velardi) to recommend the Sup’v. accept a 60-day time extension requested by the Applicant in a letter dated November 12, 2012. 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 10/1/12 mtg. accepted a time extension until 12/24/12. The last P.C. mtg. is 12/10/12; the last Sup’v. mtg. is 12/17/12.** 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 11/21/11 meeting accepted a time extension until 12/31/12. The last P.C. meeting is 12/10/12; the last Sup’v. meeting is 12/17/12.** 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 10/1/12 meeting accepted a time extension until 1/15/13. The last P.C. meeting is 12/10/12; the last Sup’v. meeting. is 1/7/13.** 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:

The P.C. resumed its review of the proposed following ordinances:

a. **Property Maintenance** –

Following extensive discussion on pending ordinances, a motion was made, seconded and carried (DeYoung/Gilliland) to authorize P.C. member T. Munoz to write a letter to the Sup'v. setting forth the following:

- Reminding the Sup'v that the P.C. has previously reviewed and recommended the new Subdivision and Land Development Ordinance for adoption by the Sup'v and requesting the Sup'v take action on that recommendation;
- Reminding the Sup'v that the P.C. has previously reviewed and recommended the new Zoning Ordinance for adoption by the Sup'v and requesting the Sup'v take action on that recommendation; and
- Requesting the Sup'v. attend the next regular P.C. meeting on November 26, 2012 to discuss the pending SALDO and Zoning Ordinances as well as the proposed Property Maintenance Ordinance or, in the alternative, that the Sup'v. schedule a work session to be attended by the P.C. for this discussion.

R. DeYoung will attend the next regularly scheduled Sup'v. meeting on November 19, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Comments: None.

Adjournment: At 8:10 p.m. a motion was made, seconded and carried (DeYoung/Munoz) to adjourn until the following regular meeting on November 26, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.