

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 10, 2012

A Regular meeting of the Pocono Township Planning Commission was held on December 10, 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: R. Demarest; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: M. Velardi; T. Munoz.

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 p.m., 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 (Schmoyer/DeYoung) to approve the 11/26/12 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 (Schmoyer/Demarest) 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 Sup’v. at their 11/19/12 meeting accepted a time extension until 1/24/13, as requested. **The last P.C. mtg. is 12/10/12 due to holiday; the last Sup’v. mtg. is 1/7/13 due to holiday.** A motion was made, seconded and carried (Schmoyer/Demarest) to recommend the Sup’v. grant the Applicant’s request to extend the review period an additional sixty (60) days. 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.** A motion was made, seconded and carried (Schmoyer/Gilliland) to recommend the Sup’v. grant the Applicant’s request to extend the review period an additional ninety (90) days through March 11, 2012. 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.** The Applicant was present along with legal counsel to discuss its request for an extension of the review period through October 31, 2013. After much discussion regarding the economy and previous engineering reviews of the Plan, a motion was made, seconded and carried (Schmoyer/DeYoung) to pass the Applicant’s request on to the Sup’v. without recommendation. 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 due to holiday; the last Sup’v. meeting is 1/7/13.** The Applicant was present to discuss its request for an extension of the review period through March 31, 2013. The Applicant provided an update of progress on the overall plan for the site. A motion was made, seconded and carried (Gilliland/Demarest) to recommend the Sup’v. grant the Applicant’s request. 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. 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.

S. Gilliland will attend the next regularly scheduled Sup’v. meeting on December 17, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Comments: None.

Adjournment: At 8:30 p.m. a motion was made, seconded and carried (DeYoung/Demarest) to adjourn until the following regular meeting on January 14, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA, the December 24, 2012 meeting having been previously cancelled.