

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING December 9, 2013

A Regular meeting of the Pocono Township Planning Commission was held on December 9, 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: M. Guidry; R. Demarest; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; R. Carracciolo (Engineer); J. Tresslar (Alt. Engineer); G. Worthington (Solicitor).

Absent: D. Schmoyer.

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/Gilliland) to approve the 11/25/13 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.

New plans:

- 1) TRAP Enterprises Desaki Hotel Project Final Land Development Plan – The plan was submitted for the 12/9/13 P.C. mtg. R. Carracciolo, P.E. was present along with the Applicant to present the plan. The Township was represented by J. Tresslar, P.E. After discussion, a motion was made, seconded and carried (Demarest/Gilliland) to accept the plan for review, the plan having been deemed administratively complete. **The last P.C. mtg. is 02/24/14; the last Sup'v. mtg. is 03/03/14.**
- 2) TRAP Enterprises Route 611 Project Final Land Development Plan – The plan was submitted for the 12/9/13 P.C. mtg. R. Carracciolo, P.E. was present along with the Applicant to present the plan. The Township was represented by J.

Tresslar, P.E. After discussion, a motion was made, seconded and carried (Demarest/Gilliland) to accept the plan for review, the plan having been deemed administratively complete. **The last P.C. mtg. is 02/24/14; the last Sup’v. mtg. is 03/03/14.**

- 3) Tanalo Estates Final Major Subdivision Plan – The plan was submitted for the 12/9/13 P.C. mtg. S. Bue-Morris, P.E. was present on behalf of the Applicant to present the plan. After discussion, it was determined that the plan was not administratively complete. A motion was made, seconded and carried (Guidry/Demarest) to accept the plan for review upon the Applicant’s curing the following three pan deficiencies:
 - a. Replenishment of the Applicant’s plan review escrow in the amount of \$2,500.00;
 - b. The Applicant’s execution of the Township’s Professional Services Agreement; and
 - c. The Applicant’s providing the Township with three (3) additional plan sets.

The last P.C. mtg. is 02/24/14; the last Sup’v. mtg. is 03/03/14.

Presentation of plans for final approval:

- 1) Pocono Logistics Preliminary / Final Land Development Plan – The plan was submitted for the 10/28/13 P.C. mtg. **The last P.C. mtg. is 1/13/14; the last Sup’v. mtg. is 1/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Guidry/Munoz) to table the plan.

Presentation of plans for preliminary approval:

- 1) The Lands of The Spirit of Swiftwater, Inc. (Phase 1 Modification) – The plan was accepted at the 09/23/13 P.C. meeting. All plan submission fees were received. **The last P.C. mtg. is 12/09/13; the last Sup’v. mtg. is 12/16/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Munoz) to recommend the Sup’v. accept the Applicant’s time extension through February 28, 2014 (email from Ann Wingert, P.E. dated 12/2/13). A motion was made, seconded and carried (Demarest/Guidry) to table the plan.
- 2) Sheldon Kopelson Lot No. 3 Preliminary Land Development Plan – Plan submitted for 8/12/13 P.C. meeting. The Applicant granted a time extension through December 31, 2013. **The last P.C. mtg. is 1/13/14; the last Sup’v. mtg. is 1/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the plan.

- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - 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 10/7/13 mtg. accepted a time extension until 10/31/14. **The last P.C. meeting is 10/13/14; the last Sup'v. meeting is 10/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Munoz) to table the plan.
- 4) The Lands of The Spirit of Swiftwater, Inc. (Hotel) – 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 last P.C. meeting is 1/13/14; the last Sup'v. meeting is 1/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/Guidry) to recommend the Sup'v. accept the Applicant's time extension through February 28, 2014 (email from Ann Wingert, P.E. dated 12/2/13). A motion was made, seconded and carried (Munoz/Demarest) to table the plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) Sheldon Kopelson, Lot #1, Conditional Use Application (Planned Residential Development) – the Applicant submitted a conditional use application for the construction of a planned residential development on Lot #1 as depicted on the applicant's Minor Subdivision Plan. The application was referred to the P.C. for review and comment. **The last P.C. mtg. is 1/13/14; the last Sup'v. mtg. is 1/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Munoz) to table the application.
- 2) Sheldon Kopelson, Lot #2, Conditional Use Application (Regional Impact Development) – the Applicant submitted a conditional use application for the construction of a commercial center on Lot #2 as depicted on the Applicant's Minor Subdivision Plan. The application was referred to the P.C. for review and comment. **The last P.C. mtg. is 1/13/14; the last Sup'v. mtg. is 1/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Gilliland) to table the application.

Unfinished business:

- 1) Ordinances – Zoning, SALDO, Property Maintenance – No action taken.
- 2) Reserve at Bryson's Farm – Planning Module for Final Subdivision – R. Swink will sign where appropriate on behalf of the P.C.

New business: None.

Comments: Chairman Swink announced that a hearing will be held before the Pocono Township Zoning Hearing Board at the Pocono Township Building at 5:00 P.M. on 12/11/13 to consider the appeal of Salvatore and Dierdre Furino from certain determinations of the Zoning Officer regarding the use of their property at 598 Fish Hill Road in Pocono Township.

Cancellation: A motion was made, seconded and carried (DeYoung/Munoz) to cancel the 12/23/13 P.C. mtg. due to the Christmas Holiday.

Adjournment: At 7:55 P.M. a motion was made, seconded and carried (Swink/Guidry) to adjourn until the following regular meeting on January 13, 2014 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.