

## MINUTES

### POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING February 25, 2013

A Regular meeting of the Pocono Township Planning Commission was held on February 25, 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; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

**Absent:** D. Schmoyer. One seat remains vacant.

**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.

A group of residents from the Woodlands development voiced concern over the ongoing logging of property owned by J. Ertle abutting SR611 near Frantz Road. They are concerned about the impact of both the logging and imminent development of the property on the quality of life in their community.

**Minutes:** A motion was made, seconded and carried (DeYoung/Gilliland) to approve the 1/14/13 and 2/11/13 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 Rt. 611 Project – Preliminary Subdivision and Land Development Plan submitted for 2/11/13 P.C. meeting. \$770 Plan fee paid. \$4,500 Escrow fee paid. \$310 Stormwater Management fee paid. Pennoni Associates presented the Plan on behalf of the Applicant. D. Horton recused himself from review of this Plan. Township will call on its alternate engineer, Boucher & James for review. A motion was made, seconded and carried

(Demarest/Gilliland) to accept the Plan for review. **The last P.C. mtg. is 4/22/13; the last Sup’v mtg. is 5/6/13.**

- 2) TRAP Enterprises Hotel Project – Preliminary Land Development Plan submitted for 2/25/13 P.C. meeting. \$620 Plan fee paid; \$3,000 Escrow fee paid. \$300 Stormwater Management fee paid. Pennoni Associates presented the Plan on behalf of the Applicant. D. Horton recused himself from review of this Plan. Township will call on its alternate engineer, Boucher & James for review. A motion was made, seconded and carried (Demarest/Gilliland) to accept the Plan for review. **The last P.C. mtg. is 5/13/13; the last Sup’v mtg. is 5/20/13.**

**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. B. Courtright, P.L.S. was present on behalf of the Applicant. After discussion, a motion was made, seconded and carried (Demarest/DeYoung) to recommend the Sup’v. grant the Applicant’s request for waiver of SALDO § 3.210 regarding wetland delineation. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup’v. approve the Applicant’s Plan, as revised, conditioned upon satisfaction of the remaining comments of D. Horton. **The last Sup’v. mtg. is 3/18/13.**
- 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.** By letter dated February 21, 2013, the Applicant requested a time extension of 90 days, through May 27, 2013. A motion was made, seconded and carried (Gilliland/Munoz) to recommend the Sup’v. accept the time extension.
- 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.** A motion was made, seconded and carried (Munoz/DeYoung) to table 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.** A motion was made, seconded and carried (Munoz/DeYoung) to table 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.** A motion was made, seconded and carried (Munoz/DeYoung) to table 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) Kalahari Resort/Conference Center and Water Park – Sewage Facilities Planning Module – The Applicant was present to advise the P.C. that a revised planning module would be submitted in the near future and to request the issue be tabled until the next P.C. meeting. A motion was made, seconded and carried (DeYoung/Munoz) to table the issue.

**Comments:** None.

**Adjournment:** At 8:05 P.M. a motion was made, seconded and carried (DeYoung/Gilliland) to adjourn until the following regular meeting on March 11, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.