

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING FEBRUARY 27, 2012

A Regular meeting of the Pocono Township Planning Commission was held on February 27, 2012 at 7:00 P.M. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Scott Ewing, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: S. Ewing; R. Swink; S. Gilliland; R. Demarest; D. Schmoyer; M. Velardi; J. Tresslar (Engineer); D. Horton (Engineer); G. Worthington (Solicitor).

Absent: None.

Comments: Chairman, Scott Ewing, 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 Ewing 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 Ewing 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 (Swink/Velardi) to approve the 2/13/12 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 (Swink/Demarest) to recommend that the Planning Commission members table the following plans:

- 1) Northampton Community College Land Dev. Plan
- 2) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 3) Sanofi Pasteur Discovery Drive Widening LDP;
- 4) Sheldon Kopelson Minor Subdivision Plan;
- 5) Tanalo Estates Major Subdivision Plan; and
- 6) The Pocono Manor Tentative PRD Prelim. Plan.

New plans: None.

Presentation of plans for final approval:

- 1) Northampton Community College Land Dev. Plan – Plan submitted 02/12/10 for 02/22/10 P.C. meeting. The plan was revised and resubmitted 08/29/11 for the 09/12/11 P.C. meeting. A \$6,000.00 Escrow fee and a \$1,500.00 Escrow fee were paid. Plan was tabled at the 11/14/11 P.C. meeting. **The Sup’v. at their 11/21/11 meeting accepted a 90-day Time Extension letter – from 12/06/11 – until 03/05/12. The last P.C. meeting is 02/27/12; the last Sup’v. meeting is 03/05/12.** Chris Dellinger of HRG was present on behalf of the Applicant along with William Murphy, Esq. and several representatives of Northampton Community College. Mr. Dellinger explained that the Applicant had completed a productive work session with the Supervisors the previous week and felt it would be able to address the outstanding comments in the review letter of Jon Tresslar dated February 10, 2012 via the submission of revised plans. The Applicant withdrew its request for a waiver of Section B.7.B.1.h of the Stormwater Management Ordinance (basin fencing) and indicated the entrance from Railroad Avenue would be restricted to one-way (inbound only) except for emergency traffic. The Applicant also indicated its revised plans would be re-titled “Preliminary Land Development Plan” as opposed to “Preliminary / Final”. The applicant requested the Commission recommend the plan for approval subject to the Applicant’s submission of the described revised plans. The Commission was not prepared to make a recommendation without seeing the revised plans and receiving input from its reviewing engineer. The plan was tabled for further discussion at the next P.C. meeting. A motion was made, seconded and carried (Demarest/Swink) to recommend the Supervisors accept a time extension letter submitted by the Applicant’s engineer dated February 22, 2012 and extending the review deadline for an additional 60 days from March 5, 2012.
- 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 2/6/12 mtg., accepted a Time Extension letter – from 2/13/12 to 4/23/12. The last P.C. mtg. is 4/9/12; the last Sup’v. mtg. is 4/16/12.** See above motion for tabling of the plan.
- 3) Sanofi Pasteur Discovery Drive Widening Land Dev. Plan – Plan submitted 06/03/11 for 06/13/11 P.C. mtg. Plan fee paid: \$580.00 Stormwater fee paid \$300.00; Escrow Fee \$3,000.00; Fee in Lieu Fee \$4,200.00. Plan was tabled at the 11/14/11 P.C. mtg. **The Sup’v. at their 1/17/12 meeting provided an extension until 3/30/12. The last P.C. meeting is 3/12/12; the last Sup’v. mtg. is 3/19/12.** See above motion for tabling of the plan.
- 4) 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 11/21/11 mtg. accepted a Time Extension from 11/21/11 to 03/20/12. The last P.C. mtg. is 03/12/12; the last Sup’v. mtg. is 03/19/12.** See above motion for tabling of the plan.

Presentation of plans for preliminary approval:

- 1) Tanalo Estates Major Subdivision Plan for J. A. Snyder Entities, Inc . (formerly, Snyder Major Subdivision Preliminary Plan) - \$1,650.00 fee paid. Plan submitted 07/13/07 for the 07/23/07 P.C. meeting. The plan has been revised under the name of Tanalo Estates Major Subdivision for J.A. Snyder Entities, Inc. The revised plan was submitted on 03/11/10. The plan was tabled at the 11/14/11 P.C. meeting. **The Sup’v. at the 2/6/12 meeting accepted a Time Extension letter from 02/19/12 to 5/20/12. The last P.C. meeting is 04/23/12; the last Sup’v. meeting is 05/07/12.** See above motion for tabling of the plan.
- 2) 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, as requested. 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.
- 3) 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 11/21/11 meeting accepted a Time Extension letter from 12/17/11. to 03/16/12. The last P.C. meeting is 02/27/12; the last Sup’v. mtg. is 03/05/12.** The Applicant submitted a time extension letter for 90 days beyond March 16, 2012. A motion was made, seconded and carried (Demarest/Schmoyer) to recommend the Supervisors not accept this extension as the previous extension accepted by the Supervisors at their November 21, 2011 regular meeting was conditioned upon the Applicant attending the December 12, 2011 Planning Commission meeting to provide an update on the progress of the Plan, which the Applicant did not do. The Supervisors, at their 3/5/12 meeting must either accept the Applicant’s extension or reject the Plan.

Sketch plans: None.

Presentation of variance, et al. applications: None.

Unfinished business:

- 1) The Proposed Amended Zoning Ordinance and Proposed Amended Subdivision and Land Development Ordinance were submitted to the Planning Commission members at the 09/12/11 P.C. mtg. for review and comments. A meeting for further review and comments re the ordinances was held on 11/22/11. The Twp. planner and Twp. solicitor will make the necessary revisions.
- 2) Sheldon Kopelson's Conditional Use Applications – Tabled until further notification.
- 3) New Dairy Queen Grill and Chill Restaurant – Brick Linder, P.E., was present on behalf of the Applicant. After discussion, the following motions were made, seconded and carried:
 - a. (Demarest/Swink) to recommend the Supervisors grant the Applicant's request for a modification of SALDO §2.016 to allow the submission of a combination Preliminary/Final Land Development Plan;
 - b. (Demarest/Swink) to recommend the Supervisors grant the Applicant's request for a modification of Stormwater Ordinance 138 to permit a point discharge at Point C to 0.26 cfs; and
 - c. (Swink/Demarest) to authorize Chairman Ewing to sign Component 4A of the Applicant's Planning Module Waiver on behalf of the Commission, which Chairman Ewing then completed.

New business: S. Gilliland is scheduled to represent the P.C. at the next regularly scheduled Supervisors' meeting on 3/5/12 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Comments: None.

Adjournment: At 8:00 P.M. a motion was made, seconded and carried (Swink/Demarest) to adjourn until the next regular meeting on March 12, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building.