

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING MARCH 12, 2012

A Regular meeting of the Pocono Township Planning Commission was held on March 12, 2012 at 7:00 P.M. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Vice Chairperson, opened the meeting, followed by the Pledge of Allegiance.

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

Absent: S. Ewing; D. Schmoyer

Comments: Vice 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. Vice 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. Vice 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 (Swink/Velardi) to approve the 2/27/12 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 (Velardi/Gilliland) to table the following plans:

- 1) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 2) Sanofi Pasteur Discovery Drive Widening LDP;
- 3) Sheldon Kopelson Minor Subdivision Plan;
- 4) Tanalo Estates Major Subdivision Plan;
- 5) The Pocono Manor Tentative PRD Prelim. Plan;
- 6) Lands of the Spirit of Swiftwater, Inc. (Office); and
- 7) Northampton Community College Preliminary LDP.

New plans: None.

Presentation of plans for final approval:

- 1) 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.
- 2) 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.** A motion was made, seconded and carried (Velardi/Demarest) to recommend the Supervisors accept a time extension request from the Applicant until March 30, 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 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.** A motion was made, seconded and carried (Velardi/Demarest) to recommend the Supervisors accept an indefinite time extension request from the Applicant as set forth in the March 8, 2012 letter from Marc R. Wolfe, Esq. 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 3/5/12 meeting granted a Time Extension from 3/16/12 to 4/15/12. The last P.C. meeting is 3/26/12; the last Sup’v. meeting is 4/2/12.** The Applicant was present and gave the Commission a brief update on the status of the plan. See above motion for tabling of the plan.
- 4) 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 3/5/12 meeting accepted a 60-day Time Extension letter – from 3/5/12 – until 5/4/12. The last P.C. meeting is 4/9/12; the last Sup’v. meeting is 4/16/12.** Chris Dellinger and Jamie Keener of HRG were present on behalf of the Applicant along with several representatives of Northampton Community College. Mr. Dellinger explained that the Applicant had submitted revised plans now titled “Preliminary Land Development Plan” to the Township on March 9, 2012 with a copy to Jon Tresslar on March 12, 2012. The Applicant is requesting a waiver of SALDO §3.209.B. regarding steep slope easements to be recorded on the Final Plan. In lieu of the steep slope easement otherwise required by the SALDO, the Applicant has proposed a conservation easement as delineated on the revised Preliminary Plan, said conservation easement to be no less protective than the slope easement otherwise required. A motion was made, seconded and carried (Demarest/Velardi) to recommend the Supervisors approve the requested waiver subject to the Applicant’s recording the conservation easement as delineated on the Plan. The plan was tabled for further discussion at the next P.C. meeting.

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.

New business: M. Velardi is scheduled to represent the P.C. at the next regularly scheduled Supervisors' meeting on 3/19/12 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 (Velardi/Gilliland) to adjourn until the next regular meeting on March 26, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building.