

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING

April 23, 2012

A Regular meeting of the Pocono Township Planning Commission was held on April 23, 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; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: None.

Comments: Chairman 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 (Velardi/Swink) to approve the 4/9/12 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/Gilliland) to table the following plans and matters:

- 1) Cornerstone Phase 1 Preliminary/Final LDP;
- 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;
- 6) Pocono Manor Tentative PRD Prelim. Plan;
- 7) Lands of the Spirit of Swiftwater, Inc. (Office);

New plans: None.

Presentation of plans for final approval:

- 1) Cornerstone Phase 1 – Preliminary/Final Land Development Plan – Plan submitted for 4/9/12 P.C. mtg. \$710.00 Plan Fee paid; \$3,000.00 Escrow Fee paid. **The statutory review period expires 7/8/12. The last P.C. mtg. is 6/25/12; the last Sup’v. mtg. is 7/2/12.** 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 4/16/12 mtg., accepted a Time Extension letter – from 4/23/12 to 7/23/12. The last P.C. mtg. is 7/9/12; the last Sup’v. mtg. is 7/16/12.** 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 4/2/12 meeting reaffirmed an extension until 5/30/12. The last P.C. meeting is 5/14/12; the last Sup’v. mtg. is 5/21/12.** 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 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) 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 their 4/16/12 meeting accepted a Time Extension letter from 5/20/12 to 8/17/12. The last P.C. meeting is 7/23/12; the last Sup’v. meeting is 8/06/12.** 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 4/2/12 meeting granted a Time Extension from 4/15/12 to 7/17/12. The last P.C. meeting is 7/9/12; the last Sup’v. meeting. is 7/16/12.** See above motion for tabling of the plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) Sheldon Kopelson Minor Subdivision – Request to amend the Pocono Township Subdivision and Land Development Ordinance, Ordinance No. 77, as previously amended, to delete Section 3.403 of the ordinance in its entirety. Petition submitted to Sup’v. 3/22/12. Marc Wolfe, Esq. was present on behalf of the Applicant. Mr. Wolfe acknowledged the Commission had passed this request on to the Sup’v. without formal recommendation at its February 13, 2012 regular meeting. Mr. Wolfe did not request the Commission re-consider the request.
- 2) Sheldon Kopelson Minor Subdivision – Request to amend the Pocono Township Zoning Map to include all of the property bearing Tax Assessment Pin #12-6373-00-30-7295 and Property Assessment Code 12/7/1/6-4 in the C-1 Zoning District. Petition submitted to Sup’v. 3/22/12. Marc Wolfe, Esq. and Donna Alker, P.E. were present on behalf of the Applicant. After lengthy discussion, a motion was made (Velardi) to recommend the Sup’v. grant the Applicant’s request. No second was made and the motion was lost. A second motion was made and seconded (Demarest/Gilliland) to recommend the Sup’v. deny the applicant’s request, leaving the existing zoning classification as-is. The motion carried with a 5-1 vote (Velardi dissenting).

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: The next regularly scheduled Supervisors' meeting on 5/7/12 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA has been cancelled.

Comments: None.

Adjournment: At 7:55 p.m. a motion was made, seconded and carried (Velardi/Swink) to adjourn until the next regular meeting on May 14, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building.