

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

April 9, 2012

A Regular meeting of the Pocono Township Planning Commission was held on April 9, 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 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 3/26/12 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 (Demarest/Swink) to table the following plans and matters:

- 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) Pocono Manor Tentative PRD Prelim. Plan;
 - 6) Lands of the Spirit of Swiftwater, Inc. (Office);
 - 7) Cornerstone Phase 1 Preliminary/Final LDP;
 - 8) Request of Sheldon Kopelson to amend the Pocono Township Zoning Ordinance;
- and

- 9) Request of Sheldon Kopelson to amend the Pocono Township Subdivision and Land Development Ordinance.

New plans:

- 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. Rocco Caracciolo of Pennoni Associates, Inc. presented the plan on behalf of the Applicants / Owners Christopher and Tanya Peechatka. The plan was received for review. **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.

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.** A motion was made, seconded and carried (Schmoyer/Swink) to recommended the Sup’v. accept a time extension letter from the Applicant’s design consultant extending the review deadline an additional 90 days to 7/23/12. 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 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.
- 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.** 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.** Due to the cancellation of the Sup’v. 5/7/12 mtg., a time extension letter was submitted by the Applicant’s design consultant granting an additional 90 days from 5/20/12 to 8/17/12. A motion was made, seconded and carried (Demarest/Swink) to recommend the Sup’v. accept this extension conditioned upon: 1) this being the final extension granted; and 2) the Applicant’s cure of its escrow and review fee arrears. 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.
- 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 plan was revised and resubmitted 3/12/12 for the 3/12/12 P.C. meeting as a Preliminary Plan. **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.** Jamie Keener of HRG was present on behalf of the Applicant along with several representatives of Northampton Community College. Discussion was held on the 4/9/12 review letters of Jon Tresslar (Twp. Engineer) and Geoffrey Worthington (Twp. Solicitor). The Applicant requested a waiver of SALDO Section 2.302.D.5.a, requiring submission of a “will serve” letter in support of preliminary plans dependent upon public sewer service. A motion was made, seconded and carried (Velardi/Gilliland) recommending the Sup’v. grant the requested waiver. A second motion was made, seconded and carried (Demarest/Swink) recommending the Sup’v. approve the Preliminary Plan conditioned upon the Applicant’s satisfaction of the outstanding Engineer’s and Solicitor’s review comments and upon the Applicant’s securing of all outside agency permits and approvals. A third motion was made, seconded and carried

(Schmoyer/Swink) recommending the Sup'v. accept a time extension letter submitted by the Applicant's design consultant and extending the review deadline an additional 30 days from May 4, 2012 to June 3, 2012.

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. **Sup'v. to hold hearing by 5/21/12. Last P.C. mtg. is 5/14/12.** At the request of the Applicant, the Sup'v. at their 4/2/12 mtg. referred this matter to the P.C. for review and comment. At the request of the Applicant's attorney, the matter was tabled.
- 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. **Sup'v. to hold hearing by 5/21/12. Last P.C. mtg. is 5/14/12.** At the request of the Applicant, the Sup'v. at their 4/2/12 mtg. referred this matter to the P.C. for review and comment. At the request of the Applicant's attorney, the matter was tabled.

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: S. Ewing is scheduled to represent the P.C. at the next regularly scheduled Supervisors' meeting on 4/16/12 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Comments: None.

Adjournment: At 7:55 p.m. a motion was made, seconded and carried (Velardi/Schmoyer) to adjourn until the next regular meeting on April 23, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building.