

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING May 13, 2013

A Regular meeting of the Pocono Township Planning Commission was held on May 13, 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: M. Guidry; R. Demarest; R. Swink; S. Gilliland; R. DeYoung; D. Horton (Engineer); J. Tresslar (Alt. Engineer); G. Worthington (Solicitor); P. Nelson (Alt. Solicitor).

Absent: D. Schmoyer; T. Munoz.

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.

Minutes: A motion was made, seconded and carried (Guidry/Demarest) to approve the 4/22/13 Planning Commission Regular Meeting Minutes, subject to the correction of R. Caracciolo for D. Horton as Engineer present.

Bills: None.

Correspondence: None, except what pertained to the plans, which was read at the time of plan review.

New plans:

- 1) Sanofi VDL Phase 3A & 3B – Preliminary/Final REVISED Land Development Plan – The Applicant's design engineer was present to present the Plan for acceptance. All submission requirements were met. A motion was made, seconded and carried (Demarest/Gilliland) to accept the Plan for review.

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 3/4/13 mtg. accepted a time extension until 5/27/13. **The last P.C. mtg. is 5/13/13; the last Sup'v. mtg. is 5/20/13.** A motion was made, seconded and carried (DeYoung/Demarest) to recommend the Sup'v. accept a 90-day time extension offered by letter of Applicant's design engineer dated 4/22/13. No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Gilliland) to table the plan.

- 2) 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.** No one was present to discuss the plan. A motion was made, seconded and carried (DeYoung/Guidry) to table the plan.

Presentation of plans for preliminary approval:

- 1) Sanofi B53 GCI Addition – Preliminary/Final Land Development Plan – Plan submitted for 4/22/13 P.C. mtg. **The last P.C. mtg. is 7/8/13; the last Sup'v. mtg. is 7/15/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Guidry/DeYoung) to table the plan.
- 2) TRAP Enterprises Rt. 611 Project – Preliminary Subdivision and Land Development Plan – Plan submitted for 2/11/13 P.C. meeting. \$770 Plan fee paid. \$4,500 Escrow fee paid. \$310 Stormwater Management fee paid. The Sup'v. at their 5/6/13 mtg. accepted a 60-day time extension offered by the Applicant. **The last P.C. mtg. is 6/24/13; the last Sup'v mtg. is 7/1/13.** The Applicant was present, along with their design engineer and legal counsel, to discuss the plan. The P.C. was advised by their Alt. Engineer and Alt. Solicitor on this plan. Discussion was held on several of the Alt. Engineer's review comments. Following discussion, a motion was made, seconded and carried (Demarest/Guidry) to table the plan.
- 3) TRAP Enterprises Hotel Project – Preliminary Land Development Plan – Plan submitted for 2/25/13 P.C. meeting. \$620 Plan fee paid; \$3,000 Escrow fee paid. \$300 Stormwater Management fee paid. **The last P.C. mtg. is 5/13/13; the last Sup'v mtg. is 5/20/13.** A motion was made, seconded and carried (Gilliland/Demarest) to table the plan and to recommend the Sup'v. accept a 60-day time extension offered by letter dated 5/10/13 from the Applicant's design engineer.
- 4) 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.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.

- 5) 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 3/19/13 meeting accepted a time extension to 5/30/13. **The last P.C. meeting is 5/13/13; the last Sup'v. meeting is 5/20/13.** No one was present to discuss the plan. The P.C. was advised by their Alt. Solicitor on this plan. Following discussion, A motion was made, seconded and carried (Guidry/Demarest) to table the plan and to recommend the Sup'v. accept a time extension until August 31, 2013 as offered by 5/10/13 letter from the Applicant, *but* that the Sup'v. condition their acceptance on the Applicant appearing at the next regular P.C. meeting on 6/10/13 to provide the P.C. with a definitive explanation of the current status of this plan and the manner in which the Applicant intends to move forward with this plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) Trap Enterprises – Conditional Use Application (Sign) – The Applicant submitted a conditional use application for the construction of a digital sign. The Sup'v. at their 3/19/13 meeting referred the application to the P.C. for review and comment. No one was present to discuss the application. The Applicant waived applicable time constraints and requested the matter be tabled via letter dated April 18, 2013 from Marc Wolfe, Esq. A motion was made, seconded and carried (DeYoung/Demarest) to table the application.
- 2) Trap Enterprises – Conditional Use Application (Daycare) – The Applicant submitted a conditional use application for the operation of a daycare facility within the Applicant's Rt. 611 Project. The Applicant was present, along with their design engineer and legal counsel, to discuss the application. The P.C. was advised by their Alt. Engineer and Alt. Solicitor on this plan. Discussion was held on the Alt. Engineer's review comments. Following discussion, a motion was made, seconded and carried (DeYoung/Demarest) to recommend the Sup'v. grant the requested approval conditioned upon hearing, upon the Applicant's satisfaction of the Alt. Engineer's 4/26/13 comment letter, and upon favorable review by the Pocono Township Volunteer Fire Department Chief.

Unfinished business:

- 1) Sheldon Kopelson's Conditional Use Applications – Tabled until further notification.

New business: None.

Comments: None.

Adjournment: At 9:00 P.M. a motion was made, seconded and carried (Demarest/DeYoung) to adjourn until the following regular meeting on June 10, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. The meeting scheduled for May 27, 2013 was cancelled in observance of Memorial Day.