

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 14, 2012

A Regular meeting of the Pocono Township Planning Commission was held on May 14, 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; M. Velardi; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: D. Schmoyer.

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.

A motion was made, seconded and carried (Demarest/Gilliland) to let the minutes reflect that the P.C. is still waiting for the Sup'v to appoint a member to the P.C. to fill the existing vacancy in the 7-member Commission and that the P.C. would greatly appreciate the Sup'v filling that vacancy promptly.

Minutes: A motion was made, seconded and carried (Velardi/Gilliland) to approve the 4/23/12 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/Velardi) to table the following plans and matters:

- 1) The Reserve at Cherry Lane, Phase 2 – Final Subdivision Plan;
- 2) Sanofi Pasteur On-Site Gas Pipeline Project – Preliminary/Final LDP;
- 3) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 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) The Reserve at Cherry Lane, Phase 2 – Final Subdivision Plan – Plan submitted for 5/14/12 P.C. mtg. \$600.00 Plan Fee paid; \$2,500.00 Escrow Fee paid. A motion was made, seconded and carried (Demarest/Swink) to accept the Plan for review. **The statutory review period expires 8/12/12. The last P.C. mtg. is 7/23/12. The last Sup’v. mtg. is 8/6/12.** See above motion for tabling of the plan.

- 2) Sanofi Pasteur On-Site Gas Pipeline Project – Preliminary/Final Land Dev. Plan – Plan submitted for 5/14/12 P.C. mtg. \$610.00 Plan Fee paid. \$3,000.00 Escrow Fee paid. Stormwater Fee paid. A motion was made, seconded and carried (Swink/Velardi) to accept the Plan for review. **The statutory review period expires 8/12/12. The last P.C. mtg. is 7/23/12. The last Sup’v. mtg. is 8/6/12.** See above motion for tabling of the plan.

- 3) 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.** Christopher Peechatka (Applicant) and Rocco Caracciolo, P.E. (Engineer) were present to discuss the Plan. The Applicant is requesting two modifications: 1) a modification of SALDO §2.106 to allow the Plan to be reviewed as a Preliminary/Final plan; and 2) a modification of SWMO §303.1.3.6 to allow for a wetland buffer of twenty (20) feet. A motion was made, seconded and carried (Demarest/Swink) to recommend the Sup’v. grant both requests for modification. Further discussion was held on the Plan. The Applicant’s Engineer confirmed the project would be served by an existing on-lot sewage disposal system. The Applicant confirmed the patio area (+/- 1,200 sq. ft.) was to be used as a “meet and greet” area only). The Applicant’s Engineer indicated the future Phase 2 would not be dependent on Phase 1 for access or for sewage disposal. After discussion, a motion was made, seconded and carried (Demarest/Velardi) to recommend the Sup’v. approve the Plan subject to the following conditions:
 - a. Applicant’s receipt of all required outside agency permits and approvals;
 - b. Applicant’s satisfaction of all outstanding comments in the May 10, 2012 review letter issued by Andrew Bohl, P.E. (Alternate Engineer); and
 - c. Addition of a note on the Plan indicating the +/- 1,200 sq. ft. patio area shall be used for meeting purposes only and the activities approved for the interior of the building shall not be conducted on the patio.

- 4) 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.

- 5) 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. By letter dated May 2, 2012 from Todd C. Baldwin, P.E. to the Sup'v., the Applicant formally withdrew this Plan.** This Plan will not appear on future agendas unless re-submitted.

- 6) 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) The Village at Iroquois Ridge Major Subdivision Preliminary Plan – Request for Modification – This Plan received conditional approval from the Sup'v. at their 7/6/09 regular meeting. Pursuant to the Plan, upon final approval, certain lands of Stephen J. Bacik and Maureen A. Bacik fronting on Sullivan Trail will become Lots 11, 12 and 13 as depicted on the Plan (Plan Sheet 6 of 27). Pursuant to the Plan, the Applicant has depicted a proposed access road between future lots 11 and 12. In order to secure PennDOT approval of its HOP application (a condition precedent to final plan approval), the Applicant must show present ownership of a +/- five (5) foot wide strip of land fronting on Sullivan Trail in the area of the proposed access road as this land must be conveyed to PennDOT for road widening. The Applicant represents the Baciks are willing to convey this strip of land to the Applicant by fee simple deed. This strip of land will not serve any other purpose aside from road widening pursuant to the Applicant's HOP application. This strip of land will not become a stand-alone parcel and, until such time as conveyed to PennDOT, will be joined to the Applicant's neighboring parcel. The Applicant submitted a formal request for modification of SALDO §2.101 in the form of a waiver of the requirement that a minor subdivision plan be submitted for the transfer of the required strip of land from the Baciks to the Applicant. On the basis that requiring submission of a separate minor subdivision plan for the above-described conveyance would not further the purpose of the SALDO, a motion was made, seconded and carried (Swink/Gilliland) to recommend the Sup'v. grant the Applicant's request for modification.

Unfinished business:

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

New business: Scott Gilliland will attend the next regularly scheduled Supervisors' meeting on May 21, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Comments: None.

Adjournment: At 8:05 p.m. a motion was made, seconded and carried (Demarest/Swink) to cancel the May 28, 2012 regular meeting (Memorial Day) and to adjourn until the following regular meeting on June 11, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.