

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 11, 2012

A Regular meeting of the Pocono Township Planning Commission was held on June 11, 2012 at 7:00 P.M. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Acting Chairperson, opened the meeting, followed by the Pledge of Allegiance.

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

Absent: None.

Appointment of Chairperson: S. Ewing, Chairperson, having given formal written notice of his resignation from the Planning Commission on May 15, 2012, R. Swink, Acting Chairperson, opened nominations for Chairperson. A motion was made, seconded and carried (Velardi/Demarest) to appoint Ronald Swink as Chairperson of the Pocono Township Planning Commission. R. Swink, Chairperson, then opened nominations for Vice Chairperson. A motion was made, seconded and carried (Schmoyer/Velardi) to appoint Scott Gilliland Vice Chairperson of the Pocono Township Planning Commission.

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.

A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. appoint Randy Peechatka to the P.C. to fill one of the two existing vacancies in the 7-member Commission. Mr. Peechatka will submit a letter of interest to the Sup'v.

Minutes: A motion was made, seconded and carried (Velardi/Gilliland) to approve the 5/14/12 Planning Commission Regular Meeting Minutes, there being no additions or corrections.

Bills: None.

At 7:15 P.M., M. Velardi excused himself for the remainder of the meeting to attend to a personal matter.

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/Gilliland) to table the following plans and matters:

- 1) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 2) Sheldon Kopelson Minor Subdivision Plan;
- 3) Tanalo Estates Major Subdivision Plan;
- 4) Pocono Manor Tentative PRD Prelim. Plan;
- 5) 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. **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.** R. Brown (Applicant) was present to discuss the Plan. Upon prior receipt of conditional preliminary plan approval, the Applicant had received permission from the Sup'v. to construct required and promised improvements in advance of final plan approval and was not required to post a performance bond for their completion. The Applicant acknowledged some improvements still remain incomplete. After discussion, a motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. approve the Plan conditioned upon the Applicant's satisfaction of the outstanding comments in the June 11, 2012 engineering review letter issued by D. Horton. Of note, the Applicant must either complete the required and promised improvements prior to the Sup'v. granting unconditional final plan approval or must post a performance bond and execute a developer's agreement for the required and promised improvements remaining to be completed.
- 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. **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.** Deanna Schmoyer, P.E. was present on behalf of the Applicant to discuss the Plan. The following Requests for Modification were discussed:
 - a. SALDO §2.106: Preliminary / Final approval. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. grant the requested modification.
 - b. SALDO §2.302.A and 2.303.A: Drawing scale not to exceed 1"=100'. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. grant the requested modification.

- c. SALDO §2.4: Provisions for installation of required improvements and developers agreement. After discussion, no motion was made and the matter was passed along to the Sup’v. without recommendation.
- d. SALDO §3.210.G: 20’ buffer at outer limit of wetland boundary. A motion was made, seconded and carried (Gilliland/Demarest) to recommend the Sup’v. grant the requested modification.
- e. SALDO §3.212: Common open space, recreation areas and in-lieu fees. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup’v. grant the requested modification.
- f. Ord. 138, §303.I.6.b.i: Earth disturbance within wetland buffer. A motion was made, seconded and carried (Gilliland/Demarest) to recommend the Sup’v. grant the requested modification.
- g. Ord. 138, §303.I.8.b: Earth disturbance within stream buffer. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup’v. grant the requested modification.

Following additional discussion, a motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup’v. approve the Plan conditioned upon the Applicant’s satisfaction of the outstanding comments in the June 7, 2012 engineering review letter issued by D. Horton.

- 3) 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.
- 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.** Anthony Maula (Applicant) was present to provide the P.C. with a status update on the progress of the Plan and the ongoing review by the Monroe County Conservation District. See above motion for tabling of the plan.

Sketch plans: None.

Presentation of variance, et al. applications: None.

Unfinished business:

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

New business: R. Swink will attend the next regularly scheduled Sup’v. meeting on June 18, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Adjournment: At 8:12 p.m. a motion was made, seconded and carried (Schmoyer/Demarest) to adjourn until the following regular meeting on June 25, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.