

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 9, 2012

A Regular meeting of the Pocono Township Planning Commission was held on July 9, 2012 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: R. Swink; S. Gilliland; R. Demarest; D. Schmoyer; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: M. Velardi.

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 (Gilliland/Demarest) to approve the 6/25/12 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/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) Pocono Manor Tentative PRD Prelim. Plan;

- 4) Lands of the Spirit of Swiftwater, Inc. (Office);

New plans: None.

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 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.** A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. accept the time extension letter provided by the Applicant, dated July 6, 2012, and extending the plan review deadline to October 8, 2012. See above motion for tabling of 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.** 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.** Sarah Bue-Morris, P.E., was present on behalf of the Applicant to discuss comments #s 8.a. and 9 from the engineering review letter of D. Horton, P.E., dated July 6, 2012. Regarding comment 8.a., the P.C. felt the Applicant's proposal to use plastic landscape edging installed vertically in the core of each infiltration and diversion berm along with permanent liner was adequate. Regarding comment 9, the P.C. felt the Applicant's proposal to install a permanent stake marker at the ends of each berm was adequate. The Applicant further clarified that the infiltration and diversion berms are considered stormwater controls and are subject to Plan Covenant #7 (Sheet C-2) as well as the stormwater maintenance agreement to be executed between the Applicant and

the Township. After further discussion, a motion was made, seconded and carried (Demarest/Schmoyer) to recommend the Sup'v. grant approval of the Plan conditioned upon:

- a. The Applicant satisfying the outstanding comments in the review letter of D. Horton, P.E. dated July 6, 2012;
- b. The Applicant's resolution of the inadequate sight distance on Cherry Lane Church Road;
- c. The Applicant's receipt of all required outside agency permits and approvals.

** In the event the Applicant cannot resolve the sight distance issue on Cherry Lane Church Road to the satisfaction of the Sup'v., or if for any other reason the Sup'v. are not prepared to issue an approval on or before August 6, 2012, another time extension letter will be needed from the Applicant.

- 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 was present on behalf of the Applicant to discuss proposed changes to the Plan. The P.C. was presented with a conceptual plan (not formally submitted for review) depicting residential apartment buildings in the vicinity of SR 611 and a hotel located toward the rear of the property. Mr. Maula suggested the Applicant will submit a plan similar to this for review in the near future. Mr. Maula then presented a time extension letter dated July 9, 2012 and extending the review deadline for the current Plan through October 16, 2012. A motion was made, seconded and carried (Demarest/Gilliland) to recommend the Sup'v. accept this time extension. 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:

D. Schmoyer will attend the next regularly scheduled Sup'v. meeting on July 16, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

Both S. Gilliland and R. Swink announced they will be on vacation the week of July 23, 2012 and will not be able to attend the regular P.C. meeting scheduled for that date. Due to their absence and the continuing vacancy of two additional P.C. positions, a quorum will not be possible at the July 23, 2012 regular meeting. For that reason a motion was made, seconded and carried (Schmoyer/Gilliland) to cancel the July 23, 2012 regular P.C. meeting.

Adjournment: At 8:15 p.m. a motion was made, seconded and carried (Schmoyer/Gilliland) to adjourn until the following regular meeting on August 13, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.