

## MINUTES

### POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING August 12, 2013

A Regular meeting of the Pocono Township Planning Commission was held on August 12, 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; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

**Absent:** D. Schmoyer.

**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 (Demarest/Munoz) to approve the 7/22/13 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.

#### **New plans:**

- 1) Sheldon Kopelson Lot No. 3 Land Development Plan – Plan submitted for 8/12/13 P.C. meeting. D. Horton advised the plan was technically complete but that the Applicant had failed to deposit approximately ½ of the required escrow fee. No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to accept the plan for review with the acceptance being conditioned upon the Applicant providing the missing portion of the escrow deposit to the Township.

### **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 5/20/13 mtg. accepted a 90-day time extension. **The last P.C. mtg. is 8/12/13; the last Sup'v. mtg. is 8/19/13.** No one was present on behalf of the Applicant to discuss the plan. Following discussion, a motion was made, seconded and carried (Munoz/Gilliland) to recommend the Sup'v. accept a 90-day time extension offered by letter dated 8/12/13 from the Applicant's surveyor. A motion was made, seconded and carried (Demarest/Munoz) 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 (Gilliland/DeYoung) to table the plan.

### **Presentation of plans for preliminary approval:**

- 1) Sanofi Dengue Building – Preliminary/Final Land Development Plan – Plan submitted for 6/10/13 P.C. mtg. **The last P.C. mtg. is 8/26/13; the last Sup'v. mtg. is 9/2/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Gilliland/Munoz) to table the plan.
- 2) Sanofi VDL Phase 3A & 3B – Preliminary/Final REVISED Land Development Plan – Plan submitted for 5/13/13 P.C. mtg. The Sup'v. at their 8/5/13 meeting accepted a 60-day time extension. **The last P.C. mtg. is 9/23/13; the last Sup'v. mtg. is 10/7/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Gilliland/Munoz) to table the plan.
- 3) 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 (Munoz/Gilliland) to table the plan.

- 4) 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 5/20/13 meeting accepted a time extension to 8/31/13. **The last P.C. meeting is 8/12/13; the last Sup’v. meeting. is 8/19/13.** The Applicant was present to discuss the plan. A motion was made, seconded and carried (Gilliland/DeYoung) to recommend the Sup’v. accept a time extension through 11/30/13 as offered by the Applicant by letter dated 8/12/13. A motion was made, seconded and carried (Guidry/Munoz) to table the 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. The application was previously tabled until August 12, 2013 at the Applicant’s request. By email dated 8/7/13 from Marc Wolfe, Esq., the Applicant requested tabling until the 9/9/13 P.C. meeting
- 2) Possinger – Conditional Use Application (Sign) – the Applicant submitted a conditional use application for the construction of a digital sign. The Sup’v. at their 5/20/13 meeting referred the application to the P.C. for review and comment. The Applicant waived applicable time constraints via letter dated June 10, 2013 from J. P. McDonald, Jr., Esq. No one was present to discuss the application. A motion was made, seconded and carried (DeYoung/Gilliland) to table the application.
- 3) Vasilios Kotretsos – Conditional Use Application (Sign Plaza) – the Applicant submitted a conditional use application for the construction of a sign plaza. The application was referred to the P.C. for review and comment. The Applicant was present, along with Marc Wolfe, Esq., to discuss the application. After discussion, a motion was made, seconded and carried (Gilliland/DeYoung) to recommend the Sup’v. approve the application subject to the requisite conditional use hearing and the Applicant’s satisfaction of the comments raised in the 8/12/13 review letter of David Horton, P.E.

**Unfinished business:**

- 1) Sheldon Kopelson’s Conditional Use Applications – Tabled until further notification.
- 2) Ordinances – Zoning, SALDO, Property Maintenance – No action taken.

**New business:** None.

**Comments:**

A member of the public voiced concern over the proliferation of on and off premise advertising signs within Pocono Township, which signs appear to be out of compliance with zoning restrictions.

**Adjournment:** At 7:55 P.M. a motion was made, seconded and carried (Munoz/DeYoung) to adjourn until the following regular meeting on August 26, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.