

## MINUTES

### POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING August 27, 2012

A Regular meeting of the Pocono Township Planning Commission was held on August 27, 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:** M. Velardi; R. Demarest; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; D. Horton (Engineer); G. Worthington (Solicitor).

**Absent:** 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 (Demarest/Gilliland) to approve the 8/13/12 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 (Schmoyer/DeYoung) 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:**

- 1) Griffiths & Lenore Sager Minor Subdivision/Lot Line Adjustment – Plan submitted for 8/27/12 P.C. mtg. \$300.00 Plan fee paid; \$1,500.00 Escrow fee paid. Brian Courtright, P.L.S. was present on behalf of the Applicant. A motion was made, seconded and carried (Demarest/Gilliland) to accept the Plan for review. **The last P.C. mtg. is 11/12/12; the last Sup’v. mtg. is 11/19/12.** Because the Plan shows the Pocono/Hamilton Township boundary as bisecting the area of the proposed lot line adjustment, the Applicant was directed to verify the location of the boundary and, if necessary, apply to Hamilton Township for contemporaneous approval.

**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 7/16/12 mtg., accepted a Time Extension letter – from 7/23/12 to 10/08/12. The last P.C. mtg. is 9/24/12; the last Sup’v. mtg. is 10/01/12.** 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) 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. 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.
- 2) 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 7/16/12 meeting accepted a Time Extension letter – from 7/17/12 to 10/16/12. The last P.C. meeting is 9/24/12 due to the Columbus Day Holiday; the last Sup’v. meeting. is 10/15/12.** 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 provided all Commission members with an updated list of contact information and term expiration dates. R. Swink read a summary of Pennsylvania’s Act 97 of 2012 (effective September 3, 2012), which Act amends the Municipalities Planning Code to require townships to notify school districts monthly of township approval of development plans.

Pursuant to a request to R. Swink from the Township Administrator, discussion was held on the idea of holding only one P.C. meeting per month with the second meeting replaced by a work session not attended by either the Township Engineer or the Township Solicitor. After discussion, the P.C. elected to continue holding two meetings per month as scheduled in the 1/14/12 reorganization meeting.

R. Swink will attend the special Sup’v. meeting on August 28, 2012 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

**Adjournment:** At 8:00 p.m. a motion was made, seconded and carried (Swink/DeYoung) to adjourn until the following regular meeting on September 10, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.