

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING September 10, 2012

A Regular meeting of the Pocono Township Planning Commission was held on September 10, 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; 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 (Velardi/Gilliland) to approve the 8/27/12 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 (Munoz/Gilliland) to table the following plans and matters:

- 1) Griffiths & Lenore Sager Minor Subdivision/Lot Line Adjustment
- 2) The Reserve at Bryson's Farm Major Subdivision Plan & Planning Module;
- 3) Sheldon Kopelson Minor 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) 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. **The last P.C. mtg. is 11/12/12; the last Sup’v. mtg. is 11/19/12.** See above motion for tabling of the plan.
- 2) 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.
- 3) 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:

- 1) Dairy Queen Grill & Chill – Conditional Use application for Sign Plaza pursuant to Section 703 of the Zoning Ordinance. Sup'v. at their 8/6/12 referred the matter to the P.C. for recommendation. Sup'v. have scheduled a hearing on the application for October 1, 2012. M. Wolfe, Esq. was present along with F. Riccobono and S. Linder, P.E. to discuss the application. After brief discussion, a motion was made, seconded and carried (Demarest/Gilliland) to table the matter until its 9/24/12 meeting in order to review the letter submitted by M. Wolfe earlier that day and the issues raised therein.

Unfinished business:

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

New business:

The P.C. began its review of the proposed following ordinances:

- a. Animal Control;
- b. Property Maintenance.

Review is ongoing.

Comments: Deanna Magyar addressed the P.C. at length regarding issues she has experienced at her property on SR 715 as a result of a large number of dogs being kept on a neighboring property.

Adjournment: At 9:25 p.m. a motion was made, seconded and carried (DeYoung/Munoz) to adjourn until the following regular meeting on September 24, 2012, at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.