

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING September 23, 2013

A Regular meeting of the Pocono Township Planning Commission was held on September 23, 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 p.m., 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 (Munoz/Gilliland) to approve the 9/9/13 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) The Lands of The Spirit of Swiftwater, Inc. (Phase 1 Modification) – The plan was submitted for the 09/23/13 P.C. meeting. All plan submission fees were received. A motion was made, seconded and carried (Guidry/Munoz) to accept the plan for review. **The last P.C. mtg. is 12/09/13; the last Sup'v. mtg. is 12/16/13.**

Presentation of plans for final approval: None.

Presentation of plans for preliminary approval:

- 1) Sheldon Kopelson Lot No. 3 Land Development Plan – Plan submitted for 8/12/13 P.C. meeting. **The last P.C. mtg. is 10/28/13; the last Sup’v. mtg. is 11/4/13.** A letter dated 09/23/13 was received from M. Wolfe, Esq. on behalf of the Applicant offering a time extension through December 31, 2013. A motion was made, seconded and carried (Guidry/Munoz) to recommend the Sup’v. accept this time extension. No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.
- 2) Pocono Manor Tentative Planned Residential Development Preliminary Plan - 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.** At the 09/09/13 meeting, a motion was made, seconded and carried (Schmoyer/Munoz) to recommend the Sup’v. accept the time extension until 10/31/14 with the caveat that no further time extensions will be entertained. No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/Guidry) to table 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 8/19/13 meeting accepted a time extension to 11/30/13. **The last P.C. meeting is 11/11/13; the last Sup’v. meeting. is 11/18/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Gilliland/DeYoung) to table the plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) 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 (Munoz/Demarest) to table the application.
- 2) Sheldon Kopelson, Lot #1, Conditional Use Application (Planned Residential Development) – the Applicant submitted a conditional use application for the construction of a planned residential development on Lot #1 as depicted on the applicant’s Minor Subdivision Plan. The application was referred to the P.C. for

review and comment. **Sup’v. hearings on this application must be commenced by 10/13/13 if no time extension is accepted.** A letter dated 09/23/13 was received from M. Wolfe, Esq. on behalf of the Applicant offering a time extension through December 31, 2013. A motion was made, seconded and carried (Gilliland/DeYoung) to recommend the Sup’v. accept this time extension. No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the application.

- 3) Sheldon Kopelson, Lot #2, Conditional Use Application (Regional Impact Development) – the Applicant submitted a conditional use application for the construction of a commercial center on Lot #2 as depicted on the Applicant’s Minor Subdivision Plan. The application was referred to the P.C. for review and comment. **Sup’v. hearings on this application must be commenced by 10/13/13 if no time extension is accepted.** A letter dated 09/23/13 was received from M. Wolfe, Esq. on behalf of the Applicant offering a time extension through December 31, 2013. A motion was made, seconded and carried (Gilliland/DeYoung) to recommend the Sup’v. accept this time extension. No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the application.

Unfinished business:

- 1) Ordinances – Zoning, SALDO, Property Maintenance – No action taken.

New business: None.

Comments: S. Gilliland read aloud two letters received from PennyWise Fuel Co. regarding perceived zoning violations in the Township by competing fuel companies. The first was addressed to the Sup’v. and the second was addressed to the P.C. R. Swink advised he had met with the owner of PennyWise and invited him to appear at the P.C. meeting to discuss his concerns. No one was present on behalf of PennyWise.

Adjournment: At 8:05 P.M. a motion was made, seconded and carried (Munoz/DeYoung) to adjourn until the following regular meeting on October 14, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.