

## MINUTES

### POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING September 9, 2013

A Regular meeting of the Pocono Township Planning Commission was held on September 9, 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; D. Schmoyer; R. Swink; S. Gilliland; T. Munoz; D. Horton (Engineer); A. Bohl (Alt. Engineer); G. Worthington (Solicitor); P. Nelson (Alt. Solicitor).

**Absent:** R. DeYoung.

**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 (Guidry/Gilliland) to approve the 8/26/13 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:** 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. The plan was tabled at the 11/14/11 P.C. mtg. Revised Plans were submitted. The Sup'v. at their 8/19/13 mtg. accepted a 90-day time extension. **The last P.C. mtg. is 11/11/13; the last Sup'v. mtg. is 11/18/13.** J. Rogers was present on behalf of the Applicant to discuss the plan. Following discussion, a motion was made, seconded and carried (Schmoyer/Gilliland) to recommend the Sup'v. approve the

plan subject to the Applicant's addressing all outstanding review comments of D. Horton, P.E. and obtaining all necessary outside agency approvals. R. Demarest opposed this motion based on disagreement with the determination of the Zoning Hearing Board.

**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.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/Guidry) 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.** M. Wilk, P.E. was present to discuss the plan. Following discussion, the following motions were made, seconded and carried:
  - a. (Demarest/Gilliland) to recommend the Sup'v. grant the Applicant's request for modification of SALDO §2.106, allowing for submission of a preliminary/final plan.
  - b. (Demarest/Gilliland) to recommend the Sup'v. grant the Applicant's request for modification of SALDO §§ 2.302A and 2.303A, allowing for deviation from the required minimum drawing scale.
  - c. (Demarest/Munoz) to recommend the Sup'v approve the plan subject to the Applicant's addressing all outstanding review comments of D. Horton, P.E. and obtaining all necessary outside agency approvals.
- 3) 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.** M. Wolfe, Esq. was present to discuss the applicant's 8/20/13 request that the plan be tabled for an additional year (until 10/31/2014). Following discussion, 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.
- 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 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 (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. M. Wolfe, Esq. and J. Tresslar, P.E. were present along with V. Trapasso (Applicant) to discuss the application. The Township was represented by P. Nelson (Alt. Solicitor) and A. Bohl (Alt. Engineer). Following discussion, a motion was made, seconded and carried (Munoz/Guidry) to recommend the Sup'v. approve the application provided the Sup'v. simultaneously engage in a comprehensive review of the zoning ordinance and particularly the sign provisions thereof. R. Demarest opposed this motion.
- 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 (Demarest/Munoz) to table the application.
- 3) 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.** M. Wolfe was present and requested the application be tabled. A motion was made, seconded and carried (Schmoyer/Guidry) to table the application.
- 4) 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.** M. Wolfe was present and requested the application be tabled. A motion was made, seconded and carried (Schmoyer/Guidry) to table the application.

**Unfinished business:**

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

**New business:** R. Swink announced the availability of a class on subdivision and land development to be held 10/15/13, 10/22/13 and 10/29/13. R. Kimmins requested information on her proposed transfer of property in Pocono Township.

**Comments:** J. Coover questioned why property owned by Pocono Township would be indexed in the tax records under the name of P. Ross. G. Worthington suggested the property had likely been transferred to the Township during P. Ross' tenure as a Supervisor and P. Ross likely accepted the deed on behalf of the Township in his capacity as Supervisor, which would cause his name to appear on the deed.

**Adjournment:** At 8:45 P.M. a motion was made, seconded and carried (Munoz/Guidry) to adjourn until the following regular meeting on September 23, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.