

**POCONO TOWNSHIP SUPERVISORS
WORK SESSION
May 31, 2012**

MINUTES

Chairman Frank Hess opened the meeting at 8:35 a.m.

ROLL CALL:

Present: F. Hess, Chairman; H. Werkheiser, Vice Chairman; Jeffrey Durney, Township Solicitor

PUBLIC COMMENT:

None.

BUSINESS OF THE MEETING:

Sheldon Kopelson attended the meeting to further discuss his proposed project. Attorney Marc Wolfe attended the meeting, along with Mr. Kopelson's engineer, Donna Alker. Mr. Kopelson advised that he was considering two alternative plans with respect to his land development project. These proposals had previously been submitted to the Supervisors and there were no material changes. Mr. Kopelson was requesting guidance as to whether the Board preferred one alternative to the other. Mr. Kopelson indicated that rezoning his property to Commercial would be the easiest and preferred course from his perspective. If the property remained in its current zoning district, the proposed plan would, at a minimum, necessitate amending the PRD ordinance.

There was an extended discussion. F. Hess questioned the height of the proposed structures. Ms. Alker produced an exhibit showing the proposed sight lines from surrounding properties assuming that the buildings were at a height of 50 feet as proposed. F. Hess and H. Werkheiser both expressed concern about the future development of the property beyond that proposed by Mr. Kopelson. Specifically, the concern was raised that if the property is rezoned and Mr. Kopelson does not go through with his project or elects to sell the property, Mr. Kopelson or a new owner would now have a great number of additional possibilities for developing the property that may not be acceptable to the Board. Mr. Kopelson indicated that he would be willing to limit future development if an appropriate agreement could be reached.

No action was taken at the meeting.

ADJOURNMENT:

H. Werkheiser made a motion, seconded by F. Hess, to adjourn the meeting at 9:20 a.m. Roll call vote: H. Werkheiser, yes; F. Hess, yes. Motion carried.