

**POCONO TOWNSHIP PLANNING COMMISSION  
REORGANIZATION MEETING MINUTES  
FEBRUARY 8<sup>th</sup>, 2016  
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on February 8<sup>th</sup>, 2015, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Solicitor Lisa Pereira at 7:00 p.m. followed by the Pledge of Allegiance.

Lisa Pereira opened the floor for nominations for Chairman.

**CHAIRMAN:**

B. Deyoung made a motion, seconded by M. Guidry, to appoint Ron Swink as Chairman of the Pocono Township Planning Commission. All in favor. Motion carried.

L. Pereira turned the meeting over to Chairman R. Swink.

**VICE CHAIRMAN:**

B. Deyoung made a motion, seconded by J. Sawicki, to appoint Scott Gilliland as Vice-Chairman. All in favor. Motion carried.

**SECRETARY:**

J. Sawicki made a motion, seconded by B. DeYoung, to appoint M. Guidry at Pocono Township Planning Commission Secretary. All in favor. Motion carried.

**RECORDING SECRETARY:** B. DeYoung made a motion, seconded by M. Guidry, to appoint Pamela Finkbeiner as recording Secretary. All in favor. Motion carried.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Solicitor; Tim Edinger, Engineer; Pamela Finkbeiner, Township Secretary; Gregg Schuster, Manager; and Rick Fisher, Zoning officer were present.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman R. Swink noted the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address 5 comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

**CORRESPONDENCE:** P. Finkbeiner noted all correspondence related to the Plans.

**MINUTES:** S. Gilliland made a motion, seconded by M. Guidry, to approve the regular minutes of 12/14/2015. All in favor. Motion carried.

Sanofi Lot Line Adjustment Plan - Aaron Sisler, Borton-Lawson Engineering, represented the plan. The plan combines a portion of two existing lots to the parent tract. T. Edinger noted Lots 3&4 remaining sections will promote a non-conforming situation. Discussion followed. The Board concurred the plan should be reviewed by the Planning Commission as it is not a simple lot line adjustment.

M. Guidry made a motion, seconded by J. Sawicki, to accept the Sanofi Lot Line Adjustment Plan for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

Camelback Snow Tubing Lodge LDP - The plan was accepted at the 08/24/2015 P.C. mtg. Plan fees paid. Revised plan submitted 02/08/2016. Component 4A submitted. Michael Gable, Boucher & James Engineers, represented the plan. T. Edinger reviewed Component 4A.

Component 4A -

J. Sawicki made a motion, seconded by S. Gilliland, to complete Component 4A and forward it to the Applicant. All in favor. Motion carried.

T. Edinger reviewed the comments of his letter of 12/10/2015. Discussion followed. M. Gable explained the lighting will remain on as needed during snow making and will not change from previous practice.

B. Demarest made a motion, seconded by J. Sawicki, to approve with conditions Camelback Tubing Slope Lodge Reconstruction Plan conditioned upon:

- 1) Receipt of Pocono Township Fire Company Review
- 2) Conditions of T&M's review letter of 12/10/2015 completed.

All in favor. Motion carried.

S. Gilliland asked the status of the MCCD Violations. M. Gable noted he is working with MCCD to resolve the issues.

Sanofi Pasteur INC. B-79 (Flu Bldg) & B-80 (CUP) Bldg - Plan was accepted at the 09/14/2015 meeting. Aaron Sisler, Borton-Lawson, requested the plan be tabled. M. Guidry made a motion, seconded by B. DeYoung, to table the Sanofi Pasteur Inc. B-79 (Flu Bldg) & B-80 (CUP) Bldg. All in favor. Motion carried.

Robert K. Ace Construction LLC (Learn Road) - The Plan was accepted at the 12/14/2015 P.C. Mtg. Plan fees paid. T&M's review letter of 12/29/2015 received. Chuck Nicholas, Nicholas Engineering, represented the plan. The plan calls for a conversion of an existing home into an office and the existing two lots to be combined. T. Edinger reviewed his letter of 12/29/2015. Discussion followed on waiver requests and deferrals for the plan. C. Nicholas will submit waiver requests and a time extension request. J. Sawicki made a motion, seconded by M. Guidry, to table the Robert K. Ace Construction LLC (Learn Road) LDP. All in favor. Motion Carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Commercial Development (Lot 3) LDP - Plan accepted at the 08/13/13 P.C. mtg. The plan is on hold until the configuration of Rt. 715 realignment is confirmed. Plan tabled at the 12/14/2015 mtg. B. Demarest made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson Commercial Development (Lot 3) LDP. All in favor. Motion carried.

SPA Castle LDP - Plan accepted at the 12/14/2015. The Developer subsequently requested a temporary hold on the review of the application. A time extension letter was accepted until 03/27/2016. M. Guidry made a motion, seconded by J. Sawicki, to table the SPA Castle LDP. All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS - Pocono Medical Center. Plan fees paid. T&M review letter of 1/20/2016 received. B. DeYoung made a motion, seconded by S. Gilliland, to table the Pocono Medical Center's sketch plan until 02/22/2016. All in favor. Motion carried.

**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None**

**UNFINISHED BUSINESS:**

Zoning Workshops: The Board concurred to suspend future zoning workshops until the recommended sign and SALDO Ordinances are approved by the Board of Commissioners. The Board discussed including a Commissioner at future workshop meetings for Zoning Ordinance amendments. Discussion followed. G. Schuster, Twp. Manager, noted he will present the Sign and SALDO Ordinances to the Board of Commissioners for their review. B. Demarest made a motion, seconded by M. Guidry, to recommend a Commissioner attend future workshops. All in favor. Motion carried.

Meeting Dates and Times: - B. DeYoung made a motion, seconded by M. Guidry, to set the meeting dates for the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month at 7:00 p.m. All in favor. Motion carried.

**PUBLIC COMMENT:**

The Board expressed their concern that the firm of Broughal & DeVito have resigned from the Township. They thanked Lisa Pereira for her work as the Planning Commission Solicitor. L. Pereira noted she will remain until a new Solicitor is chosen.

Ramona Shupp, Twp. resident, commented on a 'party' house on her street. R. Fisher, zoning officer, noted the property has gone before the Zoning Hearing Board and the owners are appealing the decision to the County Courts.

**ADJOURNMENT:**

B. DeYoung made a motion, seconded by B. Demarest, to adjourn the meeting at 8:40 p.m., until 02/22/2016. All in favor. Motion carried.  
Respectfully submitted: Pamela Finkbeiner, Recording Secretary