

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MEETING MINUTES
FEBRUARY 22nd, 2016
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on February 8th, 2015, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

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

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 2nd and 4th 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.

PUBLIC COMMENT: none

CORRESPONDENCE: L. Pereira noted a letter dated 02/02/2016 was received from Newman, Williams, Mishkin, Corveleyn, Wolfe, & Fareri requesting a five (5) year extension to submit final plans for the Quaker Ridge preliminary Land Development Plan. Attorney Marc Wolfe represented the plan. He noted the economic slowdown as the reason for the extension of time request for submitting the final plan. The preliminary plan was approved in 2008. Discussion followed concerning the length of time since preliminary approval, additional extension of time requested, and the impact of future changes to Twp. Ordinances to the plan. Jim Cahill, Pocono Manor Investors, stated they are updating the NPDES permit to include current SWM.

B. Demarest made a motion, seconded by M. Guidry, to recommend the five (5) year extension of time be denied to Quaker Ridge Land Development Preliminary Plan. All in favor. Motion carried.

M. Guidry noted the final plan may be submitted before the July deadline.

MANAGER'S REPORT: G. Schuster, Manger, explained the Monroe County Court will appoint the fifth Commission on March 8th, 2016. Applications will be accepted by the Court until February 29th, 2016. Information is posted at the Township Building and on the Township's website.

MINUTES: B. DeYoung made a motion, seconded by D. Purcell, to approve the regular minutes of 02/08/2016. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION:

Sanofi Lot Line Adjustment Plan - The plan was accepted at the 02/08/2016 P.C. mtg. Plan fees paid. **Last PC meeting is 4/25/2016.** Aaron Sisler, Borton-Lawson, requested the plan be tabled. **SEE MOTION BELOW FOR TABLING.**

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. **Last PC meeting is 4/11/2016.** Plan tabled at the 2/8/2015 mtg. **SEE MOTION BELOW FOR TABLING.**

Sanofi Pasteur INC. B-79 (Flu Bldg) & B-80 (CUP) Bldg - Plan was accepted at the 09/14/2015 meeting. Plan fees paid. Plan tabled at the 2/8/2015 mtg. **Last PC meeting is 3/28/2016.** Aaron Sisler, Borton-Lawson, requested the plan be tabled.

B. Demarest made a motion, seconded by S. Gilliland, to table the Sanofi Lot Line Adjustment Plan, Robert K. Ace Construction LLC (Learn Road); and Sanofi Pasteur Inc. B-79 (Flu Bldg) & B-80 (CUP) Bldg. 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. **Last PC meeting is 6/01/2016.** Plan tabled at the 2/8/2015 mtg. **SEE MOTION BELOW FOR TABLING.**

SPA Castle LDP - Plan accepted at the 12/14/2015. The Developer subsequently requested a temporary hold on the review of the application. **Last P.C. meeting is 6/13/2016.** Plan tabled at the 2/8/2015 mtg.

M. Guidry made a motion, seconded by B. Demarest, to table the Sheldon Kopelson, Commercial Development (Lot 3) LDP; and 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. Marc Wolfe, Newman, Williams, Mishkin, Corveleyn, Wolfe, & Fareri, Solicitor, requested additional time to address the comments of the T&M letter of 02/22/2016. Gregg Schuster, Twp. manager, will reach out to PennDOT for information concerning the Rt. 715 realignment. Discussion followed. No action taken.

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

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 7:45 p.m., until 03/14/2016. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary