

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 14th, 2016
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on March 14th, 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, present.

Leo DeVito, Solicitor; Russ Benner, 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

STATEMENT BY SCOTT GILLILAND:

Scott Gilliland stated Sanofi has made it easy for the planning commission due to their impeccable work in submitting plans. He thanked them for the knowledge gained from working with them.

He explained his son has accepted a position at Sanofi Pasteur and to prevent any conflict for Sanofi or his son, he will excuse himself from voting or commenting on any future Sanofi's project.

CORRESPONDENCE: All correspondence related to plans submitted.

MANAGER'S REPORT: G. Schuster noted:

- 1) Sign and SALDO Ordinance workshop on 03/16/2016 at 6:00 p.m.
- 2) Enforcement action has been taken against Pocono Logistics and they are appealing to Zoning Hearing Board.
- 3) Realignment of Rt. 715 has not been confirmed but it appears PennDOT is leaning towards going through the Kopelson Property. Discussion followed.

MINUTES: B. Demarest made a motion, seconded by S. Gilliland, to approve the regular minutes of 02/22/2016. R. Swink, yes; S. Gilliland, yes; D. Purcell, yes; B. DeYoung, yes; M. Guidry, yes; and J. Sawicki, abstained. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Schlier Motorcycle Dealership - Plan fees paid. P. Finkbeiner read the T&M's letter of Administratively Completeness Review dated 03/11/2016. S. Gilliland made a motion, seconded by D. Purcell, to accept the Schlier Motorcycle Dealership LDP for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Sanofi Pasteur, Inc. B-79 (Flu Bldg.) & B-80 (CUP) Bldg. - The Plan was accepted at the 09/14/2015 P.C. Mtg. Plan fees paid. Last PC meeting is 4/11/2016. T&M's review letters of 02/18/2016 & 03/11/2016 received. MCPC review letter received. Aaron Sisler, Borton-Lawson Engineers, represented the plan. Jeff Smith, Sanofi environmental department, noted sewer capacity is available for the new Flu building. A. Sisler reviewed the lightening plan explaining lighting has been provided along the driveway, parking lots and buildings. A Landscaping plan was submitted. R. Benner stated they have satisfied their comments. RFMs requested:

B. Demarest made a motion, seconded by B. DeYoung to recommend approval of Request for Modifications:

A) SALDO Sec. 2.302.A & 2.303.A - Scale

B) SALDO Sec. 2.105 - Preliminary/Final

All in favor - Motion carried. S. Gilliland abstained - see statement above.

B. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the Sanofi Pasteur, Inc. B-79 (Flu) & B-80 (CUP) Bldg. conditioned upon the recommendation of T&M review letter of 03/11/2016 and all outside agency's approvals. All in favor. Motion carried. S. Gilliland abstained - see statement above.

A. Sisler will submit a time extension letter.

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 and 03/11/2016 received. Last PC meeting is 4/11/2016. Chuck Nicolas, Nicolas Engineering, and Robert Ace, owner, represented the plan. C. Nicolas noted the buffer has been added to the plan, and MCPC review received. Deferrals and RFMs requested.

M. Guidry made a motion, seconded by S. Gilliland, to recommend deferral from:

SALDO 3.208.J & 3.602 Table 3.2 - Curb, Gutters and/or Drainage swales and 3.608 - Sidewalks.

All in favor. Motion carried.

S. Gilliland made a motion, seconded by B. DeYoung, to recommend approval of RFM:

SALDO Sec. 3.608.C - Construction standard for sidewalks.

All in favor. Motion carried.

C. Nicholas explained the only area suitable for the ADA ramp necessitates the driveway location as shown.

S. Gilliland made a motion, seconded by B. DeYoung, to recommend approval of the RFM from Ord. 136:6.D - Radius portion of driveway in 10' setback.

All in favor. Motion carried.

B. Demarest made a motion, seconded by M. Guidry, to recommend approval of the Robert K Ace Jr. Learn Road Office LDP, conditioned upon completion of the requirements of the Twp. Engineer's letter of 03/11/2016. All in favor. Motion carried.

FINAL PLANS CONT:

Sanofi Pasteur Inc. Lot Line Adjustment Plan - Plan was accepted at the 2/08/2016 PC meeting. Plan fees paid. Dean Wehr, Sanofi Pasteur and Aaron Sisler, Borton-Lawson, represented the plan. D. Wehr noted the cabins and foot bridges on the remaining lands have been removed. The remaining lands will be used as a buffer zone for the Sanofi property. Discussion followed.

B. Demarest made a motion, seconded by J. Sawicki, to table the Sanofi Pasteur Inc. Lot Line Adjustment Plan. All in favor. Motion carried. S. Gilliland abstained - see statement above.

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 2/22/2015 mtg. B. Demarest made a motion, seconded by S. Gilliland, 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. **Last P.C. meeting is 6/13/2016.** Plan tabled at the 2/22/2015 mtg.

D. Purcell 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. Applicant requested additional time to address the engineer's comments at the 02/22/2016 mtg. No action taken.

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

UNFINISHED BUSINESS: None

NEW BUSINESS:

Sanofi Pasteur request for rezoning - Sanofi Pasteur rezoning of a portion of Lots: 12637401177161 and 12637401265585 from residential to Industrial - Aaron Sisler, Borton-Lawson Engineers, represented the request. B. Demarest spoke in favor of increasing the Industrial zone for the property.

B. Demarest made a motion, seconded by M. Guidry, to recommend the rezoning of a portion of lots identified as: 12637401177161 and 12637401265585 as identified in Borton-Lawson letter dated 02/08/2016. All in favor. Motion carried. S. Gilliland abstained - see statement above.

COMMENTS:

M. Guidry questioned the parking of vehicles on Wiscasset Ave. near Brookdale Road. R. Fisher, Twp. Zoning Officer, noted he is researching the property and the cars parked in the right-of-way. Discussion followed.

COMMENTS CONT:

S. Gilliland requested Rick Fisher, Twp. Zoning Officer, to investigate the brightness of the lightening on the Pocono Manor entrance sign along Rt. 314. R. Fisher will investigate and report back to the Commission.

PUBLIC COMMENT: None

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:15 p.m., until 03/28/2016. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary