

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**JULY 11<sup>th</sup>, 2016**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on July 11<sup>th</sup>, 2016, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. by the Pledge of Allegiance.

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

Lisa Pereira, Planning Commission Solicitor, Jon Tressler, Township Engineer, and Pamela Finkbeiner, Interim Manager/Twp. Secretary, were present.

**ACKNOWLEDGEMENT OF COMMENTS:** None

**CORRESPONDENCE:**

**MANAGER'S REPORT:** None

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of June 27<sup>th</sup>, 2016. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. Aaron Sisler, Borton-Lawson Engineering, Inc., represented the Plan and presented a brief overview of the plan. B. Demarest made a motion, seconded by B. DeYoung, to accept the Sanofi Pasteur Tier One Parking Deck for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

Kinsley Minor Subdivision - Plan fees paid. Plan accepted at the 04/25/2016 P.C. Meeting. Tabled at the 06/27/2016 mtg. Revised plans submitted 06/17/2016. Time extension received until 09/26/2016. B. DeYoung made a motion, seconded by D. Purcell, to table the Kinsley Minor Subdivision LDP. All in favor. Motion carried.

G. M. and Kailas Amin - 4 Lot Minor Subdivision - Plan fees paid. Plan accepted at the 05/09/2016 P.C. meeting. Tabled at the 06/27/2016 mtg. B. Demarest made a motion, seconded by D. Purcell, to table the G. M. and Kailas Amin Minor Subdivision plan. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2003 P.C. mtg. Tabled at the 06/27/2016 mtg. Deadline for consideration is 06/30/2017. S. Gilliland made a motion, seconded by B. Demarest to table the Sheldon Kopelson - Commercial Development (Lot 3) All in favor. Motion carried.

**PRELIMINARY PLANS CONT:**

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 06/27/2016 mtg. Deadline for consideration is 09/26/2016. D. Purcell made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Crossing Premium Outlet/Storage Building and Kiosks - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. RFMs approved for SALDO Sec. 2.106 & 2.107 - Prelim/Final and SWM Ord. 138, Sec. 303.I.8 - 75; setback.

R. DeYoung made a motion, seconded by D. Purcell to table the Crossings Premium Outlets/Storage Building and Kiosks LDP. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. Tabled at the 06/27/2016 mtg. S. Gilliland made a motion, seconded by B. DeYoung, to table the Camelback Lot 13 and Hotel LDP. All in favor. Motion carried.

**PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:** None

Summit Health Systems Conditional Use Application - Application was accepted at the 06/13/2016 Mtg. Extension granted until 08/31/2016. Nate Oiler, UTRS Engineers; Steve Cunningham, PMC; and Marc Wolfe, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C., represent the Application. Rob Hoffman, Traffic Planning and Design, spoke concerning the Traffic Study and PennDOT improvements. Nate Oiler reviewed the Twp. Engineer's letter of 07/07/2016. Discussion followed. B. Demarest, questioned if Hilltop Drive could extend to Camelback. M. Wolfe noted the submission was for the 43 acres proposed Hospital site and not the DF Pocono and Farda holdings. R. Swink questioned the stub road to the Farda tract. B. DeYoung made a motion, seconded by J. Sawicki, to table the Summit Health Systems Conditional Use Application. All in favor. Motion carried.

Adams Outdoors/Covello Billboard - Special Exception - Zak Fowler, GrossMcGinley, LLP; Lois Arciszewski, Adams Outdoor Corporate director for Development, and Kolby Kaufman, regional manager Adams Outdoor, reviewed the application. L. Arciszewski explained the billboard was an existing non-conforming billboard and PennDOT is requiring it to be moved as part of the Rt. 611 improvements. Anthony Covello owns the property and sign and Adams Outdoor markets it. The sign was originally built in the 50s. Discussion followed on the status of a non-conforming sign what is removed and off-premise use of a sign/billboard on a lot with a residence. Mike Tripus, Zoning Officer, questioned the Rt. 611 improvements to the Sanofi entrance and the impact to the right-of-way. J. Tresslar explained Sanofi would need to obtain the right-of-way from the Covellos'. L. Pereira explained the rules of a Special Exception to the Board. Zak Fowler noted the Special Exception request is for the non-conforming use to be continued to be allowed. Discussion followed. R. Swink made a motion, seconded by B. Demarest, to recommend denial of the Special Exception for Adams Outdoor/Covello Billboard, due to the relocation of the sign fails to meet the requirements of a non-conforming sign. All in favor. Motion carried.

R. Swink noted the motion is a recommendation to the Zoning Hearing Board.

**UNFINISHED BUSINESS:**

Jon Tresslar, Engineer, explained he has been reviewing the changes made by T&M and estimates his review will be completed soon.

**PUBLIC COMMENT:**

Ramona Shupp, Twp. resident, spoke concerning the signage and traffic on Camelback Road.

S. Gilliland stated the Township is making every effort to move projects along and a current project is delayed due to the applicant's vacation schedule at no fault of the Township. Discussion followed on limiting questions to the project presented.

B. DeYoung questioned if interceptor would be paid by the Township for Summit Health Campus's emergency vehicles. J. Tresslar noted it will be the Hospital's responsibility.

**ADJOURNMENT:**

B. Demarest made a motion, seconded by D. Purcell, to adjourn the meeting at 8:35 p.m., until the next meeting on 07/25/2016 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.