

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**AUGUST 22<sup>nd</sup>, 2016**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on August 22<sup>nd</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, present; Robert Demarest, present; Robert DeYoung, absent; Dennis Purcell, present; Jeremy Sawicki, present.

Lisa Pereira, Planning Commission Solicitor, and Jon Tresslar, Township Engineer, 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:** A time extension Camelback Hotel was received.

**MANAGER'S REPORT:** Introduction of Charles Vogt, Pocono Township Manager.

**MINUTES:**

D. Purcell made a motion, seconded by M. Guidry, to approve the minutes of the 07/25/2016 meeting. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None**

Kinsley Minor Subdivision - Plan fees paid. Plan accepted at the 04/25/2016 P.C. Meeting. Tabled at the 07/25/2016 mtg. Revised plans submitted 06/17/2016. Deanne Schmoyer, Borton-Lawson, Inc. represented the plan and requested an additional RFM. M. Guidry Made a motion, seconded by S. Gilliland, to recommend approval for SALDO Sec. 3.208.M - Maximum grade on local access street to be 10%. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to table the Kinsley Minor Subdivision Plan. 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 07/25/2016 mtg. B. Demarest made a motion, seconded by M. Guidry, to table the G.M. and Kailas Amin - 4 lot Minor Subdivision. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 07/25/2016 mtg. Deadline for consideration is 06/30/2016. S. Gilliland made a motion, seconded by D. Purcell, 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 07/25/2016 mtg. Deadline for consideration is 09/26/2016.

B. Demarest made a motion, seconded by M. Guidry, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. J. Sawicki made a motion, seconded by B. Demarest, to table the Camelback Lot 13 and Hotel LDP. All in favor. Motion carried.

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. The Plan was accepted at the 07/11/2016 Mtg. The plan was tabled at the 07/25/2016. B. Demarest made a motion, seconded by B. DeYoung, to table the Sanofi Pasteur Tier One Parking Deck. S. Gilliland abstained. 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. Marc Wolfe, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C., represent the Application. Rob Hoffman, Traffic Planning and Design; and Nate Oiler, RKR Hess Associates/UTRS, represented the application. Jon Tresslar, Twp. Engineer, reviewed his letter dated 08/18/2016.

#5 - Roadway improvements - Discussion followed on the traffic impact study including the total of three phases. M. Wolf explained PMC is a stand-alone project. The applicant is willing to place a note on the plan to state it is only for Phase I.

#7A - Flow data for sewage usage. Nate Oiler, RKR Hess Associates, will provide the data to the Township.

#8 - Regional Impact Development - Discussion on the future projects. J. Tresslar noted since it is to be determined a stand-alone project, the comment has been addressed.

#21 - 35% steep slopes - M. Wolf will provide a Declaration of restrictions for Phase II property containing the steep slope areas.

#25 - Grading - M. Wolf will include drainage easements.

#26 - Parking spaces - Discussion followed on the determination of the parking spaces.

#30 - Setback streams/wetlands. N. Oiler noted a new study is underway to verify the setbacks.

#33 - Fire Lanes - The Pocono Fire Company had favorably reviewed the plans. N. Oiler explained the proposed fire lane locations.

P. Finkbeiner noted the gas station had received a deferral to connect to the sewer system and questioned if a lateral could be provided to the station. N. Oiler and J. Tresslar will review.

J. Sawicki made a motion, seconded by B. Demarest, to recommend approval of the Summit Health Systems Conditional Use Application

Adams Outdoor Advertising and Anthony Covello - no action taken.

Adams Outdoor Advertising - 198 Stadden Road - no action taken.

**UNFINISHED BUSINESS:**

SALDO - J. Tresslar noted the draft SALDO will be submitted for PC review for the 09/12/2016 mtg.

**NEW BUSINESS:** S. Gilliland questioned if the 2015 Capital Improvement Plan was approved by the Board of Commissioners. P. Finkbeiner noted the Board of Commissioner had set the 2017 Capital Improvement committee to meet 08/29/2016.

P. Finkbeiner noted the recent resignation of Jeffry Clapper, Public Works Director.

**ADJOURNMENT:** J. Sawicki made a motion, seconded by M. Guidry, to adjourn the meeting at 8:00 p.m. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Township Secretary