

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**DECEMBER 12<sup>th</sup>, 2016**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on November 14<sup>th</sup>, 2016 at the St. Luke's Ambulance 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, absent; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Planning Commission Solicitor; and Jon Tresslar, Township Engineer; Charles Vogt, Township Manager; and Pamela Finkbeiner, Township Secretary; 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:**

**TIME EXTENSION LETTERS:**

- a) Kelly Minor Subdivision LDP - time extension letter was received for 60 days.

**MANAGER'S REPORT:**

**PUBLIC COMMENTS:**

**MINUTES:**

J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 11/14/2016 meeting. All in favor. Motion carried.

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

- A) Weis Market Gas N Go - Land Development Plan - Alexander Ororbia, Weis Markets, represented the plan. The plan is for a Gas 'n' Go facility at the existing Weis Market located in Tannersville Plaza. The Twp. Engineer in his letter dated 12/09/2016 recommended acceptance of the plan for review.

J. Sawicki made a motion, seconded by S. Gilliland, to accept the Weis Market Gas-N-Go LDP. All in favor. Motion carried.

- B) Larson Minor Subdivision on Brookdale Road - Chuck Niclaus, Niclaus Engineering, represented the plan. The plan is for a minor subdivision and lot line adjustment on Brookdale Road. The Twp. Engineer in his letter dated 12/09/2016 recommended acceptance of the plan for review.

S. Gilliland made a motion, seconded by J. Sawicki, to accept the Larson Minor Subdivision on Brookdale Road LDP. All in favor. Motion carried.

- C) Sanofi Discovery Drive Widening - Aaron Sisler, Borton-Lawson Engineers, represented the plan. The plan is for widening an internal portion of Discovery Drive. The Twp. Engineer in his letter dated 12/09/2016 recommended acceptance of the plan for review. J. Sawicki made a motion, seconded by D. Purcell, to accept the Sanofi Discovery Drive Widening LDP. S. Gilliland abstained from voting. All in favor. Motion carried.
- D) Brookdale Treatment Center Petition - Jeffry Durney, Royle & Durney Attorneys at Law, represented the petition. The petition is to create a resort reuse overlay district on the Brookdale on the Lake former resort. D. Purcell made a motion to accept the Brookdale Treatment Center Petition for review. No action taken. L. Pereira explained since the Board had previously accepted the application, a new motion was not needed. Discussion followed. The Board concurred to hold a special meeting, 1/19/2017 at 7:00 p.m. for a presentation by the applicant.
- R. Swink opened the meeting to comments.
- Emanuel Conti, Twp. resident, presented a petition of names of property owners who oppose the Brookdale Proposal.
- Judi Sarubbi, Twp. resident, spoke concerning the project being considered 'spot' zoning, negative impact on real estate value, and changes to the neighborhood.
- Sandra Santiago, Twp. resident, spoke in opposition to the change of use.
- Sally Conti, Twp. resident spoke in opposition of the project.
- Ed Sarubbi, Twp. resident noted it is a profit group and could expand.
- Carl Stengle, Twp. resident, requested information on the buildings uses.
- Brad Pensyl, Twp. resident, noted the MCPC comment letter. He questioned why the Township did not have a proposed plan for the project.
- Constantine Psitos, Twp. resident, spoke in opposition to the project.
- John Turbolski, Twp. resident, commented on concerns with security of the facilities.
- Allan Gothard, Twp. resident, spoke concerning the impact to the neighborhood.
- Bob Ritenuti, Twp. resident, noted the MCPC review letter was not favorable to the project.
- Discussion followed. L. Pereira, Twp. Solicitor, reviewed the process for approval.

**FINAL PLANS UNDER CONSIDERATION:**

Kelly Minor Subdivision - 2 Lot minor subdivision. The plans were administratively accepted at the 09/26/2016 P.C. mtg. Deadline for consideration 12/25/2016. Review No. 1 distributed 10/18/16. Tabled at the 11/14/2016 mtg. Received revised plans via email on 11/10/16. Christopher Kelly, owner; and Frank Smith, Frank J. Smith, Jr. Inc., represented the plan. Revised plans received 12/09/2016. A 60 day time extension request was received 12/12/2016. M. Guidry made a motion, seconded by S. Gilliland, to table the Kelly Minor Subdivision Plan. 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 11/14/2016 mtg. Deadline for consideration is 06/30/2016. **SEE MOTION BELOW FOR TABLING.**

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 11/14/2016 mtg. A time extension letter was received until 04/17/2016. Discussion followed on the status of the plan. **SEE MOTION BELOW FOR TABLING.**

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. the plan was tabled at the 10/24/2016 mtg. **SEE MOTION BELOW FOR TABLING.**

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 11/14/2016 mtg. **SEE MOTION BELOW FOR TABLING.**

Sanofi Pasteur Discovery Drive Turn Lane Land Development - Plan was accepted at the 10/24/2016 P.C. mtg. Deadline for consideration is 1/22/2017. Revised Plans received. **SEE MOTION BELOW FOR TABLING.**

J. Sawicki made a motion, seconded by M. Guidry, to table the Sheldon Kopelson - Commercial Development (Lot 3), the Spa Castle Land Development Plan, Camelback Lot 13 and Hotel LDP, the Sanofi Pasteur Tier One Parking Deck, and the Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan. S. Gilliland abstained on Sanofi Pasteur Tier One Parking Deck and Discovery Drive Turn Lane. All in favor. Motion carried.

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

**UNFINISHED BUSINESS:**

Sign Ordinance - Discussion on changes to draft sign ordinance. P. Finkbeiner will reach out to MCPC to request they attend the next meeting to discuss the revisions to the Sign Ordinance.

**NEW BUSINESS:**

M. Guidry made a motion, seconded by J. Sawicki, to cancel the 12/26/2016 P.C. meeting due to the Township offices being closed. All in favor. Motion carried.

**PUBLIC COMMENT: None**

ADJOURNMENT: D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting at 8:10 p.m. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Township Secretary