

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**AUGUST 24<sup>th</sup>, 2015**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on August 24<sup>th</sup>, 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.

**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.

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

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Township Secretary.

**CORRESPONDENCE:**

Deanna Schmoyer, Borton-Lawson Engineering, requested C. Castle Spa's Component 4A for the Sewage Facility Planning Module to be tabled. T. Edinger explained the process for Sewage Facility Planning Module submission. Miles Hamm, Twp. resident, questioned the delay. D. Schmoyer noted C. Castle is waiting for additional information to complete the application. B. Demarest commented on the strong reaction of residents concerning the C. Castle project. B. Demarest made a motion, seconded by S. Gilliland, to table the C. Castle Spa's Component 4A for the Sewage Facility Planning Module. All in favor. Motion carried.

MINUTES: D. Purcell made a motion seconded by J. Sawicki, to approve the regular minutes of 08/10/2015. All in favor. Motion carried.

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

Camelback Lot Combination Plan - Plan fees paid. The Twp. Engineer's letter of 08/20/2015 recommends acceptance of the plan. Michael Gable, Boucher & James, Inc. represented the plan. The plan is for the combination of four lots and the elimination of existing right-of-ways. B. Demarest commented on the subdivision by roadway of the properties. M. Gable noted it is an existing condition of the plan. D. Purcell made a motion, seconded by M. Guidry, to accept the Camelback Lot Combination Plan. All in favor. Motion carried.

Camelback Helipad and Lot 12 Plan - plan fees paid. The Twp. Engineer's letter of 08/20/2015 recommends acceptance of the plan. Michael Gable, Boucher & James, Inc. represented the plan. The plan creates a 187 parking lot for employees, a salt storage shed, and helipad for emergency use. M. Gable explained the stormwater management for the site. R. Swink questioned if the helipad would be used for commercial use. M. Gable noted it is only for emergency services. Discussion followed. J. Sawicki made a motion, seconded by D. Purcell, to accept the Camelback Lot Combination Plan. All in favor. Motion carried.

**NEW PLANS CONT:**

Camelback Snowtubing Lodge - plan fees paid. The Twp. Engineer's letter of 08/20/2015 recommends acceptance of the plan. Michael Gable, Boucher & James, Inc., explained the plan calls for the removal of the old lodge and sheds to a single lodge with a 400 sq. ft. addition. Teresa Purcell, Twp. resident, questioned the parking lot for the project. M. Gable noted there is no increase to the business and the additional employee parking with shuttle service will eliminate employee parking in the lower snow tubing lot. M. Guidry made a motion, seconded by D. Purcell, to accept the Camelback Snowtubing Lodge LDP. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

Carriage House Country Club Land Development Plan- Plan fees paid. Plan accepted at the 08/10/2015 P.C. Meeting. Andrew Woods, AASA, Arthur A. Swallow Associates, represented the plan. The plan is for a new façade and entrance with a covered canopy over the new drop-off area. No addition square footage to the building is proposed. T&M's letter of 08/18/2015 was reviewed. A. Woods requested relief from Additional comments - Note 9 - PennDOT permit. He contacted PennDOT and they were unable to locate a PennDOT permit. The building was constructed in 1951. Discussion followed as to the Twp. responsibility for a PennDOT roadway. A. Woods noted the alignment of Manor Drive has been changed and the old remaining section of Manor Drive now, only serves the Carriage House. The Board concurred not to require a PennDOT permit since the project does not increase the business use of the property. The Pocono Twp. Fire Company reviewed the plan and comments were addressed.

T. Edinger reviewed the Request for Modifications.

SALDO Sec. 2.302, 2.202, 2.106 - Preliminary/Final - B. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the RFM for SALDO Sec. 2.302, 2.202, 2.106. All in favor. Motion carried.

SALDO Sec. 2.020.B.2 - T. Edinger noted it was under the 5,000 sq. ft. B. Demarest made a motion, seconded by M. Guidry, to recommend approval of the RFM for SALDO 2.020.B.B.2 - less than 4,500 sq. ft. of earth disturbance. All in favor. Motion carried.

SALDO Sec. 2.303.B.9 - Tract boundaries - A. Woods noted the project is well within the property lines. S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of the RFM for SALDO Sec. 2.303.B.9. All in favor. Motion carried.

SALDO Sec. 2.303.B.30 - Wetlands - A. Woods will provide the information that there are no wetlands on the property. R. Swink made a motion, seconded by M. Guidry, to recommend approval of the RFM for SALDO Sec. 2.303.B.30. All in favor. Motion carried.

Saldo Sec. 2.307.B.31 - Steep Slopes. T. Edinger requested a note be placed on the plan. A. Woods will put a note on the plan.

**CARRIAGE HOUSE CONT:**

M. Guidry questioned the landscaping plan. A. Woods will provide. The plan was submitted to the Fire Company and found satisfactory. The MCPC review was received.

B. Demarest made a motion, seconded by D. Purcell, to recommend approval of the Carriage House Country Club Land Development Plan with conditions:

a) All the comments of the Twp. Engineer's letter of 08/10/2015 are addressed, excepting Note 9 under Additional Comments.

b) Landscaping plan to be submitted

All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. The configuration of the minor subdivision is dependent on the Route 715 realignment. Tabled at the 08/10/2015 meeting. Deadline for consideration extended to 12/31/2015. S. Gilliland made a motion, seconded by B. Demarest, to table the plan. All in favor. Motion carried.

**PRESENTATION OF SKETCH PLANS: none****PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATION**

- C. Castle LLC Conditional Use Applications. Currently on hold by the applicant. See letter by Ralph Matergia dated 07/17/2015. Deanna Schmoyer, Borton-Lawson Engineering, noted the applicant is waiting until the Act 537 is finalized.

**UNFINISHED BUSINESS:** Signage Provisions and other sections of the Draft Zoning Ordinance. L. Pereira presented a draft for proposed revisions to the sign ordinance including Master Sign Plan requirements. She requested the Board review for the next meeting.

Site Visit for Streetscape - T. Edinger recommended the Board meet on site to tour the area. The Board concurred to meet on September 24<sup>th</sup>, 2015 at 10 a.m. at the ShopRite, Bethlehem Township, Pa.

**NEW BUSINESS:****PUBLIC COMMENT:**

Shirley Demarest, Twp. resident, asked for the dates for fall Cleanup. September 24<sup>th</sup>, 25<sup>th</sup>, and 26<sup>th</sup>.

S. Gilliland noted the Township Newsletter and asked how residents can get on the list. G. Schuster noted residents may send him an email at [gschuster@poconopa.gov](mailto:gschuster@poconopa.gov) and in the near future, the website will have a link.

Bernard Fernell questioned if C. Castle has a corporate website.

**ADJOURNMENT:** B. Demarest made a motion, seconded by M. Guidry, to adjourn the meeting at 8:50 p.m. All in favor. Motion carried.

Respectfully Submitted

Pamela Finkbeiner

Township Secretary