

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 28<sup>th</sup>, 2015  
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on September 28<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.

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

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Gina Zuvich, Acting Secretary.

**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:**

**PUBLIC COMMENT:** None

**MINUTES:** M. Guidry made a motion, seconded by R. DeYoung, to approve the regular minutes of 09/14/2015. Roll call vote: D. Purcell, yes; B. DeYoung, abstained; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; B. Demarest, yes; and J. Sawicki, yes. Motion carried.

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

**FINAL PLANS UNDER CONSIDERATION:**

Camelback Final Lot Consolidation Plan application- Plan fees paid. Plan was accepted at the 8/24/15 meeting. T&M's review letter of 09/10/2015 received. Monroe County Planning Commission's review letter of 08/27/2015 received. Boucher & James response letter of 09/14/2015 was received. Plan was tabled at the 09/14/2015 P.C. Mtg. Deadline for consideration is 11/9/15. Request for Modifications were recommended for approval at the 09/14/2015 - RFM for SALDO Sec. 2.304.A - Plan Scale, RFM for SALDO Sec. 2.304.B.4 - Boundary, and RFM for SALDO Sec. 2.304.B.6 - Monuments.

Mike Gable, Boucher & James, Inc., represented the plan. He noted they are surveying the right-of-ways. He requested the plan be tabled. T. Edinger questioned if they were moving forward with the RFMs at the Commissioner's level. M. Gable noted it was not a benefit for the RFMs to move forward. Discussion followed concerning the sewerage usage. M. Gable will be submitting a sewer exemption. The plans for the pump station will be

**CAMELBACK FINAL LOT CONSOLIDATION PLAN CONT:**

submitted. The Helipad and Lot combination will move forward but the Snow Tubing Lodge will be delayed. Discussion followed concerning pedestrian traffic, parking lot signage, lighting and landscaping, and fire protection. **SEE MOTION BELOW FOR TABLING**

Camelback Tubing Slope Lodge LDP - Plan was accepted at the 8/24/15 meeting. The proposal is to reconstruct the existing lodge affiliated with the tubing slope complex. T&M's review letter of 09/18/2015 was received. Deadline for consideration is 11/9/15. MCCD letter of 09/16/2015 received. The plan was tabled at the 09/14/2015 P.C. Mtg. **SEE MOTION BELOW FOR TABLING**

Camelback Lot 12 and Helipad LDP - Plan was accepted at the 8/24/15 meeting. The proposal is to construct a Helipad and a 187 space employee parking lot. T&M's review letter of 09/18/2015 was received. Boucher & James, Inc. review letter of 09/23/2015 was received. Sparnon Wetland Services, Wetland Study dated 02/01/2015 was received. Plan was tabled at the 09/14/2015 P.C. Mtg. Deadline for consideration is 11/9/15.

M. Guidry questioned if the FAA permit has been filed. She suggested the Developer's agreement state 'for emergency use only'. R. Demarest and S. Gilliland questioned the use of the Helipad for non-emergency use. M. Gable noted it will only be for emergency.

M. Gable explained they are requesting 20 parking spaces instead of 24' for employees. T. Edinger noted it is a requirement of the proposed SALDO not the current SALDO. T. Edinger requested a note on the plan to state it is for employee parking only.

T. Edinger asked if the Zoning Officer had any comments. Rick Fisher, Twp. Zoning officer noted he had reviewed the plans and found them acceptable.

T. Edinger reviewed Note 6 - SALDO 3.206 - sidewalks along Resort Drive. M. Gable noted there will be shuttle service every 10 to 15 minutes to discourage walking on the roadway. He noted three signs will be placed to prohibit walking on Resort Drive. The Board concurred to not to require sidewalks on Resort Drive.

Note. 8 - SALDO Sec. 3.612 - Landscaping - M. Gable noted a rain garden and shade trees are provide and some areas will be planted with woodland plants to stabilize the grounds. M. Gable explained under the Stormwater Management Plan, certain areas of wetlands and steep slope areas must be stabilized. Discussion followed on SALDO Sec. 303.1.6.b - 50 foot buffer from wetlands. M. Gable noted the project will disturb .97 acres of the buffer. M. Gable reviewed the stormwater plan and Note. 44 - SWMO 304.c - a Contech CDS water quality unit will be installed down slope of the proposed salt shed.

M. Gable requested to start the development agreements and cost estimates. L. Pereira, Twp. Solicitor, noted all the Stormwater waivers will be added to the agreements once approved. **SEE MOTION BELOW FOR TABLING Sanofi - B79 (Flu Bldg) & B80 (CUP Bldg) Preliminary/Final Land Development Plan** - Plan Fees paid. Plan was accepted at the 09/14/2015 P.C. Mtg.

J. Sawicki made a motion, second by M. Guidry, to table the Camelback Lot Consolidation LDP; Camelback Tubing Slope Lodge LDP; Camelback Lot 12 and Helipad LDP; and Sanofi - B79 (Flu Bldg) & B80 (CUP Bldg) 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 09/14/2015 meeting. Deadline for consideration extended to December 31, 2015.

J. Sawicki made a motion, seconded by D. Purcell, to table the Sheldon Kopelson Commercial Development (Lot 3) LDP. All in favor. Motion carried.

**PRESENTATION OF SKETCH PLANS - none**

**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS** - C. Castle LLC conditional Use application. Currently on hold by the applicant. See letter by Ralph Matergia dated June 17, 2015.

**UNFINISHED BUSINESS**

T. Edinger reviewed the site tour to Bethlehem on 09/24/2015 for overlay districts. Key points discussed:

- 1) Landscaping and architectural details
- 2) Streetscape
- 3) Layout of buildings with parking in rear.
- 4) Working strategically to limit traffic.

B. Demarest questioned how an overlay will work with the traffic congestion along Rt. 611. M. Guidry noted it would require working with the Developer. T. Edinger noted an overlay district can help to reduce traffic on Rt. 611. He recommended the P.C. review overlay districts. B. Demarest recommended the Board complete the zoning ordinances before moving to a new project. J. Sawicki noted the Township should start looking develop overlay districts to assist planning for future growth in the Township. S. Gilliland noted if an overlay district included portions of Rt. 611, better planning could be done. L. Pereira stated it allows the Township and Developers to work together for mixed use development.

**NEW BUSINESS: Completion and return of Sewage Facility Planning Module- Component 4A for SPA Castle Grand Pocono Resort.** T. Edinger, Twp. Engineer, explained the Component 4A for the Sewage Facility Planning Module. Deanna Schmoyer represented Spa Castle. T. Edinger noted he commented on the Component 4A for the Board. T. Edinger requested Component 4A be tabled to allowed the Board to review the document and his comments. Doug Olmstead will

**SPA CASTLE COMPONENT 4A CONT:**

respond to the Engineer's comments. D. Purcell made a motion, seconded by B. DeYoung, to table the Sewage Facility Planning Module Component 4A for SPA Castle Grand Pocono Resort. All in favor. Motion carried.

The next meeting has been scheduled for Tuesday, October 13<sup>th</sup>, 2015 due to the Columbus Day holiday. L. Pereira noted the Workshop meeting is scheduled for October 15<sup>th</sup>, 2015.

M. Guidry questioned the status of the Tanalo Estate's Plan. L. Pereira noted the traffic signs have to be installed and the Developer needs to replenish the escrow.

M. Guidry questioned the Spa Castle discussion at the last Commissioners meeting. D. Olmsted noted they were requested to provide a summary of the progress at the last Commissioner's meeting. Spa Castle did not request any action only an update at the last meeting. He noted just the property bordering Spa Castle would be included as part of DEP's request.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** R. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting at 9:00 p.m., until Tuesday 10/13/2015 at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner