

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 13th, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on October 13th, 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, absent; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, absent.

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

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th 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.

MANAGER'S REPORT: Gregg Schuster, Twp. Manager, noted the draft 2016 budget has been sent to the Commissioners. He thanked Scott Gilliland and Jeremy Sawicki for their work on the Capital Improvement Plan.

CORRESPONDENCE:

MINUTES: P. Finkbeiner noted a correction to the draft minutes - Kopelson tabling - addition of "Seconded by D. Purcell". B. DeYoung made a motion, seconded by M. Guidry, to approve the regular minutes of 09/28/2015 with the correction. All in favor. 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 & 10/01/2015 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 09/28/2015 P.C. Mtg. Deadline for consideration is 11/9/15. RFM's recommended at the 09/14/2015 P.C. Mtg. - SALDO Sec. 2.304.A - Plan Scale; SALDO Sec. 2.304.B.4 - Boundary; and SALDO Sec. 2.304.B.6 - Monuments. Mike Gable, Boucher & James, Inc. represented the plan. He noted they are surveying the right-of-ways and the upper property line. Easements will be shown on the plan. T. Edinger recommended conditions for approval.

CAMELBACK FINAL LOT CONSOLIDATION CONT:

D. Purcell made a motion, seconded by M. Guidry, to recommend approval with conditions:

- 1) Survey bounding lot lines on Camelback Road.
- 2) Right-of-way of Camelback Road with Description.
- 3) Monuments to be set on Camelback road and upper boundary.
- 4) RFMs to be placed on the plan.
- 5) Residual easements to be placed on plan.

All in favor. Motion carried.

Camelback Tubing Slope Lodge - Plan fees paid. 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 09/28/2015 P.C. Mtg. M. Gable requested the plan be tabled.

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 letters of 09/18/2015 & 10/01/2015 was received. Boucher & James, Inc. review letters of 09/23/2015 & 10/08/2015 was received. Sparnon Wetland Services, Wetland Study dated 02/01/2015 was received. Revised Plan received 10/13/2015. Plan was tabled at the 09/28/2015 P.C. Mtg. Deadline for consideration is 11/9/15. T. Edinger noted he has worked with M. Gable to address most of the issues of his review letter. M. Gable addressed the MCPC comment concerning the turning lane for trucks. He noted two Requests for Modifications - SWMO 303.1.6.B - Wetlands and SWMO 304.A.2.a - Infiltration System Isolation Distance. M. Gable noted FAA guidelines require the placement of the Helipad which disturbs a small portion of the wetland buffer. Discussion on site work to be completed before FAA approval. S. Gilliland questioned the enforcement of the helipad for emergency use only. A note will be placed on the plan for emergency use only.

RFMS:

SWMO 303.1.6.b - Wetlands - S. Gilliland made a motion, seconded by D. Purcell, to recommend approval of RFM for SWMO 303.1.6.b - Wetlands. All in favor. Motion carried.

SWMO 304.A.2.a - Infiltration System Isolation Distance - B. DeYoung made a motion, seconded by M. Guidry, to recommend approval of the RFM for SWMO 304.A.2.a - infiltration System Isolation Distance. All in favor. Motion carried.

Discussion followed concerning stormwater facilities on site. T. Edinger noted the Board can give conditional approval based on T&M's review letter being satisfied. S. Gilliland suggested the plan be tabled to allow the Twp. Engineer to review the changes. Discussion followed.

CAMELBACK HELIPAD CONT:

M. Guidry made a motion, seconded by B. DeYoung, to table the Camelback Tubing Slope Lodge and Camelback Lot 12 and Helipad LDP. All in favor. Motion carried.

Sanofi Pasteur Inc. B-79 (Flu Bldg) and B-80 (CUP) Building - Plan Fees Paid. Plan was accepted at the 09/14/2015 mtg. T&M's review letter of 10/07/2015, and MCPC review letter of 09/29/2015 received. The plan was tabled at the 09/28/2015 mtg. D. Purcell made a motion, seconded by M. Guidry, to table the Sanofi Pasteur Inc. B-79 (Flu Bldg) and B-80 (CUP) Bldg. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/2013 P.C. mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 09/28/2015 mtg. Deadline for consideration extended to 12/31/2015. B. DeYoung made a motion, seconded by M. Guidry, to table Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS - Schlier Motorcycle Dealership - T&M review letter of 10/12/2015 received. Plan representatives were not present. The plan was sent to the Fire Co. for review.

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ETAL, APPLICATIONS - C. Castle LLC Conditional Use application. Currently on hold by the applicant. See letter by Ralph Matergia dated 06/17/2015. No action taken.

UNFINISHED BUSINESS: Draft Zoning workshop will be held 10/16/2015 at 7:00 p.m. at the Pocono Township Municipal Building.

NEW BUSINESS: Component 4A for SPA Castle Grand Pocono Resort - T. Edinger explained the process for completing Component 4A of the planning module. He reviewed the comments in order. Doug Olmsted and David Wieler, Spa Castle Resort, requested their letter of 10/01/2015 be included. The Board concurred to include the Borton-Lawson's letter of 10/01/2015. Judi Coover, Twp. resident, questioned the consistency with the Multi-Comprehensive Plan, noting MCPC stated it was not consistent. Discussion followed. T. Edinger will review the Multi-Comprehensive Plan and modify Note: 2 with an asterisk noting - "it is consistent with the Twp. zoning but not consistent with the Multi-Comprehensive Plan" should that be his findings.

D. Purcell made a motion, seconded by B. DeYoung, to authorize the Twp. Engineer to complete Component 4A, include the Borton-Lawson Letter of 10/01/2015, and any other additional information as discussed; and authorize the Chairman to sign Component 4A; and then return to the applicant with all supporting documentation. All in favor. Motion carried.

COMMENTS BY AUDIENCE: None

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 9:10 p.m., until 10/26/2015 at 7:00 p.m., at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary