

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**NOVEMBER 9<sup>th</sup>, 2015**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on November 9<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, absent; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.  
Pamela Finkbeiner, Township secretary; and Rick Fisher, Zoning officer 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:** None

**MINUTES:** B. DeYoung made a motion, seconded by S. Gilliland, to approve the regular minutes of 10/26/2015. All in favor. Motion carried.

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

**FINAL PLANS UNDER CONSIDERATION:**

Camelback Tubing Slope Lodge reconstruction- 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 10/26/2015 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

M. Guidry made a motion, seconded by S. Gilliland, to recommend disapproval of the Camelback Tubing Slope Lodge LDP unless a time extension letter is received. All in favor. Motion carried.

Sanofi Pasteur Inc. B-79 (Flu) and B-80 (CUP) Plan - 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 10/26/2015 mtg. Aaron Sisler, Borton-Lawson Engineering, represented the plan. He noted they are waiting for the MCCD NPDES review. T&M's review letter of 10/07/2015:

Note 3 - Tract Boundaries - to be corrected.

Note 6 - Sewage Capacity/odor control - A. Sisler noted Sanofi is reviewing the odor issues and will update the board.

**SANOFI PASTEUR B-79 CONT:**

Note 7 - Community Impact - the board concurred to request an updated community impact study including the new Flu building.

Note 9 - Lighting & hours of operations - The board requested lighting along the driveway and parking areas. A. Sisler noted the hours will be the same as existing operations.

Note 11 - Landscaping - A. Sisler explained the building is within the campus and will be landscaped in the same manner as existing structures. M. Guidry made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Inc., B-79 (Flu) and B-80 (CUP) Plan. 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 10/13/2015 mtg. Deadline for consideration extended to 12/31/2015. J. Sawicki made a motion, seconded by B. DeYoung, to table the Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

**PRESENTATION OF SKETCH PLANS:**

**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 06/17/2015.

**UNFINISHED BUSINESS:** M. Guidry questioned the status of the Pocono Logistic waterline hookup.

**NEW BUSINESS:** None

**PUBLIC COMMENT:**

**COMMENTS:**

**ADJOURNMENT:**

B. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting at 7:50 p.m. until 11/23/2015 at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Township Secretary