

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 14th, 2015
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on December 14th, 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, arrived late; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Township Solicitor; Tim Edinger, Township Engineer; Pamela Finkbeiner, Township secretary; and Rick Fisher, Zoning officer were present.

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.

CORRESPONDENCE: A Time Extension letter to June 30th, 2016 was received for the Kopelson Lot 3 Land Development plan. Discussion followed on the length of time the plan has been before the board.

MINUTES: B. DeYoung made a motion, seconded by D. Purcell, to approve the regular minutes of 11/23/2015. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Spa Castle Preliminary Land Development Plan - Deanna Schmoyer, Borton-Lawson Engineering Inc., recommended the plan. Discussion followed on status of the planning modules. M. Guidry made a motion, seconded by D. Purcell, to accept the SPA Castle Preliminary Land Development Plan. All in favor. Motion carried.

RKR Construction Learn Road Land Development Plan -MOVED TO AFTER CAMELBACK TUBING SLOPE

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. A time extension letter until 1/11/2016 was received. 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 T&M 12/10/2015 review letter of the second submission received. Mike Gable, Boucher & James, Inc., represented the plan. The Board requested a

note to be added to the plan to limit the lighting to 10:00 p.m. for the tubing slope. M. Gable noted the signage will be addressed. Discussion followed on the DEP Permit for sewage and remaining items from T&M's review letter. J. Sawicki made a motion, seconded by M. Guidry, to table the Camelback Tubing Slope Lodge LDP. All in favor. Motion carried.

NEW PLAN AND SUBMISSION CONTINUED FROM ABOVE:

RKR CONSTRUCTION LAND DEVELOPMENT PLAN -

Robert Ace, owner, represented the plan. J. Sawicki made a motion, seconded by S. Gilliland, to accept the RKR Construction (Learn Road) Land Development Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Sanofi Pasteur Inc. B-79 (Flu Bldg) and B-80 (CUP) Building LDP - 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 11/09/2015 mtg. J. Sawicki made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Inc. B-79 (Flu Bldg) and B-80 (CUP) Building LDP. 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 11/09/2015 mtg. **Time extension letter received until 06/30/2016.** Discussion followed PennDOT's approval of the Rt. 715 realignment. The Board concurred to revisit the status of the plan on the first meeting of March, 2016. J. Sawicki made a motion, seconded by B. Demarest, to table the Sheldon Kopelson Commercial Development (Lot 3) Land Development Plan. 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 06/17/2015. Discussion on the status of the Conditional Use application. L. Pereira noted they are waiting on clarification on the conditional use request. M. Guidry made a motion, seconded by B. Demarest, to table the C. Castle LLC Conditional Use Applications. All in favor. Motion carried.

UNFINISHED BUSINESS:

Tanalo Estates - P. Finkbeiner noted a certified letter was sent to J.A. Snyder Enterprises stating the Planning Commission recommended the Commissioners consider the Tanalo Estates null and void since no action has been taken to complete the project. P. Finkbeiner noted the Township has reached out to Jeffry Snyder in attempts to resolve the outstanding issues but J. Snyder has failed to follow through.

UNFINISHED BUSINESS CONT:

Pocono Logistics - R. Fisher, Twp. Zoning Officer, presented maps showing the addition of two structures on the Pocono Logistic site. He informed the board he is preparing to take action on the property to bring them into compliance.

NEW BUSINESS:

12/28/2015 Planning Commission meeting - Several members will be unable to attend. J. Sawicki made a motion, seconded by M. Guidry, to cancel the 12/28/2015 regular Planning Commission meeting. All in favor. Motion carried.

Next Workshop meeting - 1/24/2016

Spa Castle Planning Modules - 12/17/2015 at 6:00 p.m. at the Northampton Community College.

Schlier Motorcycle Shop ZHB - ZHB for parking spaces will be held 12/22/2015 at 5:30 p.m.

PUBLIC COMMENT:

COMMENTS: The Board expressed concerns the recommended SALDO and Sign Ordinances have not been approved by the Board of Commissioners.

Discussion followed on various properties. R. Fisher will investigate the house on Fish Hill Road, the fire damaged house on Rt. 611 by Acorn Market, and the property on Rabbit Lane.

S. Gilliland noted three members are up for reappointment at the reorganizational meeting on 01/04/2016. B. Demarest noted he received notice from Gregg Schuster, Township manager, he is up for reappointment. P. Finkbeiner will review the minutes for B. Demarest last reappointment.

ADJOURNMENT: M. Guidry made a motion, seconded by B. Demarest, to adjourn the meeting at 9:00 p.m. until 01/11/2016 reorganizational meeting at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary