

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 10th, 2014

The Pocono Township Planning Commission Regular Meeting was held on November 10th, 2014, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Taylor Munoz, present; Robert Demarest, present; Robert DeYoung, present; and Jeremy Sawicki, present.
Leo DeVito, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Secretary were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman Ron Swink noted each visitor has the right to comment at this time or before any action is taken on a matter. The meetings run from 7:00 p.m. to 9:00 p.m. and a limit of five (5) comments per plan will be addressed.

CORRESPONDENCE:

Email from Mark Love concerning ZHB matters - P. Finkbeiner read the email concerning the review of ZHB matters - only Special Exceptions are required to be reviewed by the Planning Commission.

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 10/27/2014 Regular meeting. All in favor. Motion carried.

PRESENTATION: Peggy Howarth, Monroe County Transportation Authority, spoke concerning MCTA's promotion of the extension of the Natural Gas line along Rt. 611 and the progress of the future expansion of MCTA to include a Park and Ride and Natural Gas station for busses. B. Demarest asked if MCTA plans to sell Natural Gas to other bus services. P. Howarth noted it is a consideration for the future of the site.

P. Howarth presented a master plan for the site and potential gas line service area along Rt. 611.

B. DeYoung questioned if the Rt. 611 realignment was considered. P. Howarth noted the relocation of the lines have not been determined since the location of the gas line have yet been established.

T. Edinger, Twp. Engineer, questioned the line pressure and if automatic shutoffs were included in the plan. He noted explosions in Allentown took hours to maintain when the location of shutoffs were not readily known.

T. Munoz spoke in favor MCTA's effort to pursue the extension of the Gas Line.

P. Howarth requested a letter of support from the Planning Commission supporting MCTA's effort to promote the extension of the Compressed Natural Gas (CNG) following Rt. 611. Discussion followed.

M. Guidry made a motion, seconded by T. Munoz, to send a letter of support for MCTA's effort to extend the Natural Gas Line down the Rt. 611 corridor. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Request of Modification for Spirit of Swiftwater - L. Pereira, Twp. Solicitor, noted the RFMs were a requirement of the approved Resolution 2014-28. David Horton, Twp. Engineer, letter of 11/07/2014 had no objections the RFMs.

J. Sawicki made a motion, seconded by S. Gilliland to recommended approval of:

- a) SALDO Section 3.210.G - Wetlands
- b) SALDO Section 3.208.C.4 - Paper Street
- c) SALDO Section 3.603.D.4 - Monuments to be set

All in favor.

FINAL PLANS UNDER CONSIDERATION:

Hart Minor Subdivision Plan - Plan accepted at the 09/22/2014 meeting. Initial review provided by T&M. Don Pensyl, Surveyor, requested the plan be tabled. Last date for action by the P.C. is 12/8/14. Revised plans were not received. The Zoning issues were not addressed. R. Swink questioned the stormwater issue on the driveway. T. Edinger, Twp. Engineer, noted it is a separate issue from the Minor Subdivision Plan. J. Sawicki made a motion, seconded by M. Guidry, to table the Hart Minor Subdivision Plan. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Planned Residential Development (Lot 1) - Plan accepted at the 8/12/13 P.C. meeting. A time extension has been granted until 12/31/14. No resubmission has been made by the applicant.

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. Conditional use hearing held on 8/18/14. Commissioners approved the conditional use at their September 15th meeting.

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the Lot 3 is dependent on the Route 715 realignment. No new submission has been made.

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the minor subdivision is dependent on the Route 715 realignment. No new submission has been made.

T. Munoz made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson Planned Residential Development (Lot 1), Commercial Development (Lot 2), Minor Subdivision Plan, and Commercial Development (Lot 3). All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS - None

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

UNFINISHED BUSINESS - R. Swink questioned the Engineering for the Township. The previous Engineer handled the Stormwater issues and it was not referred to Zoning. R. Swink questioned why the Camelback tubing parking lot expansion has not been determined to be a Land Development Plan. R. Swink read a letter from Brad Wise concerning the Plan for Camelback. P. Finkbeiner noted two sets of Plans for Stormwater were presented to the Township, one for T. Edinger, Twp. Engineer, and one for the Township. T. Edinger reviewed the Stormwater plan but the question concerning Land Development is a separate issue. L. Pereira, Twp. Solicitor, noted the stormwater plan did not 'fit' the description of a Land Development Plan. Anthony Maula, commented on the status of plan review. P. Finkbeiner noted additional projects are to be submitted for the Camelback site. Discussion followed.

G. Schuster noted a meeting has been set up to address the questions concerning plan applications.

M. Guidry questioned if Camelback will be requesting the use of Mt. View Park for parking this ski season.

Discussions regarding new signage ordinance - L. Pereira, Twp. Solicitor, presented the most recent draft Sign Ordinances. She requested the board members review the draft for discussion at the next sign workshop by the 11/20/2014 workshop meeting. She noted G. Schuster, Twp. Manager, requested the draft Sign Ordinance be ready for Commissioner's review by January, 2015.

NEW BUSINESS:

L. Pereira, Twp. Solicitor, reviewed the time frame for updating the Sign Ordinance with a completion date by the Planning Commission by January 2015. Next in order: Zoning, SALDO and Grading ordinances. She noted the board will be reviewing the Draft Zoning Ordinance chapter by chapter. Discussion on proposed right-of-ways. B. Demarest questioned how the Township can enforce proposed right-of-ways since the Township does not have recorded deeds. L. Pereira noted that during the review process of the Zoning Ordinance, right-of-ways will be addressed.

T. Edinger, Twp. Engineer, questioned the height of signs definition in the draft. Discussion followed. T. Edinger will provide an example for the Board.

COMMENTS:

S. Gilliland requested the date of the Capital Improvement Committee meeting. G. Schuster, Twp. manager, noted the committee will meet in January after the Public Works Director's position is filled.

M. Guidry requested the Planning Commission's meeting be added to the Commissioner's agenda. G. Schuster will include the times and dates on the agendas.

ADJOURNMENT:

J. Sawicki made a motion, seconded by M. Guidry, to adjourn the meeting at 9:00 p.m. until the next regular meeting on 11/24/2014 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted:

Pamela Finkbeiner, Secretary