

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

02/24/2014 at 7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on February 24th, 2014 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: Taylor Munoz, present; Robert DeYoung, present; Ron Swink, present; Scott Gilliland, present; Robert Demarest, present; and Jeremy Sawicki, present. Marie Guidry, absent.
Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Timothy Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Secretary; were present.

ACKNOWLEDGE 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. A limit of five (5) comments per plan will be addressed.

BILLS: None

MINUTES: R. Demarest made a motion, seconded by R. DeYoung, to approve the minutes of 02/10/2014. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS:

- 1) Sanofi Pasteur Dengue Building - Request for Modifications, submitted 02/12/2014. Aaron Sisler, Borton-Lawson Engineering, represented the plan. The plan is a revised Final with a reduction of building size and impervious surfaces. The plan eliminates the nitrogen tank, paved access drive and loading dock area. Discussion followed. T. Edinger questioned the status of the Developer's agreement for the plan. B. Demarest made a motion, seconded by B. DeYoung, to accept the Sanofi Pasteur Dengue Building, Request for Modifications plan dated 02/12/2014 conditioned upon a favorable review by the Twp. Engineer and Solicitor. All in favor. Motion carried.
- 2) Accessory Building - Crossing Outlets - Deanna Schmoyer, Borton-Lawson Engineering, represented the plan. The existing Treatment plant shall be removed and replaced by a smaller trailer. T. Edinger recommended the plan be sent to the Zoning Officer and the Board concurred. No action taken.

FINAL PLANS UNDER CONSIDERATION:

- 1) Pocono Logistics Preliminary/Final Land Development. - The plan was accepted at the 10/28/13 P.C. meeting. **The last P.C. meeting is 3/10/14; the last Commissioners meeting is 3/17/14.** The plan was tabled at the 02/10/14 P.C. meeting. T. Edinger will meet with plan engineer on 02/25/2014 to review the plan. T. Munoz made a motion, seconded by S. Gilliland, to table the Pocono Logistics Preliminary/Final Land Development Plan. All in favor. Motion carried.

FINAL PLANS CONT:

- 2) Tanalo Estates/Final Major Subdivision - dated 12/02/2013. **The last P.C. meeting is 05/26/2014; the last Commissioners meeting is 06/02/2014.** The Plan was tabled at the 02/10/2014 meeting. Pennoni Engineer to continue with reviews for the Township. T. Munoz made a motion, seconded by S. Gilliland, to table the Tanalo Estates/Final Major Subdivision plan. All in favor. Motion carried.
- 3) Trap Enterprises Hotel Project - dated 1/22/2014. **The last P.C. meeting is 04/28/2014; the last Commissioner's meeting is 05/05/2014.** Boucher & James Engineering, Inc. to continue with reviews for the Township. See motion below.
- 4) Trap Enterprises Convenience Store Project - dated 01/22/2014. **The last P.C. mtg. is 04/28/2014; last Commissioner's mtg. is 05/05/2014.** Boucher & James Engineering, Inc. to continue with reviews for this project. T. Munoz made a motion, seconded by S. Gilliland, to table the Trap Enterprises Hotel Project and the Trap Enterprises Convenience Store Project. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

- 1) The Lands of the Spirit of Swiftwater, Inc. (Minor Modifications of Phase 1-Residential) - The plan was accepted at the 09/23/2013 P.C. meeting. **The last P.C. meeting is 02/24/2014; the last Commissioners' meeting is 03/03/2014.** The plan was tabled at the 02/10/2014 P.C. meeting. An extension letter had not been received. Pennoni Engineering is reviewing the plan. B. Demarest made a motion, seconded by J. Sawicki, to recommend denial of the Lands of the Spirit Of Swiftwater - Minor Modifications of Phase 1 - Residential unless a time extension letter is received. All in favor. Motion carried.
- 2) Sheldon Kopelson, Planned Residential Development (Lot 1), Commercial Development (Lot 2), New Land Development (Lot 3), and Minor Subdivision Plan. - Plan accepted at the 08/12/2013 P.C. Mtg. **The last P.C. mtg. is 4/14/2014; the last Commissioner's mtg. is 04/21/2014. The plans were tabled at the 02/10/2014 P.C. mtg.** T. Edinger is scheduled to meet with Gilmore and Associates on 02/25/2014 T. Munoz made a motion, seconded by B. Demarest, to table the Sheldon Kopelson, Planned Residential Development (Lot 1), Commercial Development (Lot 2), New Land Development (Lot 3), and Minor Subdivision Plan. All in favor. Motion carried.
- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - Plan was accepted at the 11/14/2007 P.C. mtg. **The last P.C. meeting is 10/13/2014; the last Commissioner's mtg. is 10/20/2014. Plan was tabled at the 02/10/2014 P.C. mtg.** Twp. Engineers will conduct future reviews of the project. B. Demarest made a motion, seconded by B. DeYoung to table the plan. All in favor. Motion carried.

PRELIMINARY CONT:

- 4) The Lands of the Spirit of Swiftwater, Inc. (Hotel) - The plan was accepted at the 06/23/08 P.C. mtg. **The last P.C. mtg. is 02/10/2014; the last Commissioners mtg. is 02/17/14. The plan was tabled at the 02/10/2014 P.C. Mtg.** Pennoni Engineering is reviewing the plan. A time extension letter was not received. B. Demarest made a motion, seconded by J. Sawicki, to recommend denial of the Lands of the Spirit of Swiftwater (Hotel) unless a time extension letter is received. All in favor. Motion carried.

DISCUSSION:

The Board questioned the length of time some plans are before the Board. R. Swink and B. Demarest noted Pocono Manor PRD has been before the Board for 7 years. S. Gilliland questioned the review of plans if ordinances are updated. T. Edinger stated an ordinance can be adopted which limits the amount of time a developer can allow a plan to linger without action. S. Gilliland made a motion, seconded by B. Demarest, to request the Twp. Solicitor to draft a letter to the Board of Commissioners requesting the Board to authorize the Twp. Engineer to draft an ordinance re: plan review times. All in favor. Motion carried.

B. Demarest re: Steep slopes - Spirit of Swiftwater project.

S. Gilliland re: Approval of Fire lanes and distances between buildings at Spirit of Swiftwater.

Jerry Lastowski, Commissioner, asked if the Board had received the Pocono Township Fire Chief review on the Spirit of Swiftwater projects.

T. Edinger, Twp. Engineer, noted that Building Codes would include building distances and fire lanes for their review before permitting.

Open discussion on Highway Occupancy Permits, parking spaces required for commercial and Route 611 traffic.

SKETCH PLANS: NONE**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: NONE****UNFINISHED BUSINESS: NONE**

NEW BUSINESS: T. Munoz noted Monroe County Planning Commission director; Christine Dettore is available to review the draft Zoning Ordinance and SALDO with the Commissioners.

ADJOURNMENT: T. Munoz made a motion, seconded by B. Demarest, to adjourn the meeting at 8:05 p.m., until March 10th, 2014 at 7:00 p.m. at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully submitted

Pamela Finkbeiner
Secretary