

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

03/10/2014 at 7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on March 10th, 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; Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; and Jeremy Sawicki, present. Robert DeYoung, 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 T. Munoz, to approve the minutes of 02/24/2014. Roll call vote: R. Swink, yes; S. Gilliland, yes; T. Munoz, yes; R. Demarest, yes; M. Guidry, abstained; and J. Sawicki, yes. Motion carried.

NEW PLANS:

- 1) Lot Consolidation Plan for Lands of Lori A. Grossi - Plan submitted 02/21/2014, Professional Service Agreement approved 03/03/2014. Fees paid. The plan is in compliance with Pocono Township's Plan Receipt Check list. T. Edinger, Twp. Engineer, explained the plan is a lot combination of two non-conforming lots into a single non-conforming lot. Discussion followed. The Board questioned the well and septic areas, future use of property, and flood plain location. B. Demarest suggested a note be added to the plan stating 'for residential use only'. T. Edinger will compose a letter to the Commissioners addressing the P.C. Board's concerns. B. Demarest made a motion, seconded by M. Guidry, to accept the plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

- 1) Pocono Logistics Preliminary/Final Land Development Plan - The plan was accepted at the 10/28/13 P.C. meeting. **The last P.C. mtg. is 03/10/2014; the last Commissioner's mtg. is 03/17/14.** The plan was tabled at the 02/10/2014 P.C. mtg. T&M Engineering met with Gilmore and Associates, 02/25/2014. **A Time extension letter was received until 06/30/2014.** R. Swink questioned why the property was not served by Pocono/Jackson Water Authority. The Board requested clarification re: Pocono/Jackson Water Authority service to property. T. Edinger noted he is waiting for a response to Pennoni Engineering comment letter of 11/24/2014 and a revised plan. No action taken.

FINAL PLANS CONT:

- 2) Tanalo Estates Final Major Subdivision - dated 12/02/2013. The last P.C. Mtg. is 05/26/2014; the last Commissioner's mtg. is 06/02/2014. The plan was tabled at the 02/10/2014 mtg. Sarah Bue-Morris, Bue-Morris Associates, Inc., represented the plan. The plan is for 5 residential lots on 31.83 acres of land, located at the intersection of Cherry Lane Road and Cherry Lane Church Road. On 09/09/2012 the Preliminary Plan was approved by the Planning Commission with conditions: 1) Policing of stormwater controls to be addressed. 2) Outside agency approvals to be procured. 3) Speed limits posted. On 11/18/2013 the Preliminary Plan was approved by the Board of Supervisors with conditions: 1) Outside agency approvals. 2) Speed limits posted. Discussion followed on the maintenance of the berms. Dave Horton, Pennoni Associates Inc., reviewed his letter of 03/09/2014. B. Demarest made a motion, seconded by J. Sawicki, to approve the Tanalo Estates Final Major Subdivision with condition all requirements of Pennoni Associates Inc. letter dated 03/09/2014, be addressed. All in favor. Motion carried.
- 3) Trap Enterprises Hotel Project - dated 01/22/2014. The last P.C. mtg. is 05/26/2014; the last commissioner's meeting is 05/05/2014. See Motion Below for tabling.
- 4) Trap Enterprises Convenience Store Project - dated 01/22/2014. The last P.C. mtg. is 04/28/2014; the last Commissioner's mtg. is 05/05/2014. Boucher & James Engineering, Inc. is reviewing the plan. D. Horton, Pennoni Associates noted they are waiting for a comment letter from Boucher & James Engineering, Inc. M. Guidry made a motion, seconded by S. Gilliland, to table the Trap Enterprises Hotel Project and Trap Enterprises Convenience Store Project. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSTRUCTION:

- 1) Lands of The Spirit of Swiftwater, Inc. (Minor Modification of Phase 1-Residential) - The plan was accepted at the 09/23/2013 P.C. mtg. **The last P.C. mtg. is 03/10/2014; the last Commissioner's mtg. is 03/17/2014.** The plan was tabled at the 02/10/2014 mtg. Anthony Maula, Developer, and Ann Wingert, P.E., Niclaus Engineering Corporation represented the plan. A variance was granted on 01/30/2014 for a reduction of parking spaces per dwelling unit to 1.5 spaces. Discussion followed concerning the 'trigger' for need for the additional parking area 'A', emergency access drive, and truck turning areas. Review letters from Pennoni Associates, dated 03/08/2014 and the Twp. Zoning officer were received. Pocono Twp. Fire Company has been contacted for their opinion. A. Maula requested the Land of the Spirit of Swiftwater, Inc. (Minor Modification of Phase I-Residential) and Lands of Spirit of Swiftwater, Inc. (Hotel) be tabled. **The Board accepted a Time extension letter until 04/07/2014 for Lands of the Spirit of Swiftwater, Inc. Modification of Phase I-Residential) and Lands of Spirit of Swiftwater, Inc. (Hotel).**

SPIRIT OF SWIFTWATER CONT:

B. Demarest made a motion, seconded by M. Guidry, to table the Land of the Spirit of Swiftwater, Inc. (Minor Modification of Phase I-Residential, and Lands of Spirit of Swiftwater, Inc. (Hotel). 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. meeting. **The last P.C. mtg. is 04/14/2014; the last Commissioners mtg. is 4/21/2014.** The plan was tabled at the 02/10/2014 P.C. mtg. T&M Associates, Inc., met with Gilmore and Associates on 02/25/2014. M. Guidry made a motion, seconded by T. Munoz, 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 accepted at the 11/14/2007 P.C. mtg. **The last P.C. mtg. is 10/13/2014; the last Commissioners mtg. is 10/20/2014.** The plan was tabled at the 02/10/2014 P.C. mtg. T&M Associates to review the plans. B. Demarest made a motion, seconded by T. Munoz, to table the Pocono Manor Tentative Planned Residential Development Preliminary Plan. All in favor. Motion carried.
- 4) The Lands of The Spirit of Swiftwater, Inc. (Hotel) - The plan was accepted at the 06/23/2008 P.C. mtg. **The last P.C. mtg. is 03/10/2014; the last Commissioners mtg. is 03/17/2014.** The plan was tabled at the 02/10/2014 P.C. mtg. **SEE MOTION ABOVE FOR TABLING.**

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

- 1) Reconsideration of the May 27th, 2010 Draft SALDO
 - 2) Reconsideration of the March 2013 Draft Zoning Ordinance Update
- The Commission scheduled the third (3rd) Thursday of each month at 7:00 p.m. to hold workshops meetings to review the proposed Zoning and SALDO Ordinances, conditioned upon the Commissioner's approval. P. Finkbeiner will confirm the meeting room is available at that time.

NEW BUSINESS:

Ron Swink requested Scott Gilliland be the Pocono Township Fire Company liaison for plan reviews. S. Gilliland agreed to be the contact for the Planning Commission.

T. Edinger, Twp. Engineer re: School district notification.

COMMENTS:

Randy Peechatka re: Pocono Logistics. R. Swink asked Brad Wise, Pocono Township Commissioner, to review the property's history.
R. Swink thanked Jerry Lastowski for his assistance with the Fire Company.
S. Gilliland questioned Kopelson's right-of-way for the realignment of Route 715.

ADJOURNMENT: T. Munoz made a motion, seconded by J. Sawicki, to adjourn the meeting until 03/24/2014 at 7:00 p.m. at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted

Pamela Finkbeiner
Secretary