

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
03/24/2014 at 7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on March 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: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present: and Jeremy Sawicki, present. Taylor Munoz, 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 03/10/2014. Roll call vote: R. Swink, yes; S. Gilliland, yes; R. DeYoung, yes; R. Demarest, yes; M. Guidry, yes; and J. Sawicki, yes. Motion carried.

NEW PLANS AND SUBMISSIONS:

- 1) Katz Timber Harvest - Timber Harvesting Permit Application. T&M Associates has provided a review letter dated February 24, 2014 for discussion. R. Swink and B. Demarest questioned ability of the bridges in the area to handle the weight of large logging trucks. It was noted Stadden Road Bridge has been restricted to 12 tons. M. Guidry made a motion, seconded by B. Demarest, to approve the Katz Timber Harvest Plan with the condition the Twp. Engineer draft a letter to the Zoning Officer noting the P.C. concerns 1) Route of logging trucks traveling; 2) Bridge limits in area. All in favor. Motion carried.

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 6/9/14; the last Commissioner's meeting is 6/16/14. The plan was tabled at the 3/10/14 P.C. meeting. T&M met with Gilmore and Associates, 2/25/14. **No submission has been made by the applicant. A time extension was obtained until 6/30/14.**
- 2) Trap Enterprises Hotel Project - dated 1/22/14. The last P.C. meeting is 4/28/14. The last Commissioner's meeting is 5/5/14. **Boucher and James, Inc. submitted a review letter on 03/24/2014.**
- 3) Trap Enterprises Convenience Store Project- dated 1/22/14. The last P.C. meeting is 4/28/14. The last Commissioner's meeting is 5/5/14. **No review offered at this time. Boucher and James to continue with this review.**

FINAL PLANS CONT:

- 4) Dengue Building Preliminary/Final Land Development - The plan was accepted at the February 24, 2014 P.C. meeting. **T&M Associates has provided a review letter dated March 18, 2014 for discussion. The applicant will be requesting PC recommendation for plan approval.** Aaron Sisler, Borton-Lawson Engineering, Inc. represented the plan. Two RFMs: SALDO SEC. 2.106 - Prelim/Final and SALDO SEC. 2.302.A and 2.303.A - plan to scale.
- B. Demarest made a motion, seconded by S. Gilliland, to approve the RFMS:
- 1) SALDO SEC. 2.106 - Prelim/Final
 - 2) SALDO SEC. 2.302.A and 2.303.A - Plan scale
- All in favor. Motion carried.
- B. Demarest made a motion, seconded by S. Gilliland to approve the Dengue Building Preliminary/Final LDP, with conditions the Twp. Engineer's letter of 03/18/2014 be addressed. All in favor. Motion carried.
- 5) Northampton Community College Final Land Development. Boucher & James has provided LD and traffic review letters both dated March 14, 2014 for discussion. Dr. Matt Connell presented the plan. The plan calls for solar panels over parking spaces, a closed loop thermal heating system, and the entrance on Railroad Avenue has been changed to emergency use only. The Traffic signal at Warner Road and Rt. 715 was reviewed. Jon Tresslar, Boucher & James, Engineering, noted the remaining comments as per the review letters were minor. R. Demarest made a motion, seconded by S. Gilliland, to approve the Northampton Community College Final Land Development Plan, conditioned upon all comments of the Boucher & James review letters of 03/14/2014 be addressed. Roll call vote: R. DeYoung, yes; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; R. Demarest, yes; and J. Sawicki, abstained. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

- 1) The Lands of The Spirit of Swiftwater, Inc. (Minor Modifications of Phase 1-Residential)- The last P.C. meeting is 04/14/2014; the last Commissioner's meeting is 4/21/14. No resubmission has been made by the applicant. A time extension letter was received until 04/22/2014. J. Sawicki made a motion, seconded by R. Demarest, to table The Lands of the Spirit of Swiftwater, Inc. (Minor Modifications of Phase 1 - Residential) and The Lands of the Spirit of Swiftwater, Inc. (Hotel). All in favor. Motion carried.

Discussion on the status of the Pocono Twp. Fire Co. review of plans. T. Enderger, Twp. Engineer, suggested the Fire Co. submit a list of equipment which could be given to Developers for plan submissions.

- 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 8/12/13 P.C. meeting. A time extension has been granted until April 30, 2014. The last P.C. meeting is 4/14/14; the last Commissioner's meeting is 4/21/14. The plan was tabled at the 2/10/14 P.C. meeting. T&M met with Gilmore and Associates, 2/25/14. **No**

PRELIM. PLANS - KOPELSON CONT:

review offered at this time. J. Sawicki made a motion, seconded by M. Guidry, 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.

T. Edinger noted a meeting will be held on Thursday at Mario Scavello's office to discuss the Rt. 715 re-alignment scoping meeting. M. Guidry and R. Swink will contact Brad Wise, Twp. Commissioner to be included in the meeting.

- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - Plan was accepted at the 11/14/07 P.C. meeting. The last P.C. meeting is 10/13/14; the last Commissioner's meeting is 10/20/14. The plan was tabled at the 3/10/14 P.C. meeting. R. Demarest made a motion, seconded by M. Guidry, 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 6/23/08 P.C. meeting. **An extension was granted until April 22, 2014. The last P.C. meeting is 04/14/2014; the last Commissioner's meeting is 4/21/14. No resubmission has been made by the applicant. A time extension letter was received until 04/22/2014. SEE MOTION ABOVE FOR TABLING.**

PRESENTATION OF SKETCH PLANS (None)**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS (None)****UNFINISHED BUSINESS**

NEW BUSINESS: R. Swink announced the Zoning/SALDO revision workshop will be held on the third Thursday of each month at 7:00 p.m., next workshop is 04/17/2014.

COMMENTS: M. Guidry noted she was requested to submit a complaint in writing for a Rt. 715, Northampton Community College sign and the Fireworks sign on a trailer. Linda Kresge requested someone look into the signage on Sullivan Trail and Camelback Road. The Commission questioned the use of trucks and trailers for advertising. Jerry Lastowski, Twp. Commissioner noted the court ruled against the Township for advertising on box trucks. Discussion followed on the steps needed to address signage in the Township.

ADJOURNMENT: J. Sawicki made a motion, seconded by M. Guidry, to adjourn the meeting at 8:30 p.m. until April 14, 2014 at 7:00PM at the Pocono Township Municipal Building, Tannersville, Pennsylvania. All in favor. Motion carried.

Respectfully Submitted
Pamela Finkbeiner
Secretary