

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
06/09/2014 - 7:00PM**

The Pocono Township Planning Commission Regular Meeting was held on June 9th, 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; Robert Demarest, present; Robert DeYoung, present; Taylor Munoz, absent; and Jeremy Sawicki, present.
Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim 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. All plans reviewed must be submitted 30 days prior to the P.C. Meeting to be placed on the agenda.

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 05/12/2014 Regular meeting. All in favor. Motion carried.

Taylor Munoz joined the meeting.

NEW PLANS AND SUBMISSIONS: None

FINAL PLANS UNDER CONSIDERATION:

Pocono Logistics Preliminary/Final Land Development. The plan was accepted at the 10/28/13 P.C. meeting. The plan was tabled at the 05/12/14 P.C. meeting. T&M met with Gilmore and Associates, 2/25/14. **A Time Extension letter was received until 09/30/2014.** R. Demarest made a motion, seconded by J. Sawicki, to table the Pocono Logistics Preliminary/Final Land Development Plan. All in favor. Motion carried.

Trap Enterprises Hotel Project Final LDP - dated 1/22/14. The last P.C. meeting is 6/23/14. The last Commissioner's meeting is 7/7/14. Boucher and James issued a 05/21/2014 review letter. Marc Wolfe, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C.; and Dave Horton, Pennoni Engineering represented the plan. D. Horton reviewed the Boucher & James, Inc. letter of 05/21/2014. 6 RFMs requested.

- A.) SALDO Sec. 2.303.B.4 - Existing streets and lot layout on adjoining tracts - M. Guidry made a motion, seconded by S. Gilliland, to recommend approval of SALDO Sec. 2.303.B.4. All in favor. Motion carried.

- B.) SALDO Sec. 3.209.B.1 - Steep Slope ground cover - S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of SALDO Sec. 3.209.B.1. All in favor. Motion carried.

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TRAPASSO HOTEL LDP CONT:

- C.) SALDO Sec. 3.209.B.5 - Steep Slope easement - portions of the Steep slope - J. Sawicki made a motion, seconded by T. Munoz, to recommend approval of SALDO Sec. 3.209.B.5. All in favor. Motion carried.
Jon Tresslar, Twp. Engineer, noted some areas of steep slopes on the property were made-made.
- D.) SALDO Sec. 3.306.B - Driveway width - B. Demarest made a motion, seconded by S. Gilliland, to recommend approval of SALDO Sec. 3.306.B. All in favor. Motion carried.
- E.) SALDO Sec. 3.605.A - Concrete curbs - T. Munoz made a motion, seconded by S. Gilliland, to recommend approval of SALDO Sec. 3.605.A. All in favor. Motion carried.
- F.) Stormwater Management Sec. 301.L - roof drains - M. Guidry made a motion, seconded by S. Gilliland, to recommend approval of Stormwater Management Sec. 301.L. All in favor. Motion carried.

J. Sawicki made a motion, seconded by T. Munoz, to approve the Trap Enterprises Hotel Project Final LDP with conditions all comments of the Boucher & James, Inc. letter of 05/21/2014 be addressed. All in favor. Motion carried.

Trap Enterprises Route 611 Project- dated 1/22/14. The last P.C. meeting is 6/23/14. The last Commissioner's meeting is 7/7/14. M. Guidry made a motion, seconded by J. Sawicki, to table the Trap Enterprises Route 611 Project. 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 July 31, 2014. The last P.C. meeting is 7/14/14; the last Board of Commissioner's meeting is 7/21/14. See motion below for tabling.

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until July 31, 2014. The last P.C. meeting is 7/14/14. The last Board of Commissioner's meeting is 7/21/14. See motion below for tabling.

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until July 31, 2014. The last P.C. meeting is 7/14/14. The last Board of Commissioner's meeting is 7/21/14. The configuration of the minor subdivision is dependent on the Route 715 realignment. See motion below for tabling.

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until July 31, 2014. The last P.C. meeting is 7/14/14. The last Board of Commissioner's meeting is 7/21/14. The configuration of the minor subdivision is dependent on the Route 715 realignment. See motion below for tabling.

KOPELSON CONT:

B. DeYoung made a motion, seconded by B. Demarest, 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.

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 Board of Commissioner's meeting is 10/20/14. No resubmission has been made. - J. Sawicki made a motion, seconded by S. Gilliland, to table the Pocono Manor Tentative Planned Residential Development Preliminary Plan. All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS (None)

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - (None)

Sheldon Kopelson Commercial Development (Lot 2) Conditional Use Application - Application submitted 09/02/2011. Marc Wolfe, Attorney, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C.; and Donna Alker P.E., Gilmore & Associates, represented the plan. The property is for a 2-story commercial building (total floor area 134,3300 sf) for retail sales. Discussion followed. L. Pereira, Twp. Solicitor, noted the request is unique due to the impact that may be caused by the PennDOT proposed re-alignment of Rt. 715. The Board concurred to table the request until the 06/23/2014 meeting.

B. Demarest made a motion, seconded by M. Guidry, to table the Sheldon Kopelson Commercial Development (Lot 2) Conditional Use Application. All in favor. Motion carried.

UNFINISHED BUSINESS

Sign Ordinance - Discussion regarding the new signage ordinance - draft ordinance and comments from the business owners were distributed to the board members. T. Edinger noted that PennDOT will review signage along the proposed Rt. 611 project from Scotrun to Swiftwater.

S. Gilliland questioned if the PennDOT requirements for signs should be included in the draft ordinance.

B. Demarest suggested contacting PPL concerning the use of utility poles for advertisements.

Tom Sforza, Best Auto Sales, noted the business owners requested the new sign ordinance allow for 'turn-out' signs for special events, grand opening, etc.

M. Guidry questioned the status of the digital sign in Scotrun.

Randy Peechakta suggested a full time zoning officer.

SALDO Ordinance for plan review - B. Demarest made a motion, seconded by J. Sawicki, to recommend approval of SALDO Ordinance amending certain provisions of the ordinance pertaining to inactive plans. All in favor. Motion carried.

NEW BUSINESS

SALDO Plan Submissions - P. Finkbeiner noted the Twp. Solicitor and Twp. Engineer are looking into updating the SALDO for 1st class Township plan submissions.

COMMENTS: None

ADJOURNMENT: B. Demarest made a motion, seconded by T. Munoz, to adjourn the meeting at 9:20 p.m. until 06/23/2014 at 7:00 p.m. at the Pocono Township Municipal Building, Tannersville, Pennsylvania. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner