

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
06/23/2014 - 7:00PM**

The Pocono Township Planning Commission Regular Meeting was held on June 23<sup>rd</sup>, 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, present; 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 10 days prior to the P.C. Meeting to be placed on the agenda.

**MINUTES:** J. Sawicki made a motion, seconded by T. Munoz, to approve the minutes of the 06/09/2014 Regular meeting. All in favor. Motion carried.

**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. T&M met with Gilmore and Associates, 2/25/14. A Time Extension letter was received until 09/30/2014. B. Demarest made a motion, seconded by B. DeYoung, to table the Pocono Logistics Preliminary/Final Land Development Plan. All in favor. Motion carried.

Trap Enterprises Route 611 Project- dated 1/22/14. The last P.C. meeting is 8/11/14. The last Commissioner's meeting is 8/18/14. Dave Horton, Pennoni Associates, represented the plan. The project consists of a subdivision into three (3) lots. 9 RFMs requested:

- 1) SALDO SEC. 2.302.D.16 - Exterior elevations - J. Sawicki made a motion, seconded by S. Gilliland, to recommended approval of SALDO SEC. 2.302.D.16. All in favor. Motion carried
- 2) SALDO SEC. 2.303.B.4 & 2.303.B.2 - Adjoining tracts - M. Guidry made a motion, seconded by T. Munoz, to recommended approval of SALDO SEC. 2.303.B.4 & 2.303.B.2. All in favor. Motion carried.
- 3) SALDO SEC. 3.209.B.1, 3.209.B.5, & 3.209.B.6 - Steep Slopes - J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of SALDO SEC. 3.209.B.1, 3.209.B.5, & 3.209.B.6. Roll call vote: R. Swink, yes; S. Gilliland, yes; T. Munoz, yes; R. DeYoung, no; M. Guidry, no; B. Demarest, no; and J. Sawicki, yes. Motion carried.
- 4) SALDO SEC. 3.306.B - Driveways - J. Sawicki made a motion, seconded by T. Munoz, to recommend approval of SALDO SEC. 3.306.B. All in favor. Motion carried.

**TRAP ENTERPRISES RT. 611 CONT:**

- 5) SALDO SEC. 3.605.A - Curb height - T. Munoz made a motion, seconded by J. Sawicki, to recommend approval of SALDO SEC. 3.605.A. All in favor. Motion carried.
- 6) STORMWATER MANAGEMENT ORD. - 301.L - Roof drains - M. Guidry made a motion, seconded by J. Sawicki, to recommend approval of the RFM of SWM Ord. 301.L. All in favor. Motion carried.

Sewage Exemption - 9 EDUs - B. Demarest made a motion, seconded by J. Sawicki, to recommend the Commissioners accept the Sewage Exemption for Trap Enterprises Route 611 Project. All in favor. Motion carried.

T. Munoz, made a motion, seconded by J. Sawicki, to approve the Trap Enterprises Route 611 Project with conditions:

- 1) All comments of the 06/12/2014 Boucher & James letter being addressed;
- 2) The addition of the Emergency Access being chained;
- 3) Fire Co. favorable review of Fire Land location;
- 4) Note placed on plan re: Rip Rap on Marryshow property
- 5) Existing gazebo and shed to be moved.

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.

M. Guidry 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.

**PRELIMINARY PLANS CONT:**

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. - 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.

**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 - Donna Alker, P.E., Gilmore & Associates, Inc., represented the plan. She gave an overview of the proposed project. Discussion followed on stormwater plans, traffic planning, and realignment of Rt. 715. S. Gilliland made a motion, seconded by B. Demarest, not to make a recommendation on the Sheldon Kopelson Commercial Development (Lot 2) Conditional Use Application due to the uncertainty of Route 715 realignment on the proposed plan's design. All in favor. Motion carried.

Tanalo Estates Planning Modules - J. Sawicki made a motion, seconded by M. Guidry, to authorize the chairman to execute the Tanalo Estates Planning Modules and forward them to the Commissioners. All in favor. Motion carried.

**UNFINISHED BUSINESS - None**

**COMMENTS:** M. Guidry questioned the status of Pocono Logistics Plan and if they were required to hookup to the PJJWA if the plan was withdrawn.

S. Gilliland commented on the need for the Township to create a timely system for Fire Company reviews.

**ADJOURNMENT** T. Munoz made a motion, seconded by. Sawicki to adjourn the meeting at 8:55 p.m., until 07/14/2014, at 7:00 P.M., at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Secretary