

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 8, 2014 - 7:00PM**

The Pocono Township Planning Commission Regular Meeting was held on September 8th, 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; and Jeremy Sawicki, present. Taylor Munoz was absent.

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Secretary; were present.

COMMENTS:

S. Gilliland noted he met with Jerry Lastowski, Commissioner; Gregg Schuster, Twp. Manager; and Pam Finkbeiner, Twp. Secretary, to discuss the policy and procedure for Pocono Township Volunteer Fire Company review of Land Development Plans. When LDP's are accepted at the Township, the Fire Chief will be notified and LDP picked up, the Fire Co. will have 30 days (Excepting Carnival Week), to review the plans and return them to the Township.

R. Swink noted a lack of communication within the Township concerning PennDOT meetings. The Planning Commission concurred that a request will be made to the Twp. Manager, to notify the Planning Commission of all future PennDOT meetings.

R. Swink voiced concerned that at a recent Conditional Use hearing, the Developer's Attorney appeared rude to some members of the audience whom wished to speak.

Randy Peechakta, Twp. resident, questioned the regulations for speaking at Conditional Use hearing. L. Pereira, Twp. Solicitor explained the defining of a person's "Standing" for hearing purposes.

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 08/25/2014 Regular meeting. All in favor. Motion carried.

MANAGER'S REPORT: P. Finkbeiner read a message from G. Schuster noting his Budget Proposal will be presented to the Board of Commissioners by the end of the month and the Possinger's Variance for Billboard size and height will be on the Commissioner's 09/15/2014 agenda.

NEW PLANS AND SUBMISSIONS: (Administrative Completeness Review)

Hart Application - Discussion of submission protocol - The minor subdivision plan for Hart/Harrigan was submitted to the Township on Friday, 09/05/2014. The application was incorrect. Discussion followed on the procedure for plan submittal and administrative completeness review. The Twp. Solicitor is reviewing the SALDO requirements for plan submission. The checklist has been revised to reflect the change from 2nd class to 1st class.

FINAL PLANS UNDER CONSIDERATION:

Pocono Logistics Preliminary/Final Land Development. A letter dated 08/26/2014 was received from Donna Alker, P.E., Gilmore & Associates, Inc., withdrawing the application for Pocono Logistics Preliminary/Final Land Development. Discussion followed as to the status of the waterline hookup for Pocono Logistics. R. Demarest made a motion, seconded by M. Guidry, to authorize the Twp. Solicitor to draft a letter to the Commissioners requesting the enforcement of the mandatory PJJWA waterline hookup for the Pocono Logistics' property. All in favor. Motion carried.

Sanofi QC Building Land Development - The plan was accepted at the 8/11/14 P.C. meeting. The deadline for action by the Planning Commission is 10/27/2014. T&M will have a review for 09/22/2014. See motion below for tabling.

Sanofi Modular Buildings Land Development - The plan was accepted at the 8/11/14 Planning Commission meeting. The deadline for action by the Planning Commission is 10/27/2014. T&M will have a review for 09/22/2014.

J. Sawicki made a motion, seconded by B. DeYoung, to table the Sanofi QC Building LDP and the Sanofi Modular Buildings LDP. 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 12/31/14. **No resubmission has been made by the applicant.**

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. Conditional use hearing held on 8/18/14. **Action by the Board of Commissioners is pending.**

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the Lot 3 is dependent on the Route 715 realignment. **No new submission has been made.**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the minor subdivision is dependent on the Route 715 realignment. **No new submission has been made.**

M. Guidry made a motion, seconded by J. Sawicki, 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 -
A letter dated 08/28/2014 was received from Marc Wolfe, Newman, Williams,
Mishkin, Corveleyn, Wolfe, & Fareri, withdrawing the Pocono Manor
Tentative Planned Residential Development Preliminary Plan.

PRESENTATION OF SKETCH PLANS - None

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

UNFINISHED BUSINESS - M. Guidry presented a chart of Sign Area
Requirements. Discussion on the various size requirements. R. Swink
recommended changing the requirements to three sizes for all districts.

NEW BUSINESS - The next schedule zoning workshop will be 09/18/2014 at
7:00 p.m., at the Pocono Township Municipal Building.

COMMENTS

ADJOURNMENT B. DeYoung made a motion, seconded by J. Sawicki, to adjourn
the meeting at 8:35 p.m., until 09/22/2014 at 7:00 p.m., at the Pocono
Township Municipal Building, Tannersville, Pennsylvania. All in favor.
Motion carried.

Respectfully submitted

Pamela Finkbeiner
Secretary