

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 23rd, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on February 23rd, 2015, 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.

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

ACKNOWLEDGEMENT 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.

R. Swink noted the Planning Commission candidates have not been interviewed. S. Gilliland expressed his concern that the Manager has not respond to their request for a new member and other matters.

R. Demarest made a motion, seconded by S. Gilliland, to allow the Planning Commission to interview the candidates for the Planning Commission. All in favor. Motion carried.

CORRESPONDENCE:

Sketch plan for Pirone and Mills (Former Wine Press Inn) - P. Finkbeiner read a letter from Matergia and Dunn, Attorneys for Pirone and Mills Property (Former Wine Press Inn, dated 2/09/2015, requesting the Township not enforce the mandated sewer system connection notice pending action on the property owner's subdivision sketch plan application or amendment of the Township connection ordinance which may impact the property.

Discussion followed. The property is located in the mandate connection area and the structures on the property are setback more than 300' from the sewer line. The Township Sewer Committee is reviewing the setback requirements and will make a recommendation to the Commissioners. If the setback is set at 300', the property's structures will not be required to hook up to the sewer system.

No action taken.

B. DeYoung spoke concerning the recent article in the Pocono Record stating C. Castle would hookup to the sewerline.

PUBLIC COMMENT:

L. Kresge, Twp. resident, stated her concerns over another waterpark.

MANAGER'S REPORT - None

MINUTES:

J. Sawicki made a motion, seconded by M. Guidry, to approve the minutes of the 01/12/2015 regular meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: (NONE)**FINAL PLANS UNDER CONSTRUCTION:**

Strubert Lot Line Adjustment Plan - Michael V. Gazza, Esquire, represented the plan. An amended waiver request was presented. M. Gazza noted at the 02/04/2015 Zoning Hearing Board meeting, the variance to shift the lot lines was granted with the condition the two existing lots on which the residence is located will be merged, resulting in two distinct lots of record. M. Gazza noted the final plan shall show the merged lots. M. Guidry questioned if the 300' sewerline buffer is adopted, the house may be exempt. Discussion followed as to the sewer easement. T. Edinger, Twp. Engineer, noted the sewer line placement has not been approved; if changed the plan will need to be revised. M. Gazza noted the plan can be approved with the condition the approved sewerline placement will be shown on the plan before recording.

L. Pereira, Twp. Solicitor, spoke concerning note 15 of the Township engineer's letter of 01/08/2015. M. Gazza noted the easement requirements would be addressed in the property deeds, and the Shady Lane is a private driveway.

Request for Modifications

S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of the Request for Modification from:

ORD. 121 - Article VI, Sec. 2.305.D.15 - Water courses, lakes, streams, ponds, wetlands, etc. All in favor. Motion carried.

S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of the Request for Modification from:

ORD. 121 - Article VI, Sec. 2.305.D.16 - Flood Hazard Areas and Steep Slopes. All in favor. Motion carried.

T. Edinger, Twp. Engineer, requested the plan show the total amount of impervious coverage. Discussion followed. M. Gazza noted Ordinance 121 did not require impervious coverage to be shown. The Board concurred that since no development was occurring, it is not required to be shown at this time.

M. Gazza requested the Board consider conditional approval based upon the Sewer Committee's recommendation of the sewer application.

R. DeYoung made a motion, seconded by S. Gilliland, to recommend approval of the Strubert Lot Line Adjustment Plan with conditions:

1) Decision of the ZHB placed on the plan.

2) Township Engineer's letter of 1/08/2015 addressed. Comment No. 15 will not be required.

3) Condition of approval of the sewerline placement by the Sewer Committee and if the sewerline easement is moved, the plan will be amended to show the approved sewer line conditioned upon the Twp. Engineer's approval.

4) Merger of the lots to be recorded on the plan as per ZHB decision.

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 6/30/15. Resubmission made on 1/6/15.

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. Conditional use hearing held on 8/18/14. Commissioners approved the conditional use at their September 15, 1014 meeting. A Land Development Application has not been submitted. No action required by the Board.

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 6/30/15. 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 6/30/15. The configuration of the minor subdivision is dependent on the Route 715 realignment. No new submission has been made.

B. Demarest made a motion, seconded by M. Guidry, table the Sheldon Kopelson Planned Residential Development (Lot 1), Minor Subdivision Plan, and Commercial Development (Lot 3). All in favor. Motion carried.

Discussion followed. R. Swink questioned the status of Kopelson's Sewer and water capacity applications. T. Edinger, Twp. Engineer, noted they have not reserved capacity yet. Discussion concerning stormwater runoff from the proposed property. T. Edinger noted he is available to walk the property when the weather clears.

M. Guidry requested the Planning Commission to be informed of future PennDOT meetings concerning the Rt. 715 roadway improvements.

COMMENTS:

M. Guidry asked the status of the Pocono Logistics waterline connection. L. Pereira, Twp. Solicitor, noted the PJJWA Ordinance was passed and the Township will follow up with a letter to Pocono Logistics informing them of the required connection.

SALDO REVIEW: J. Sawicki requested the status of the SALDO recommendations submitted by T. Edinger, Twp. Engineer. Discussion followed concerning stream setbacks for the Pocono Creek Watershed. T. Edinger, noted the Stormwater Management Ordinance will need to be amended to include the setback.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend the addition of 1) Parking lot designs; 2) Traffic Studies; 3) Amendment to Storm sewer design system; 4) Sanitary Sewer (BCRA) criteria or other designs ; 5) Sewer Connection regulations and designs into the SALDO; discussion followed to the requirement of 75' to Pocono Creek high quality watershed. All in favor. Motion carried.

SALDO REVIEW CONT:

M. Guidry made a motion to recommend to the Commissioners a 75' setback for High Quality Streams in the Pocono Creek Watershed to the Stormwater Management Ordinance and a footprint of a razed building not to be allowed an increase of more than 110% within the setback for small lots of records in the Zoning Ordinance. Discussion followed as to the ramifications of the 75' setback on existing properties and flood plain requirements. L. Pereira, Twp. Solicitor, asked if the Board will require additional information before making the recommendation to the Commissioners. The Board will request Craig Todd, Monroe County Conservation District, attend a meeting to discuss the impact of requiring a 75' setback.

M. Guidry amended the motion, seconded by R. Demarest, to investigate the impact of the 75' setback from all High Quality Pocono Creek Streams and its tributaries before recommendation to the Commissioners. All in favor. Motion carried.

ADJOURNMENT:

J. Sawicki made a motion, seconded by B. DeYoung, to adjourn the meeting at 9:50 p.m., until 03/09/2015 at 7:00 p.m., at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully Submitted
Pamela Finkbeiner
Township Secretary