

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 13th, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on April 13th 2015, 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, absent; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

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

ACKNOWLEDGEMENT OF COMMENTS: Vice-Chairman Scott Gilliland noted each visitor has the right to comment at this time or before any action is taken on a matter. Meetings are held the 2nd and 4th Monday of the month from 7:00 p.m. to 9:00 p.m.

CORRESPONDENCE: None

PUBLIC COMMENT: None

J. Sawicki made a motion, seconded by R. DeYoung, to approve the minutes of the 03/23/2015 regular meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: (NONE)

FINAL PLANS UNDER CONSTRUCTION:

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. No land development application has been submitted.

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. 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. New submission has been made. J. Sawicki made a motion, seconded by M. Guidry, to table the Sheldon Kopelson Planned Residential Development (Lot 1), Minor Subdivision Plan, and Commercial Development (Lot 3). All in favor. Motion carried.

PRELIMINARY PLANS CONT:

Wen-Tann Land Development Plan (Wendy's) - Preliminary Plan was accepted at the 03/23/2015 P.C. Mtg. Plan fees paid. Kevin Jones, developer; Ralph Matergia, Solicitor; and Peter Terry, Benchmark Civil Engineering, represented the plan. The comments of T&M Associate's review letter of 04/08/2015 were addressed. Discussion concerning the former 'Gantzhorn' waterline. P. Finkbeiner will research documentation on the Gantzhorn waterline. Comment 1 - rear building setback line - discussion followed. The Board concurred that the applicant will show the setback line from the rear yard lot line. 2. Truck unloading space - The Board requested the applicant move the unloading area as not to impede on the drive-thru traffic and allow for safe exiting from the property.

P. Terry reviewed the status of the PennDOT permit and the required contribution to the improvement of Rt. 715. Comment 9. Right-of-way to be measured from existing right-of-way of 60'. Comment 11. Buffer will be placed on the plan. Comment 13. An exterior elevation was provided. Comment 15. Easement to be provided in Developer's agreement. Comment 16. Applicant will submit a Request for Modification from SALDO Sec. 3.207.B. Comment 18. Fee in Lieu will be paid before plan is recorded. Comment 21 & 22. Sidewalks and street trees - the Board concurred this is not an issue. The remaining comments will be addressed with the Township Engineer and Solicitor.

B. Demarest made a motion, seconded by J. Sawicki, to table the Wen-Tann, LLC. (Wendy's) Land Development Plan. All in favor. Motion carried.

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

UNFINISHED BUSINESS - Continued work on Draft SALDO Ordinance. Note, the next SALDO Update meeting is April 16th at 7:00 pm

NEW BUSINESS - Open discussion on the Rt. 611 PennDOT improvements and ways the Township can be involved.

COMMENTS BY AUDIENCE - J. Lastowski suggested the board lobby State Officials to allow the local Police to use radar on Rt. 611 to help reduce speeding through Tannersville.

ADJOURNMENT: M. Guidry made a motion, seconded by B. Demarest, to adjourn the meeting until 04/27/2015 at 8:50 PM at the Pocono Township Municipal Building, Tannersville, Pennsylvania. All in favor. Motion carried.

Respectfully submitted

Pamela Finkbeiner
Township Secretary