

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 27th, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on April 27th, 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, present; 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: Chairman Ron Swink 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. The Commissions will limit discussion to five (5) comments.

CORRESPONDENCE: All correspondence related to plans.

MANAGER'S COMMENT: Gregg Schuster, Twp. Manager, noted the Township is advertising for a part-time Zoning Officer.

PUBLIC COMMENT: None

MINUTES:

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

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Best Auto Preliminary Land Development Plan: Application and Escrow fees paid. Owner Tom Sforza and Brian Courtright, PLS, represented the plan. The plan is for a 1,872 sq. ft. addition to an existing garage. Discussion followed concerning drainage. The applicant will request a waiver for Preliminary/Final plan submission. B. Demarest made a motion, seconded by S. Gilliland, to accept the Best Auto Preliminary Land Development Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION: None

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. Donna Alker, P.E. Gilmore & Associates, Inc. and Marc Wolfe, Solicitor, Newman, Williams, Mishkin, Corveleyn, Wolfe, and Fareri, P.C. represented the plan. D. Alker explained the plan is for a 96 unit, 4 story Apartment complex with 199 parking spaces and 8 spaces by bus loading area. Discussion followed concerning Stormwater management, PennDOT improvements to Rt. 715/Rt.611, and time for the Conditional Use Hearing. The Board requested G. Schuster, Twp. manager, to request a later time for the Conditional Use hearing - from 4:30 p.m. to 6:30 p.m.

KOPELSON LOT 1 CONT:

S. Gilliland suggested Attorney Marc Wolfe try to get his client to clean up the property.

. T. Edinger noted Comment 24 of T&M's review letter should include ZO section 611.B.7.

J. Sawicki made a motion, seconded by D. Purcell, to recommend deferral of Comments 11 - Z.O. Section 609.J; 13 - Z.O. Sec.609.L; 14 - S.O. Sec. 609.M; 15 -Z.O. Sec. 610.B.2.c; 16 - Z.O. Sec. 611.B.2; 18 - Z.O. Sec. 611.B.4; 19 -Z.O. Sec. 611.B.6; & 27 - Z.O. Sec. 611.B.7.1 of T&M's comment letter of 02/06/2015 until Final LDP for the Kopelson Planned Residential Development (Lot 1). All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of the Kopelson Planned Residential Development (Lot 1) Conditional Use application for the PDR and Tentative Land Development Plan. Roll call vote: D. Purcell, yes; B. DeYoung, yes; S. Gilliland, yes; R. Swink, no; M. Guidry, yes; B. Demarest, no; and J. Sawicki, yes. Motion carried.

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. Donna Alker, P.E. Gilmore & Associates, Inc. and Marc Wolfe, Solicitor, Newman, Williams, Mishkin, Corveleyn, Wolfe, and Fareri, P.C. represented the plan. T. Edinger noted the plan was previously approved. D. Alker explained the lot line was moved to allow a 200' buffer between the residential and commercial areas. T&M's comment letter of 04/23/2015 was addressed. Discussion concerning Note. 3 - Right-of-way - the Board concurred to allow right-of-way to remain at 50', as previously approved. J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of Sheldon Kopelson, Minor Subdivision Plan conditioned upon T&M's letter of 04/23/2015 Notes: 1,2,4,5 to be addressed. Roll call vote: D. Purcell, yes; B. DeYoung, yes; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; B. Demarest, no; and J. Sawicki, yes. Motion carried.

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. T. Edinger noted the realignment of Rt. 715 to the TLC property can impact the development. Marc Wolfe will contact the developer for direction. Discussion followed. R. Swink requested addition information concerning the realignment of Rt. 715.

KOPELSON LOT 3 CONT:

J. Sawicki made a motion, seconded by B. Demarest, to table the Sheldon Kopelson Planned Residential Development (Lot 1), Minor Subdivision Plan. 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. J. Sawicki made a motion, seconded by M. Guidry, to table the Wen-Tann Land Development Plan. All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS - None

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - G. Schuster noted to sign variance will be held on 04/28/2015 - Flower Field Hotel and Nationwide Auto sales.

UNFINISHED BUSINESS -

M. Guidry requested the Township Manager to contact the Zoning Officer concerning the large stockpile of dirt on the Butz Property in Scotrun.

S. Gilliland asked Township Manager, Gregg Schuster, is there a date for the Capital Improvement Committee Meeting and Sign Ordinance meeting.

S. Gilliland requested a policy be created for plan reviews and timely distribution of plans and supporting documentation.

NEW BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT:

M. Guidry made a motion, seconded by B. DeYoung, to adjourn the meeting at 9:45 p.m., until 04/11/2015 at 7:00 p.m., at the Pocono Township Municipal Building, Tannersville, PA. 18372. All in favor. Motion carried.

Respectfully Submitted

Pamela Finkbeiner
Township Secretary