

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

August 26, 2019 – 7:00 PM

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

MINUTES: Minutes of the Pocono Township Planning Commission Meeting -  
08/12/2019

SKETCH PLAN:

NEW PLANS:

1)

FINAL PLANS UNDER CONSIDERATION:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II -  
deadline extended until 10/06/2019.
- 2) Sanofi B-78 Seed Lab Building - plans administratively accepted at  
the 6/10/19 PC meeting. **Deadline for PC consideration extended until  
12/6/19.**
- 3) BCRA Tank and Pump Station - waivers granted and passed on to BOC.

PRELIMINARY PLANS UNDER CONSIDERATION:

- 1) Sheldon Kopelson Commercial Development (Lot 3) - Plans were  
administratively accepted at the 8/13/2013 P.C. Mtg. The  
configuration of the minor subdivision is dependent on the Rt. 715  
realignment. Tabled at the 04/08/2019 P.C. Mtg. A resubmission has  
not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**
- 2) Spa Castle Land Development - Land Development on Birchwood Road. The  
plans were administratively accepted at the 12/14/2015 P.C. Mtg.  
Tabled at the 04/08/2019 P.C. Mtg. Time extension requested until  
10/20/2018. **Deadline for P.C. consideration is 09/23/2019. DEP letter  
dated 12/10/2018 - terminating the NPDES permit was received.**

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

- 1) Barth Rubin conditional use application - electronic billboard -  
Passed on to BOC - hearing scheduled for 9/16/19

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

August 26, 2019 – 7:00 PM

**PRIORITY LIST:**

- 1) Soil and Erosion Ordinance
- 2) Draft Property Maintenance Ordinance - need formal action
- 3) Capital Improvement Plan

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

October 29, 2019-5pm - LTS Homes, LLC - appeal of NOV - 293 Warner Road -  
Signs (originally scheduled for August 27<sup>th</sup>)

**NEW BUSINESS:**

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

POCONO TOWNSHIP PLANNING COMMISSION - August 12, 2019  
Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on August 12, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was opened by Chairman Swink at 7:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Keith Meeker, present; Bruce Kilby, present; and Jeremy Sawicki, present.

**IN ATTENDANCE:**

Jon Tressler, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M. Asure, Twp. Manager.

**PUBLIC COMMENT:** none

**CORRESPONDENCE:** none

**MINUTES:**

D. Purcell made a motion, seconded by K. Meeker, to approve the minutes of the 07/08/2019 Planning Commission meeting. All in favor. Motion carried.

B. Kilby made a motion, seconded by D. Purcell, to approve the minutes of the 07/22/2019 Planning Commission meeting. All in favor. Motion carried.

**SKETCH PLAN:** none

**NEW PLANS:** none

**FINAL PLANS UNDER CONSIDERATION:**

1. Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - Plan were administratively accepted at the 04/22/2019 P.C. Mtg. Plan fees paid. Township Engineer's letter #1 dated 05/09/2019 received. **Deadline for P.C. consideration is 10/06/2019.** M. Guidry made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II plan. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

2. Sanofi B-78 Seed Lab -

Aaron Sisler, Borton-Lawson discussed with the board several of the engineers comments and whether or not a waiver request was required. M. Guidry made a motion, seconded by J. Sawicki, to table the Sanofi Pasteur plans for B-78 Seed Lab Building. Roll Call Vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION - August 12, 2019

Meeting Minutes

3. BCRA Pump and Tank Station -

D. Purcell made a motion, seconded by S. Gilliland, to table the BCRA Pump and Tank Station Land Development Plan. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**

S. Gilliland made a motion, seconded by D. Purcell, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 04/22/2019 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019.**

D. Purcell made a motion, seconded by M. Guidry, to table Spa Castle Land Development Plan. All in favor. Motion carried.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**

Barth Rubin Conditional Use Application - Barth Rubin and Andrew Wolfe, Esq responded to the engineer letter from Boucher & James and presented additional to the Planning Commission concerning their application for an electronic billboard on Stadden Road along Route 80. M. Guidry made a motion, seconded by S. Gilliland, to recommend to the Board of Commissioners approval of the Conditional Use Application submitted by Barth Rubin for an electronic billboard on Stadden Road. All in favor. Motion carried.

**PRIORITY LIST/ORDINANCES:**

D. Purcell made a motion, seconded by J. Sawicki, to table any discussion on the priority list until the full board can be present. All in favor. Motion carried.

1. Soil and Erosion Ordinance - the Board of Commissioners did request that this ordinance be the number one priority for review. This ordinance, once approved, will provide the township with language needed to address storm water runoff issues within the township. J. Tresslar explained this is a standalone ordinance that will be enforced by zoning. B. Kilby made a motion, seconded by K. Meeker, to table discussion on the Soil and Erosion Ordinance until the August 26, 2019 meeting. All in favor. Motion carried.

2. Sign Ordinance - D. Purcell made a motion, seconded by S. Gilliland to send the sign ordinance with recommended changes to the Board of Commissioners for their consideration. Public Comment - E. Gndt, Twp.

POCONO TOWNSHIP PLANNING COMMISSION - August 12, 2019

Meeting Minutes

Resident spoke about temporary signs and asked for an explanation of the fifteen days. All in favor. Motion carried.

3. Draft Property Maintenance Ordinance -

4. Short Term Rental Ordinance - This will be removed from the list.

5. Capital Improvement Plan - S. Gilliland and B. Kilby reported they have been meeting with department heads and are working on the final document. Discussion followed concerning the fund balance and available money to be able to complete necessary projects.

6. Yard Sale Ordinance - The board was told there is a spread sheet in their notebooks comparing fees charged by other townships. Discussion followed. J. Sawicki made a motion, seconded by D. Purcell to send the yard sale to the Board of Commissioners for their decision on the following sections of the ordinance - how many signs; the amount of fee to charge if any and if it is refundable; how to administer the ordinance. The members suggested contacting Middle Smithfield to see how they administer their yard sale permits and how they deal with refunds. All in favor. Motion carried.

**UNFINISHED BUSINESS:** none

**ZONING HEARING BOARD SCHEDULE:** The members were informed of a scheduled zoning hearing board for August 27, 2019 concerning signs along Route 80.

**NEW BUSINESS:** none

**PUBLIC COMMENTS:**

Ellen Gndt, Twp. Resident, asked where the property maintenance ordinance stood concerning grass height. She was informed no decisions have been made and it was still in draft and being discussed.

M. Guidry asked about the well at MVP. J. Tresslar gave an update.

M. Guidry asked if there was any new information on the 715/611 realignment. The board was informed that PennDot is looking for dates to hold a public meeting in late fall.

S. Gilliland asked if the township goes through an insurance assessment on a regular basis for loss prevention. D. Asure will check into this and report back.

**ADJOURNMENT:**

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting at 8:42p.m. All in favor. Motion carried.



Borton  
Lawson

ENGINEERING  
ARCHITECTURE

August 23, 2019

Pocono Township Commissioners  
P.O. Box 197  
112 Township Drive  
Tannersville, PA 18372

**RE: Sanofi Pasteur, Inc. - B-78 Seed Lab  
90-day Time Extension for Plan Review**

BL No.: 2018-3704-008

Dear Commissioners:

On behalf of our client, please accept this letter to extend the time for plan review/approvals by Pocono Township for this project for ninety (90) days. The request is made to complete the plan approval process and to obtain outside agency approvals.

Should you have any questions, please do not hesitate to contact me at 484-821-0470, extension 2105.

Sincerely,

Aaron M. Sisler, P.E.  
Project Manager

Enclosure(s)  
AMS/dth

Bethlehem  
Pittsburgh  
State College  
Wilkes-Barre

**BETHLEHEM**

3897 Adler Place  
Bethlehem, PA 18017

Phone: 484.821.0470

Fax: 484.821.0474