

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

JANUARY 14th, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on January 14th, 2019 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

The Board welcomed Bruce Kilby to the Planning Commission Board.

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

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT: None

CORRESPONDENCE:

A Time extension was received from Running Lane, LLC until 03/30/2019.
A Time extension was received from Turkey Hill LDP for 90 days until 05/10/2019.

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the 12/10/2018 Planning Commission meeting minutes with correction. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Running Lane Minor Subdivision/Lot Combination - The Running Lane Hotel - Land Development Plan was recommended for approval at the 07/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 03/11/2019**

Chuck Niclaus represented the plan and explained the minor subdivision is to complete the requirements of the road vacation. Discussion followed on the road vacation of Wiscasset Ave. and proposed PennDOT improvements. S. Gilliland requested more information on PennDOT's plans.

Request for Modification:

SALDO SEC. 404.1.D and 405.1.C - boundary closure report

SALDO SEC. 404.2V - existing or proposed contour lines

SALDO SEC. 404.2X - Location and extent of various soil types

D. Purcell made a motion, seconded by M. Guidry, to recommend to the Board of Commissioners the Request for Modifications be approved. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioner, the Running Lane Minor Subdivision/Lot Combination be approved, conditioned upon the Twp. Engineer's letter of 01/10/2019 being addressed.

All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 12/10/2018 P.C. Mtg. ***Deadline for P.C. consideration is 01/28/2019.***

J. Sawicki made a motion, seconded by S. Gilliland, to table the Turkey Hill Minit Market, Store #274 Prelim/Final LDP. All in favor. Motion carried.

2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letters #1 for the Lot Improvement and Prelim/Final dated 11/06/2018 were received. Plan was accepted at the 10/09/2018 P.C. Mtg. Plan was tabled at the 12/10/2018 P.C. Mtg. ***Deadline for P.C. consideration is 02/24/2019.*** J. Tresslar, Twp. Engineer, noted he met with the developers and they requested to present revised plans to Boucher & James, Inc., before a full submittal to the P.C. The Board concurred to allow the applicant to work with J. Tresslar before a revised plan is submitted to the P.C. Discussion followed. S. Gilliland made a motion, seconded by M. Guidry, to set up a visit to the Tannersville Point Apartment site. All in favor. Motion tabled.

Discussion followed on testing for the wells.

M. Guidry made a motion, seconded by J. Sawicki, to table the Tannersville Point Apartments Final LDP. 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. Tabled at the 12/10/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.*** M. Guidry made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
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 12/10/2018 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.*** Deanna Schmoyer, Borton-Lawson Engineers, represented the plan and explained the Waste Water Treatment plant has been decommissioned. Water and septic testing are expected to start in March or April. D. Schmoyer noted based on the results of the testing, the plan is estimated to be submitted late summer/early fall. Discussion followed. M. Guidry made a motion, seconded by J. Sawicki, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

SKETCH PLANS:

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

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

NEW BUSINESS:

DISCUSSION: The Board held open discussion on determining size of fire trucks for projects, new and ongoing PennDOT traffic projects, and various planning issues. No official action was taken.

COMMENTS BY AUDIENCE:

ADJOURNMENT:

J. Sawicki made a motion, seconded by D. Purcell, to adjourn the meeting at 8:30 p.m. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary