

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

March 25, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on March 25th, 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.

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

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Melissa Prugar, Twp. Engineer, Boucher & James, Inc., present; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT: None

CORRESPONDENCE: None

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 02/25/2019 Planning Commission meeting minutes. All in favor. Motion carried.

SKETCH PLANS:

Brodhead Creek Regional Authority - Rt. 715 Water Tank Project Sketch Plan - Dave Horton, BCRA General Manager; Nate Oiler, engineer; and Tom Wise, Pocono Twp. Representative for BCRA, represented the plan. D. Horton explained the plan is for an additional water tanks and pump station on land along Rt. 715 to provide better water service to residents.

Discussion followed on future BCRA projects. R. Swink questioned their water supply and well locations. D. Horton explained there is a stream source and two wells down in Stroudsburg with a third well coming on line in the summer.

N. Oiler reviewed the sketch plan noting the site is located off Rt. 715 and tanks will be located on the upper portion of the property. The site was selected for the elevation for the tanks. The wetlands, floodplains, streams and steep slopes were identified. Discussion followed on site meeting, construction of tanks, location of tanks and visibility to neighboring properties, etc. N. Oiler explained the majority of the site will remain open space. B. Kilby questioned the generators. D. Horton explained they are diesel and require regular testing. They will coordinate with neighboring property owner to lessen the impact of noise. B. Kilby questioned the amount of pavement and impact on neighboring properties. N. Oiler noted the site is limited due to the steep slopes and they planned on maintaining the existing tree cover. B. Kilby questioned the pole barn. D. Horton noted the pole barn would be for future storage of equipment to maintain the waterline.

FINAL PLANS UNDER CONSIDERATION:

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 02/25/2019 P.C. Mtg. **Deadline for P.C. consideration is 04/22/2019.** S. Gilliland made a motion, seconded by M. Guidry, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

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 02/25/2019 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.** D. Purcell made a motion, seconded by S. Gilliland, 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 02/25/2019 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.** M. Guidry made a motion, seconded by D. Purcell, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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

NEW BUSINESS:

- 1) Township Manager Donna M. Asure updated the Board of the Regional Comprehensive Plan process. She explained she is working with Monroe County Planning Commission and the other Townships to obtain grants to offset the cost. Once the grants are obtained a committee will be formed to work with a consultant to develop the plan. S. Gilliland questioned the make up of the committee. Discussion followed.
- 2) Township Engineer Melissa Prugar presented the draft Master sidewalk plan. Discussion followed. D. Asure, Twp. Manager, noted it is the first step to developing the plan and it is currently for discussion only.
- 3) Planning Series 2 - The Board will review and discuss at the joint workshop with the Board of Commissioners.
- 4) The Board concurred to a joint Work Session with Board of Commissioner April 8th, 2019 at 6:00 p.m.

COMMENTS BY AUDIENCE: NONE

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:10 p.m. All in favor. Motion carried.

Respectfully Submitted
Pamela Tripus
Township Secretary