

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**April 24, 2017**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on April 24, 2017, 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; Marie Guidry, present; Robert Demarest, present; Dennis Purcell, present; Jeremy Sawicki, present; Scott Gilliland, present; and Robert DeYoung, present.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, Charles Vogt, Township Manager, and Michael Tripus, Zoning Officer were present.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman R. Swink noted the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

**CORRESPONDENCE:** NONE

**MINUTES:** R. Demarest made a motion, seconded by D. Purcell, to approve the minutes of 03/27/2017. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:** NONE

**FINAL PLANS UNDER CONSIDERATION:**

Farda Minor Subdivision Plan - Plan accepted at the 02/13/2017 P.C. Mtg. Last P.C. meeting is 04/24/2017. - Nate Oiler, P.E. appeared on behalf of the applicant. Mr. Oiler provided an update on the revisions that were made to the plan in response to the Township Engineer's comments. S. Gilliland complimented Mr. Oiler for working with Township on modifying the plans to address the various comments and concerns raised by the Planning Commission. B. Demarest echoed the sentiment.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the Farda Minor Subdivision Plan subject to addressing all comments contained in the Township Engineer's review letter. All in favor. Motion carried.

Kenbar Route 715 Minor Subdivision - Plan was accepted at the 03/27/2017 P.C. Meeting. **Last P.C. Meeting is 06/12/2017.** Bernie Telatovich, P.E. and William Cramer, Esq. represented the plan. Mr. Telatovich indicated that the applicant is proposing a two lot subdivision, with a restaurant on one lot and an existing billboard on other lot. The entrance for both lots will be along Rt. 715. There are existing wetlands on the property, which will be preserved wetlands. J. Tresslar indicated that his two main concerns are configuration of the lots and the ultimate ROW. J. Tresslar considers Lot 1 to be a flag lot. SALDO recognizes flag lots while the Zoning Ordinance does not. The minimum lot width for a lot is 100 feet. Mr. Telatovich confirmed that the developer will be placing restrictions on Lot 1 regarding wetland preservation. He also indicated that the developer is seeking a request for modification to permit the configuration of the lots as shown on the plan. Mr. Telatovich stated that the existing billboard is a non-conforming sign for which the Township has issued a permit. M. Tripus confirmed that the billboard is a non-conforming sign. The developer intends to have the billboard remain in its current location. R. Swink is concerned about the fact that PennDOT has not yet determined the location of the realigned Rt. 715. J. Sawicki and S. Gilliland indicated that the developer's project cannot be held up because of PennDOT. Mr. Telatovich said that the developer just wants to make reasonable use of the land. Mr. Telatovich indicated that the the developer would agree to restrict lot 1 for the billboard only. R. DeYoung asked whether the developer would be willing to restrict sign to a non-electronic billboard. A discussion followed regarding the distances between billboard signs. M. Tripus indicated that if the sign were removed by an Act of God or unintentionally it could be reconstructed, but if it were removed intentionally, then developer would have to comply with all sign ordinance requirements in effect. J. Tresslar discussed the ultimate ROW necessary under the Township ordinances. He asked the Planning Commission members if they are comfortable with the current PennDOT ROW as presented on the plan. The Planning Commission members indicated that they are comfortable with the current ROW, as presented. M. Guidry mentioned that the Planning Commission is no longer invited to PennDOT scoping meetings which would be very beneficial to the members in their review of plans. Discussion followed regarding item #13 of the Benchmark response letter. B. Telatovich indicated that the type

of wetlands located on the property does not require jurisdictional determination. The developer had a qualified private consultant confirm the wetlands areas. R. Swink questioned whether the developer would address stormwater as part of the land development. Mr. Telatovich confirmed that the developer would be required to address stormwater as part of the land development. Discussion followed regarding the required 50' wetlands buffer. Mr. Telatovich indicated that the DEP said the buffer is not necessary because water is being taken care of adequately as shown on the plan.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the request for modification of SALDO Section 606.5 to allow the flag lot as shown on the plan. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the request for modification of SMO Section 303.I.6.b - 50' foot wetland buffer is not necessary. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. Demarest, to recommend the Kenbar Route 715 Minor Subdivision for approval, subject to addressing all comments contained in the Township Engineer's review letter. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. Last P.C. meeting is 06/12/2017. R. Demarest made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Modules was rejected by the Commissioners. Last P.C. meeting is 10/09/2017. M. Guidry made a motion, seconded by J. Sawicki, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. Last P.C. meeting is 05/22/2017. M. Guidry made a motion, seconded by R. Demarest, to table the

Camelback Lot 13 and Hotel Land Development Plan. All in favor.  
Motion carried.

Sanofi Pasteur Discovery Drive Widening Land Development Plan -  
Plan was accepted at the 12/12/2016 mtg. Last P.C. meeting is  
05/22/2017. J. Sawicki made a motion, seconded by M. Guidry, to  
table the Sanofi Pasteur Discovery Drive Widening Land  
Development Plan. All in favor. Motion carried. S. Gilliland  
abstained.

Summit Health Campus Land Development Plan - Plan was accepted  
at the 01/09/2017 mtg. Last P.C. meeting is 05/08/2017. J.  
Sawicki made a motion, seconded by D. Purcell, to table the  
Summit Health Campus Land Development Plan. All in favor. Motion  
carried.

Day Star Holiness Bible Church Land Development Plan - Plan was  
accepted at the 02/13/2017 mtg. Last P.C. meeting is 06/12/2017.  
Boucher & James review letter of 03/10/2017 received. J. Sawicki  
made a motion, seconded by R. DeYoung, to table the Day Star  
Holiness Bible Church Land Development Plan. All in favor.  
Motion carried.

#### **SKETCH PLANS**

Kenbar Route 715 Land Development Sketch Plan - Bernie  
Telatovich, P.E. and William Cramer, Esq. represented the plan.  
Mr. Telatovich indicated that the developer is proposing a 2,800  
sq. ft. restaurant, with parking primarily in front and some  
parking in rear. There would be a 12'x35' loading zone. The  
stormwater management facilities will be located along the front  
of the property. R. DeYoung questioned whether tractor trailers  
would be making deliveries to the restaurant. Mr. Telatovich  
indicated the box trucks would be used instead of tractor  
trailers. Discussion followed regarding the SALDO requirement  
for a traffic impact study. Since PennDOT has a traffic impact  
study for the entire regional area, the developer would request  
waiver from this requirement. Mr. Telatovich confirmed that the  
developer is contributing monetarily to the PennDOT project.  
Atty. Cramer indicated that they have to get direction from BOC  
regarding flag lot before proceeding with the land development  
plan.

PERMITS - NONE

PLANNING MODULE - NONE

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

**ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION**

The applicant has provided a time extension and has requested this application be tabled. J. Sawicki made a motion, seconded by R. DeYoung, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

**ADJOURNMENT:**

J. Sawicki made a motion, seconded by D. Purcell, to adjourn the meeting until 05/08/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.