

**POCONO TOWNSHIP PLANNING COMMISSION
REORGANIZATIONAL AND REGULAR MEETING
JANUARY 8th, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Organizational Meeting was held on January 8th, 2018 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Lisa Pereira, Twp. Solicitor at 7:00 p.m. by the Pledge of Allegiance.

CHAIRMAN:

Lisa Pereira, Twp. Solicitor, opened the floor for nominations for Chairperson.

Dennis Purcell made a motion, seconded by Scott Gilliland, to nominate Ronald Swink as Chairman. Hearing no other nominations, L. Pereira closed the nominations and called a vote. All in favor. Motion carried.

VICE-CHAIRMAN:

Chairman Ronald Swink, opened the floor for nominations for Vice Chairperson.

Bob DeYoung made a motion, seconded by Marie Guidry, to nominate Scott Gilliland as Vice-Chairman. Hearing no other nominations, R. Swink closed the nominations and called for a vote. All in favor. Motion carried.

SECRETARY OF THE PLANNING COMMISSION:

Chairman R. Swink, opened the floor for nominations for Secretary.

Dennis Purcell a motion, seconded by Bob DeYoung to nominate Marie Guidry.

D. Purcell made a motion, seconded by B. DeYoung, to appoint Marie Guidry as Secretary of the Pocono Township Planning Commission. Hearing no other nominations, R. Swink closed the nominations and called for a vote. All in favor. Motion carried.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, Absent.

Lisa Pereira, Planning Commission Solicitor; and Jon Tresslar, Township Engineer; Donna Asure, Township Manager/Secretary; and Pamela Tripus, Recording Secretary, were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address 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:

TIME EXTENSION LETTERS:

- 1) Time extension request from Running Lane, LLC for Running Lane, Preliminary/Final Land Development Plan until 4/23/2018.
- 2) Time extension request from Durney & Worthington, LLC for Brookdale Enterprises, LLC and Vincent J. & Charlie Lynn Trapasso Final Minor LDP until 01/31/2018.

CORRESPONDENCE CONT:

- 3) Correspondence on 01/03/2018 - Birchwood Resort DEP Meeting.
- 4) Received correspondence on 01/05/2018 from Monroe County Conservation District for Homes of the Poconos, LLC.
- 5) A letter from Cramer, Swetz, McManus, & Jordan, P.C. requesting the Final LDP of Auto Sales Lot for Homes of the Poconos, LLC, application dated October 4th, 2017 be officially withdrawn.

MINUTES: S. Gilliland made a motion, seconded by M. Guidry, to approve the minutes of the 12/11/2017 regular meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None**FINAL PLANS UNDER CONSIDERATION:**

- 1) Auto Sales Lot for Homes of the Poconos, LLC - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees paid. The original plan received preliminary approval ten years ago as an Auto Sales Lot. At the 12/11/2017 P.C. Mtg., plans were accepted as a final set of plans under the SALDO existing at the time of the Preliminary Plan was approved. Deadline for P.C. consideration is 01/15/2018. **PLAN WITHDRAWN AS PER REQUEST DATED 01/08/2018**
- 2) Minor Subdivisions Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlies Lynn Trapasso - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees paid. Review No.2 was distributed at 12/19/2017. Time extension requested until 01/31/2018. Deadline for P.C. consideration is 01/15/2018. Revised plans were received 12/05/2017. Nate Oiler, RKR Hess Associates, represented the plan and reviewed the outstanding comments of the Boucher & James, Inc. letter dated 12/19/2017. Discussion followed on Note 29 - adjoining property owner's sewer system and existing asphalt encroach onto the northernmost 'staff' of Proposed Lot 4. S. Gilliland made a motion, seconded by D. Purcell, to recommend approval of the Minor Subdivisions Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso with condition all comments of Boucher & James letter dated 12/19/2017 be addressed. All in favor. Motion Carried.
- 3) Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 12/11/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. M. Guidry made a motion, seconded by D. Purcell, to table the Sheldon Kopelson, Commercial Development (Lot 3) LDP. All in favor. Motion carried.
- 4) 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 12/11/2017 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018.

FINAL PLANS CONT:

SPA CASTLE LDP:

Deanna Schmoyer, consultant for Borton-Lawson Engineer, briefed the Board on the DEP meeting and resulting status of the WWTP and plan. D. Purcell made a motion, seconded by R. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

- 5) Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 11/28/2017 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018.

S. Gilliland made a motion, seconded by M. Guidry, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

SKETCH PLANS:

P. Tripus noted the Township has received a second sketch plan for Ertle Enterprises. J. Tresslar, Twp. Engineer, explained the applicant will be required to address the comments of January 5th, 2018 review letter and submit a Land Development Plan. No action required at this time by the Planning Commission.

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

None

UNFINISHED BUSINESS: None

COMMENTS: None

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 7:50 p.m. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus, Township/Recording Secretary