

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING March 25, 2013

A Regular meeting of the Pocono Township Planning Commission was held on March 25, 2013 at 7:00 p.m. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: M. Guidry; R. Demarest; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: None.

Comments: Chairman Swink explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Swink noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Swink also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

Minutes: A motion was made, seconded and carried (DeYoung/Gilliland) to approve the 3/11/13 Planning Commission Regular Meeting Minutes, there being no additions or corrections.

Bills: None.

Correspondence: None, except what pertained to the plans, which was read at the time of plan review.

New plans: None.

Presentation of plans for final approval:

- 1) The Reserve at Bryson's Farm Major Subdivision Plan – Final – and Planning Modules – Plan submitted 09/20/10 for 09/27/10 P.C. mtg. \$450.00 Plan fee paid; \$1,500.00 Escrow fee paid; \$181.00 Planning Modules fee paid. The plan was tabled at the 11/14/11 P.C. mtg. Revised Plans were submitted. The Sup'v. at their 3/4/13 mtg. accepted a time extension until 5/27/13. **The last P.C. mtg. is 5/13/13; the last Sup'v. mtg. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Schmoyer/Munoz) to table the plan.

- 2) Sheldon Kopelson Minor Subdivision Plan – Plan submitted for 09/02/11 and 09/12/11 P.C. meeting. \$620.00 Stormwater Management fee paid; \$575.00 Minor Subdivision fee paid; \$2,500.00 Minor Subdivision Escrow fee paid. The plan was tabled at the 11/14/11 P.C. meeting. **The Sup’v. at their 3/19/12 mtg. accepted an indefinite Time Extension as set forth in the March 8, 2012 letter from Marc Wolfe, Esq.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.

Presentation of plans for preliminary approval:

- 1) TRAP Enterprises Rt. 611 Project – Preliminary Subdivision and Land Development Plan submitted for 2/11/13 P.C. meeting. \$770 Plan fee paid. \$4,500 Escrow fee paid. \$310 Stormwater Management fee paid. **The last P.C. mtg. is 4/22/13; the last Sup’v mtg. is 5/6/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the plan.
- 2) TRAP Enterprises Hotel Project – Preliminary Land Development Plan submitted for 2/25/13 P.C. meeting. \$620 Plan fee paid; \$3,000 Escrow fee paid. \$300 Stormwater Management fee paid. **The last P.C. mtg. is 5/13/13; the last Sup’v mtg. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the plan.
- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - \$10,610.00 Plan fee paid. \$1,900.00 Stormwater Management fee paid. Plan was submitted for the 11/14/07 P.C. meeting. Revised plans were previously submitted. Copies of a Community Fiscal Study were submitted. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 12/17/12 meeting accepted a time extension until 10/31/13, as requested. **The deadline for Sup’v. PRD Hearing is 08/30/13; the last P.C. meeting is 10/14/13; the last Sup’v. meeting is 10/21/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/Schmoyer) to table the plan.
- 4) The Lands of The Spirit of Swiftwater, Inc. (Office) – The plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. A revised plan was received at the 11/10/08 P.C. meeting. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 3/19/13 meeting accepted a time extension to 5/30/13. **The last P.C. meeting is 5/13/13; the last Sup’v. meeting. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Schmoyer/Gilliland) to table the plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) Tracy DeHaven – Conditional Use Application – The Applicant submitted a conditional use application for the replacement of an existing sign. The Sup’v. at their 3/19/13 meeting referred the application to the P.C. for review and comment. No one was present to discuss the application. A motion was made, seconded and carried (Demarest/DeYoung) to table the application.
- 2) Trap Enterprises – Conditional Use Application – The Applicant submitted a conditional use application for the construction of a digital sign. The Sup’v. at their 3/19/13 meeting referred the application to the P.C. for review and comment. No one was present to discuss the application. A motion was made, seconded and carried (Demarest/DeYoung) to table the application.

Unfinished business:

- 1) Sheldon Kopelson’s Conditional Use Applications – Tabled until further notification.

New business:

- 1) CBK Lodge, L.P. – Request for blight designation for 25 acre hotel property – The Applicant submitted a request pursuant to the Tax Increment Financing Act and the Urban Redevelopment Law asking the P.C. to designate the Applicant’s 25 acre property within Camelback Ski Area as “blighted”. The Applicant provided a Basic Conditions Report prepared by the Monroe County Planning Commission identifying the property and its physical characteristics, summarizing the history of the property, and identifying conditions present upon the property that the Applicant believed warranted a blight designation pursuant to the referenced statutes. After lengthy discussion, a vote was taken among the P.C. members on the Applicant’s request. The P.C. voted by simple majority (Munoz, Swink, Schmoyer and Guidry in favor / DeYoung, Gilliland and Demarest opposed) to adopt a resolution identifying the property as blighted and certifying the property as a “redevelopment area” within the meaning of the Tax Increment Financing Act. The resolution was adopted and signed.

Comments: None.

Adjournment: At 8:15 P.M. a motion was made, seconded and carried (Munoz/Schmoyer) to adjourn until the following regular meeting on April 8, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.