

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 28, 2020

The regular meeting of the Pocono Township Planning Commission was held remotely on Monday, September 28, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

**ROLL CALL**

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

**IN ATTENDANCE**

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; and Taylor Munoz, Twp. Manager. Planning Commission alternates Claire Learn and Stephanie Shay were also present.

**PUBLIC COMMENT - None**

**CORRESPONDENCE – None**

**MINUTES**

D. Purcell made a motion, seconded by C. Kauffman, to approve the minutes of the September 14, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS – None**

**FINAL PLANS UNDER CONSIDERATION**

Northridge at Camelback – Amendment to Land Development Plan

- Developer presented an amendment to the land development plan for Northridge at Camelback, replacing a 4-unit (Building 1) building with a 7-unit building. The Township zoning officer stated the previously approved plan should show what is being built on the property. The amended plan will show the building under one tax ID number, with 911 addressing for seven units. L. Pereira stated the applicant is present to identify changes to Building 1 to receive a certificate of occupancy (CO) to occupy the building. The Township must ensure the same overall number of units is reflected on their plan, meaning that three units will be removed to offset the three units added. After consideration and action by the Planning Commission and Board of Commissioners, the applicant will still need to come back before both bodies with their revised final land development plan showing all details for the remainder of the project. A major modification of their NPDES permit is also currently under review at the DEP. When the final plan is approved, it will be recorded and show exactly what is intended to be built. Tonight, only Building 1 is being considered.
- 170 units are planned in the final phase of Northridge. There is a rough estimate of 155 units remaining for construction. The original land development plan was approved and signed on October 26, 2007.
- L. Pereria clarified the recommendation to the Board of Commissioners is to issue a temporary CO in accordance with what is discussed in the land development plan revision, conditioned on the applicant providing a revised final LDP and approval of the major modification of the NPDES.

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 28, 2020

M. Guidry made a motion, seconded by C. Peechatka, to accept the change for Building 1 to become 7 units, removing units 537-539, on the condition that no further building permits or COs will be issued for any other building until such time as a final land development plan is submitted to the Township for approval and DEP approval is given for the major modification of the NPDES. 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. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2021.***

Developer's attorney, Marc Wolf, reached out to the Township and stated they are still waiting to hear back from PennDOT regarding realignment of S.R. 715. Planning Commission expects that the developer will give an in-person update on the status of the project once PennDOT has responded. J. Tresslar stated PennDOT has still not answered what is going to happen with the old S.R. 715 where the traffic light is being removed.

M. Velardi made a motion, seconded by J. Folsom, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor. Motion carried.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None**

**PRIORITY LIST/ORDINANCES**

1. Finalization of the Property Maintenance Ordinance

The Property Maintenance Ordinance was presented to the Board of Commissioners and has been advertised for adoption. No substantive changes were made. M. Guidry shared the reasoning behind some of the stipulations of the ordinance, including the cutting of vegetation around waterways and junk cars. J. Folsom asked question about junk cars, which are included in the existing ordinance. It was explained that the property maintenance ordinance was reviewed against the junkyard ordinance, making sure all issues were covered between the multiple ordinances. It was requested that the township again investigate the yurts on S.R. 715 and whether they are permitted.

2. Finalization of the Signage Ordinance

Next step is to have Commissioners review ordinance and whether any further changes are required. Under the zoning ordinance and Municipalities Planning Code, the Planning Commission has to review all zoning ordinance amendments. It will come back to the Planning Commission once it is drafted as a formal zoning amendment.

3. Potential Amendment to SALDO – Rain Gardens

No report.

**UNFINISHED BUSINESS – None**

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
September 28, 2020

**ZONING HEARING BOARD SCHEDULE – No Update**

**NEW BUSINESS**

- T. Munoz passed out training resources for members to review.

**PUBLIC COMMENT – None.**

**ADJOURNMENT**

C. Peechatka made a motion, seconded by M. Velardi, to adjourn the meeting at 7:40 p.m. All in favor. Motion carried.