

**POCONO TOWNSHIP PLANNING COMMISSION  
REORGANIZATION/REGULAR MEETING OF JANUARY 12, 2009**

A Reorganization Regular meeting of the Pocono Township Planning Commission was held on January 12, 2008, at 7:00 p.m. in the Pocono Twp. Municipal Building, Tannersville, PA. Frank Ruggiero, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: Frank Ruggiero, Chairman; Scott Ewing, Robert Demarest, Gordon Holz, Dennis Schmoyer, Ronald Swink and Jane Cilurso were present.

Timothy McManus, Solicitor was present. Ross Boucher, and Aaron Sisler, Boucher & James, Inc., were present. S. Meylach, Zoning Officer, was absent.

**COMMENTS:** Frank Ruggiero, Chairman, 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 Ruggiero 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 Ruggiero 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.

REORGANIZATION

A motion was made, seconded and carried (Holz/Ruggiero) to nominate Gordon Holz as Acting Chairperson of the Pocono Twp. Planning Commission.

Gordon Holz, Acting Chairperson, then opened nominations for Chairperson of the Pocono Twp. Planning Commission.

A motion was made, seconded and carried (Holz/Ewing) to nominate Frank Ruggiero as Chairperson of the Pocono Twp. Planning Commission for 2009.

Frank Ruggiero, Chairperson, then opened nominations for Vice-Chairperson of the Pocono Twp. Planning Commission.

A motion was made, seconded and carried (Ruggiero/Demarest) to nominate Scott Ewing as Vice Chairperson of the Pocono Twp. Planning Commission for 2009.

Frank Ruggiero, Chairperson then opened nominations for Secretary/Treasurer of the Pocono Twp. Planning Commission.

A motion was made, seconded and carried (Ruggiero/Demarest) to nominate Jane Cilurso for 2009.

**REORGANIZATION (CONT) :**

A motion was made, seconded and carried (Holz/Swink) to set the Planning Commission meeting times and dates for the year 2009 to be the same as for 2008.

**MINUTES:** A motion was made, seconded and carried (Schmoyer/Swink) to approve the 12/08/08 Planning Commission 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.

**PRESENTATION OF NEW PLANS:** 1) Sanofi Pasteur, Inc., Tank Storage Land Development Plan - \$530.00 Plan Fee paid. \$300.00 Stormwater Mgmt. fee paid. Plan submitted 12/05/08 for 01/12/09 P.C. meeting. RFMs Chrissie Himler, Borton and Lawson Engineering, Inc., represented this plan. Michael Wilk, Borton and Lawson Engr., Inc., apologized to the P.C. for not coming in to represent the plan on 12/08/08.

C. Himler noted that Sanofi Pasteur plans to construct a 170' long x 32' wide, 3-story (one floor) compartmentalized building containing tanks for bulk storage of vaccines. The vaccines are rotated every five years. The vaccines are delivered by truck. The entire facility will be fenced; an area will be available for loading and unloading. The building will be contained within Sanofi's campus.

A motion was made, seconded and carried (Holz/Ewing) to accept the Sanofi Pasteur, Inc., Tank Storage Preliminary Land Development Plan.

2) Reserve at Cherry Lane Final Plan - Phase I - Plan submitted for 01/12/09 P.C. meeting. The P.C. recommended the original plan for Conditional Approval. However, the plan was revised to be presented in phases; the plan (Phase 1) being submitted includes Cherry Court, the detention basins and Lots 1, 2, 3, 8, 9 and 10.

There was no plan representation, but because the original plan was previously reviewed, a motion was made, seconded and carried (Holz/Schmoyer) to accept the Reserve at Cherry Lane Final - Phase I - Subdivision Plan.

**TABLING OF PLANS:** A motion was made, seconded and carried (Holz/Ewing) to recommend that the Planning Commission members table the following plans: 1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 2) Pocono Manor Tentative PRD Preliminary Plan; 3) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision; and 4) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL: None

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:

1) The Village at Iroquois Ridge REVISED Major Subdivision Preliminary Plan and Planning Modules - Plan submitted 12/01/06 for 12/11/06 P.C. meeting. \$3,272.00 plan fee paid. 3 RFMs  
The plan was tabled at the 12/08/08 P.C. meeting. **The Sup'v. at their 11/17/08 meeting accepted a 90-day Waiver request - from 12/09/08 until 02/09/09. The last P.C. mtg. is 01/26/09; the last Sup'v. meeting is 02/02/09. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone from change from R-1 to R-2. See above motion for tabling of the Plan.**

2) Snyder Major Subdivision Preliminary Plan - \$1,650.00 fee paid. Plan submitted 07/13/08 for the 07/23/07 P.C. meeting. The plan was tabled at the 12/08/08 P.C. meeting. **The Sup'v. at their 12/15/08 meeting accepted a 90-day Waiver letter - from 01/18/09 - until 04/18/09. The last P.C. meeting is 03/23/09; the last Sup'v. meeting is 04/06/09. (This is the last recommended waiver unless an explanation is provided as to why this plan has not had action for a long period of time.) See above motion for a tabling of 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. The plan was tabled at the 12/08/08 P.C. meeting. **The Supervisors at their 12/02/08 meeting accepted a time extension until 04/30/09, as requested. An extension request should be received by 03/09/09, if necessary, because this plan is of the PRD type. See above motion for tabling of the plan.**

4) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision. \$1,990.00 Application fee paid. Plans were presented 05/30/08 for the 06/09/08 P.C. meeting. RFMs The plan was tabled at the 12/08/08 P.C. meeting. **The Sup'v. at their 12/02/08 meeting accepted an extension letter until 01/30/09, as requested. The last P.C. meeting is 01/12/09; the last Sup'v. meeting is 01/20/09. A waiver extension letter was received.**

A motion was made, seconded and carried (Holz/Schmoyer) to accept the Waiver Extension request until March 2, 2009, for the Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision Plan.

5) The Lands of The Spirit of Swiftwater, Inc. (Office)  
Plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. The plan was tabled at the 12/08/08 P.C. meeting. **The Sup'v. at their 11/17/08 meeting accepted a 90-day Waiver letter - through 02/08/09 - as requested. The last P.C. meeting is 01/26/09; the last Sup'v. mtg. is 02/02/09. A revised plan was received at the 11/10/08 P.C. meeting. See above motion for tabling of the plan.**

**PRESENTATION OF SKETCH PLANS:** None

**PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:** 1) An application for a Variance Hearing was received for CBH20 Camelback regarding truck loading and unloading requirements. The Hearing is scheduled for 01/15/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

**UNFINISHED BUSINESS:** 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. **A Joint Work Session was held at 6:00 p.m. on Thursday, January 8, 2009, at the Pocono Twp. Municipal Building, Tannersville, PA. The next Work Session has not yet been scheduled.**

**NEW BUSINESS:** 1) The Pocono Twp. Supervisors' next regularly scheduled meeting is 01/20/09 at 7:00 p.m.

2) S. Ewing is scheduled to represent the P.C. at the 01/20/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

3) Copies of the proposed Burning Ordinance, proposed Outdoor Furnace Ordinance, proposed Driveway Ordinance, proposed Subdivision Ordinance, and the proposed revised Act 167 were distributed to each member for review. The P.C. must make a recommendation to the Supervisors for adoption of the proposed Act 167.

**PUBLIC COMMENTS:** None

**ADJOURNMENT: A motion was made, seconded and carried (Schmoyer/Swink) to adjourn until the Regular P.C. meeting on Monday, 01/26/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary