

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING OF JANUARY 26, 2009**

A Regular meeting of the Pocono Township Planning Commission was held on January 26, 2009, 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 present.

**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.

**MINUTES:** A motion was made, seconded and carried (Schmoyer/Swink) to approve the 01/12/09 Planning Commission Minutes, there being no additions or corrections.

**BILLS:** A motion was made, seconded and carried (Ewing/Swink) to recommend payment of the P.C. Secretary's invoice for the month of January, 2009.

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

**PRESENTATION OF NEW PLANS:** 1) RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan - \$500.00 Fee paid. Plan submitted 01/16/09 for the 01/26/09 P.C. mtg. Marv Walton, Niclaus Engineering, Inc., represented this Final Plan. The Plan Checklist was satisfactorily reviewed

A motion was made, seconded and carried (G. Holz/S. Ewing) to accept the RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan.

2) MCTA Land Final Dev. Plan (Addition to Bldg.) \$940.00 fee paid. Plan submitted 01/16/09 for the 01/26/09 P.C. mtg. Marv Walton, Niclaus Engineering, Inc., represented the plan for a 50' x 100' addition to their existing office. The Plan Checklist was satisfactorily reviewed.

**PRESENTATION OF NEW PLANS (CONT):**

2) MCTA Land Final Dev. Plan (Addition to Bldg.)  
(cont): A motion was made, seconded and carried (Demarest/Ewing) to accept the MCTA Land Final Dev. Plan (Addition to Bldg.).

**TABLING OF PLANS:** A motion was made, seconded and carried (Holz/Demarest) to recommend that the Planning Commission members table the following plans: 1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 2) Snyder Major Subd. Prelim. Plan; 3) Pocono Manor Tentative PRD Preliminary Plan; 4) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision; 5) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; and 6) Sanofi Pasteur, Inc., Tank Storage Preliminary Land Dev. Plan.

**PRESENTATION OF PLANS FOR FINAL APPROVAL:** 1) 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. (Location is off Cherry Lane Road.) The upper entrance to the property is through the Glen Oak Forest Dev. Donna Alker, Achterman Associates, represented this plan, noting that they have received the necessary permits from Penn Dot and PP&L, and have also received the NPDES permit and the E&S approval.

After discussion, a motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors approve the Reserve at Cherry Lane Final Plan - Phase I - conditioned upon the satisfactory completion of all outstanding requirements of the Twp. Solicitor's letter of 01/26/09 and the Twp. engineer's letter of 01/13/09.

**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 01/12/09 P.C. meeting. **The Sup'v. at their 11/17/08 accepted a 90-day Waiver from 12/09/08 to 03/09/09. The last P.C. mtg. is 02/09/09; the last Sup'v. meeting is 02/17/09. 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 01/12/09 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. Jeffrey Snyder, owner, attended the meeting and noted that this is a 10-lot subdivision of homes that are proposed to be 3,000 sq. ft. He explained why progress on this plan has been slow.

**PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):**

2) Snyder Major Subdivision Prelim. Plan (cont):

They have been doing testing on the site with the Twp. SEO and DEP, and because of the limited areas for the on-site sewer systems and the shale slopes, probably five of the lots will be on a community sewer system. They plan to do monitoring wells, but will not be able to do them until March. Plans are to bring some additional work in to the Twp. in May of 2009.

He explained that the property owners will share in the cost of the sewage system (elevated sand mound), through a legal agreement. The five homes that are not involved with the community system will have individual systems, which have been satisfactorily perked. See above motion for 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 01/12/09 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 01/12/09 P.C. meeting. **The Sup'v. at their 01/20/09 meeting accepted an extension letter until 03/02/09, as requested. The last P.C. meeting is 02/23/09; the last Sup'v. meeting is 03/02/09.** See above motion for tabling of the 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 01/12/09 P.C. meeting. **The Sup'v. at their 02/02/09 meeting accepted a Waiver Extension until 05/09/09. The last P.C. meeting is 04/27/09; the last Sup'v. mtg. is 05/04/09. A revised plan was received at the 11/10/08 P.C. meeting.** See above motion for tabling of the plan.

6) 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 The plan was tabled at the 01/12/09 P.C. meeting. See above motion for tabling of the plan.

**PRESENTATION OF SKETCH PLANS:** None

**PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:** 1) A Hearing for a Variance was held for CBH20 Camelback regarding truck loading and unloading requirements. The Variance was granted by the Pocono Twp. Zoning Hearing Board.

**THE POCONO TWP. PLAN. COMM. REGULAR MTG. MINUTES 01/26/09 PG.4**

**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.**

2) The P.C. was reminded that a recommendation should be made to the Pocono Twp. Supervisors at the 02/09/09 P.C. meeting regarding the proposed Act 167.

**NEW BUSINESS:** 1) The Pocono Twp. Supervisors' next regularly scheduled meeting is 02/02/09 at 7:00 p.m.

2) R. Swink is scheduled to represent the P.C. at the 02/02/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

2) F. Ruggiero noted that F&F Paving & Excavating continues to dump on a property near the Ruggiero house very early in the morning. J. Cilurso will contact F&F regarding this matter.

3) There was discussion regarding natural gas lines. J. Cilurso will contact Carson Helfrich, Community Planner, regarding this matter.

**PUBLIC COMMENTS:** None

**ADJOURNMENT: A motion was made, seconded and carried (Demarest/Ewing) to adjourn until the Regular P.C. meeting on Monday, 02/09/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary