

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 23, 2009**

A Regular meeting of the Pocono Township Planning Commission was held on February 23, 2009, at 7:00 p.m. in the Pocono Twp. Municipal Building, Tannersville, PA. Scott Ewing, Vice Chairperson, opened the meeting, followed by the Pledge of Allegiance.

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

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

COMMENTS: Scott Ewing, Vice 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. Vice Chairman Ewing 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. Vice Chairman Ewing 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 (Holz/Schmoyer) to approve the 02/09/09 Planning Commission Minutes, there being no additions or corrections.

BILLS: A motion was made, seconded and carried (Demarest/Schmoyer) to forward the Secretary's invoice for the month of February, 2009, to the Supervisors for payment.

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

NEW PLANS: 1) Pump Stations in Pocono Twp. related to SR0611 Pocono and Hamilton Townships Sewerage System Project - Plan submitted for 02/23/09 P.C. meeting. 4 RFMs. Nicholas DeFrank, RKR Hess Associates, Inc., represented the plan for four pump stations to be located between Swiftwater and Bartonsville. #1 - Rt. 314 & Rt. 611 (across from Acorn) #2 - Near the Crossings intersection of Sullivan's Trail and Rt. 715 - on Twp. field. #3 - Parking lot at American Candle. #5 - Intersection in Bartonsville. Pump stations #1 and #2 require Penn Dot approval. N. DeFrank requested that the Twp. engineer first review the stormwater portion. They requested an Act 167 consistency letter from the Twp. engineer.

A motion was made, seconded and carried (Holz/Schmoyer) to accept the land dev. plan for Pump Stations in Pocono Twp. related to SR0611 Pocono and Hamilton Townships Sewerage System Project.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Schmoyer) 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; 6) Sanofi Pasteur, Inc., Tank Storage Preliminary Land Dev. Plan; 7) MCTA Land Dev. Plan (Addition to Bldg.)

PRESENTATION OF PLANS FOR FINAL APPROVAL: 1) RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan - \$500.00 Fee paid. The plan was submitted 01/16/09 for the 01/26/09 P.C. mtg. The plan was tabled at the 02/09/09 P.C. meeting. Marv Walton, Nicholas Engineering, Inc., represented this plan, which had previously received Preliminary Approval. M. Walton noted they are requesting a Request for Modification from landscaping screening along the northerly boundary where the property borders Scotrun Estates because of the cost. The landscaping was shown on the Preliminary plan.

A motion was made, seconded and carried (Holz/Swink) to recommend that the Pocono Twp. Supervisors do not grant approval of a Request for Modification from SALDO Section 3.612D.1 - Landscaping - for the RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan.

A motion was made, seconded and carried (Demarest/Holz) to recommend that the Pocono Twp. Supervisors approve the RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan conditioned that the landscaping as originally proposed on the Preliminary Plan be shown on the As-Built Final Plan to the satisfaction of the Supervisors, and that all other outstanding issues shown in the Twp. Engineer's 02/20/09 letter be satisfied.

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. The proposed plan is for a 50' x 100' addition to their existing office. The plan was tabled at the 02/09/09 P.C. meeting. M. Walton, Nicholas Engineering, Inc., spoke regarding the Twp. Engineer's letter re parking spaces. M. Walton noted that there was an ordinance change between now and the time of the original plan approval. He requested a definition of office space. In the proposed building there will be common areas which are conference hallways. M. Walton does not want the common areas to be counted as office space.

After discussion, the Planning Commission advised that M. Walton go to the Pocono Twp. Zoning Hearing Board re this matter.

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

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT:

1) The Village at Iroquois Ridge REVISED Major Subdivision Prelim. Plan & Plan. Modules (cont): The plan was tabled at the 02/09/09 P.C. meeting. The Sup'v. at their 02/17/09 meeting accepted a 90-day Waiver from 02/17/09 to 05/18/09. The last P.C. mtg. is 05/11/09; the last Sup'v. meeting is 05/18/09. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone from change from R-1 to R-2.

Deanna Schmoyer, HRG, Inc., representing this 18-lot Major Subdivision Plan requested a modification from SALDO Section 3.208.H - Minimum Pavement Width and Shoulder Widths for a minor road to have a 24-foot cartway width and 4-foot shoulders. She requested that the roadway specifications be reduced to a 20-ft. cartway as part of a conservation approach. R. Boucher, Twp. engineer, noted that in the proposed Twp. Subdivision Ordinance, an 18' cartway and 4' shoulders are required. Ms. Schmoyer agreed to lower her request for modification for a 20-ft. cartway to an 18-ft. cartway. She also requested that the speed limits for the roads for the proposed subdivision be posted at 25 mph instead of 50 mph.

A motion was made, seconded and carried (Swink/Cilurso) to recommend that the Pocono Twp. Supervisors accept the Request for Modification from SALDO Section 3.208.H to allow that the roadway specifications for the Village Iroquois Major Subdivision Plan be reduced from a 24-ft. cartway width to an 18-ft. cartway width and 4' shoulders as part of a conservation approach. Also, the Planning Commission recommends that the speed limits for the roads for the proposed subdivision be posted at 25 mph instead of 50 mph. Dennis Schmoyer abstained. 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 02/09/09 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.** 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 02/09/09 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 (CBH20) 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

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

was tabled at the 02/09/09 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.** A Waiver letter was received extending the time until 04/06/09.

A motion was made, seconded and carried (Swink/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the Extension Letter for the Camelback Hotel and Waterpark (CBH20) Land Dev. Plan and Minor Subdivision Plan until 04/06/09, as requested. Also, to table all of the other applicable plans.

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 02/09/09 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 02/09/09 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: 1) A Conditional Use Hearing for the Little Discovery day Care was cancelled for the time being.

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. The last 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 was scheduled for Thursday, 03/19/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.**

NEW BUSINESS: 2) D. Schmoyer is scheduled to represent the P.C. at the 03/02/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: Linda Kresge, off Sullivan's Trail, questioned the Yuhas property clean-up matter.

GOOD OF THE ORDER: ADJOURNMENT: A motion was made, seconded and carried (Schmoyer - second is not necessary) to adjourn until the Regular P.C. meeting on Monday, 03/09/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary

