

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

A Regular meeting of the Pocono Township Planning Commission was held on March 23, 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. Aaron Sisler, Twp. engineer, Boucher & James, Inc., was 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 (Holz/Swink) to approve the 03/09/09 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.

**NEW PLANS:** 1) Sanofi Pasteur Building 37 - Building Additions Preliminary Land Dev. Plan - \$400.00 LDP Fee; \$300.00 Stormwater Mgmt. Fee. Plan submitted on 03/13/09 for 03/23/09 P.C. meeting. Chrissie Himler, Borton-Lawson Engineering Co., Inc., represented the plan for additions to Building 37 at Sanofi Pasteur, as follows:

1. 306 sq. ft. pre-treatment shed
2. 560 sq. ft. refrigeration addition
3. 496 sq. ft. new office
4. Loading dock

The Plan Checklist was satisfactorily reviewed.

A motion was made, seconded and carried (Holz/Schmoyer) to accept the Sanofi Pasteur Building 37 - Building Additions - Preliminary Land Dev. Plan.

**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) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 4) Sanofi Pasteur, Inc., Tank Storage Preliminary Land Dev. Plan; 5) MCTA Land Dev. Plan (Addition to Bldg.); and 6) Pump Stations in Pocono Twp. related to SR0611 Pocono and Hamilton Townships Sewerage System Project.

**PRESENTATION OF PLANS FOR FINAL APPROVAL:**

1) 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 plan was tabled at the 03/09/09 P.C. meeting. See above motion for tabling of the plan.

2) 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. The plan was tabled at the 03/02/09 P.C. meeting. See above motion for tabling of the plan.

**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 03/09/09 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. 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 03/02/09 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. A 90-day Waiver letter was received.**

A motion was made, seconded and carried (G. Holz/R. Demarest) to recommend that the Pocono Twp. Supervisors accept the 90-day Waiver Letter for the Snyder Major Subdivision Preliminary 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 03/09/09 P.C. meeting. **The Supervisors at their 03/16/09 meeting accepted a time extension until 07/31/09, as requested.** See above motion for tabling of the plan.

**THE POCONO TWP. PLAN. COMM. REGULAR MTG. OF 03/23/09 PAGE 3  
PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):**

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 was tabled at the 03/09/09 P.C. meeting. **The Sup'v. at their 03/02/09 meeting accepted a time extension letter until 04/06/09, as requested. The last P.C. meeting is 03/23/09; the last Sup'v. meeting is 04/06/09. A Waiver Letter extending the review time until 05/04/09 was received.**

Nate Oiler, RKR Hess Associates, Inc., and Arthur Berry, owner, presented a copy of a plan for the P.C. members to review. Camelback has not yet received a written decision from the Pocono Twp. Zoning Hearing Board regarding the truck loading spaces. S. Meylach, Twp. ZO, has requested this several times, but has not received it. J. Cilurso will contact the ZHB solicitor again re this. Arthur Berry presented drawings of the existing parking available at Camelback. He presented a panel showing the attendance in various years, noting that 27 years ago there were the same number of skiers as they have today. Comment #2 under the "Zoning Ordinance" portion of the Twp. engineer's 03/17/09 comment letter was reviewed. The hotel has provided 639 parking spaces total, along with 13 handicap parking spaces and 2 van accessible spots. The number of spots which are being deleted are approximately 150 overflow spaces. There was discussion regarding the loss of the 150 spaces. Solicitor McManus noted that the Pocono Twp. Zoning Ordinance does not have specifications for the number of parking spaces required for the skiing area. Some of the Planning Commission members expressed concern that there would be cars parking alongside of the road, and that Camelback should come up with more parking spaces. J. Cilurso will request D. Keesler to forward a letter regarding the sewage, as per comment #8 (re Appendix B of the SALDO) of the Twp. engineer's 03/17/09 review letter.

Following the discussion, a motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors look upon the Camelback Hotel and Waterpark - Land Dev. Plan unfavorably based on the outstanding comments and the parking situation. J. Cilurso abstained.

A motion was made, seconded and carried (Schmoyer/Ewing) that the Pocono Twp. Supervisors approve the Camelback Hotel and Waterpark Minor Subdivision, subject to the comments of the Twp. Solicitor's comment letter of 02/20/09 being satisfied.

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 03/09/09 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.

**POCONO TWP. PLANNING COMM. REGULAR MTG. MINUTES 03/09/09 PG.4**

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

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 03/09/09 P.C. meeting. See above motion for tabling of the plan.

**PRESENTATION OF SKETCH PLANS:** 1)

**PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:** None

**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. All Planning Commission members were requested to attend!**

**NEW BUSINESS:** 1) R. Demarest is scheduled to represent the P.C. at the 03/23/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

**PUBLIC COMMENTS:** None

**GOOD OF THE ORDER:** S. Meylach, Twp. Zoning Officer, noted that he sent a letter of violation to Pocono Manor regarding the ATV trails on the property, which are being operated on a commercial basis.

**ADJOURNMENT: A motion was made, seconded and carried to adjourn until the Regular P.C. meeting on Monday, 03/23/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary

