

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF APRIL 13, 2009**

A Regular meeting of the Pocono Township Planning Commission was held on April 13, 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, Ronald Swink and Jane Cilurso were present. Absent: Dennis Schmoyer
Timothy McManus, Solicitor was present. Aaron Sisler, Twp. engineer, Boucher & James, Inc., was 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.

MINUTES: A motion was made, seconded and carried (Swink/Holz) to approve the 03/23/09 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) The Village Store Amended Final Land Dev. Plan - \$550.00 Plan fee paid. Plan submitted 04/03/09 for the 04/13/09 P.C. meeting. Marvin Walton, Niclaus Engineering Assoc., Inc., represented the plan. He noted that they are closing one of the driveways and are requesting seven modifications. The Plan Checklist was satisfactorily reviewed.

A motion was made, seconded and carried (Holz/Ewing) that the Pocono Twp. Planning Commission accept The Village Store Amended Final Land Dev. Plan.

2) Pocono Creek Plaza Phase 11 Sewage Facilities Planning Module - Marv Walton, Niclaus Associates, Inc., noted that they withdrew the previous Planning Module, in order to start the Phase II to increase the sewage capacity. He requested a Waiver from the Stormwater Management Ordinance requirement of a 50' buffer to 20', or an alternative to allow a 20' site-specific buffer (Section 302.1.5). Mr. Ben Salerno would like the

2) Pocono Creek Plaza II Sewage Facilities Planning Module (cont): flexibility of additional uses, which would require additional parking. The possibility of a restaurant was discussed, which would greatly depend on the approval of DEP. Some P.C. members expressed concern regarding this usage. The owner would remove the existing sand mound upon approval from DEP, which would provide better sight distance. A. Sisler, Engr., will review a copy of the Planning Module.

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) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 4) Pocono Manor Tentative Planned Residential Dev. Prelim. Plan; 5) Pump Stations in Pocono Twp. related to SR0611 Pocono and Hamilton Townships Sewerage System Project, and 6) Sanofi Pasteur Building 37 Building Additions Preliminary Land Dev. Plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL:

1) MCTA Final Land Dev. Plan (Addition to Bldg.) \$940.00 fee paid. Plan was submitted 01/16/09 for the 01/26/09 P.C. mtg. The plan was tabled at the 03/23/09 P.C. meeting. Marvin Walton, Niclaus Engineering Assoc., Inc., represented this plan for a 50'x 100' addition to the existing MCTA building. A Variance Hearing is being held on 04/23/09 regarding using the existing 73 or 74 parking spaces for the existing building and the addition. There will be no additional employees; the MCTA building is just too small at the present time. There was discussion regarding the number of busses, etc. **The 90-day time requirement expires 04/26/07. The last P.C. meeting is 04/13/09.**

A motion was made, seconded and carried (Holz/Ewing) that the Pocono Twp. Planning Commission recommends that the Pocono Twp. Supervisors accept the 90-day Waiver Letter for the MCTA Final Land Dev. Plan (Addition to Bldg.), and that the P.C. table 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 03/23/09 P.C. meeting. See above motion for tabling of the plan.

3) 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. The plan was tabled at the 03/23/09 P.C. meeting. See above motion for tabling of the plan.

THE POCONO TWP. PLAN. COMM. REGULAR MTG. OF 04/13/09 PAGE 3
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 03/23/09 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 07/23/08 P.C. meeting. The plan was tabled at the 03/23/09 P.C. meeting. **The Sup'v. at 04/06/09 mtg. accepted a 90-day Waiver letter from 04/06/09 until 07/05/09. The last P.C. meeting is 06/08/09; the last Sup'v. meeting is 06/15/09.** 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 03/23/09 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.

4) 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 03/23/09 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.

5) 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 03/23/09 P.C. meeting. **The Sup'v. at their 02/02/09 meeting accepted an Extension Letter until 05/09/09, as requested. The last P.C. mtg. is 04/27/09; the last Sup'v. meeting is 05/04/09.** See above motion for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: 1) A Hearing is scheduled for 04/23/09 at 6:00 p.m. re a Setback Variance for Hamilton Properties, Inc.

2) A Hearing is scheduled for 04/23/09 at 6:30 p.m. re a Parking Variance for MCTA.

Both Hearings will take place at the Pocono Twp. Municipal Building, Tannersville, PA.

UNFINISHED BUSINESS: 1) A Work Session for updating and review of the Township ordinances with Carson Helfrich was held on 04/07/09 at 6:00 p.m. The next Work Session will be held on 04/30/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

NEW BUSINESS: 1) The Sup'v. meeting scheduled for 04/20/09 is rescheduled for 05/04/09 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA, because of the PSATS Convention.

2) S. Ewing is scheduled to represent the P.C. at the 05/04/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

3) G. Holz noted that the Twp. should have some notification of when blasting is to take place in the Township. Perhaps the State legislators can amend the State Permit to include the requirement for Township notification.

PUBLIC COMMENTS: 1) John Bramley, Twp. Supervisor, explained his opinion regarding the Camelback parking requirements' matter. He doesn't want to encourage Camelback to increase any parking.

GOOD OF THE ORDER: None

ADJOURNMENT: A motion was made, seconded and carried (Ewing/Swink) to adjourn until the Regular P.C. meeting on Monday, 04/27/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary