

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF APRIL 27, 2009**

A Regular meeting of the Pocono Township Planning Commission was held on April 27, 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, Gordon Holz, Ronald Swink and Jane Cilurso were present. Absent: Robert Demarest; Dennis Schmoyer Timothy McManus, Solicitor was present. Ross Boucher, 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 04/13/09 Planning Commission Minutes, there being no additions or corrections.

BILLS: A motion was made, seconded and carried (Ewing/Swink) to recommend payment of the Secretary's Invoice for the month of April, 2009.

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

NEW PLANS: 1) The Outback Lodge & Waterpark Land Dev. Plan - \$2,967.50 Plan fee paid. \$1,052.50 Stormwater Review fee paid. Plan submitted 04/17/09 for 04/27/09 P.C. meeting. Michael Garber, RKR Hess Associates, Inc., represented the plan for a 411-room Hotel/Indoor-Outdoor Water Park. Eleven units will be "mothballed". The existing pond will remain. The main entrance will cross the existing stream; there will be a high-volume driveway. Penn Dot has approved the impact study. A traffic light will be installed. There have been discussions regarding reconfiguring of the I-80/Rt. 715 intersections. The Plan Checklist was satisfactorily reviewed.

A motion was made, seconded and carried (Holz/Ewing) that the Pocono Twp. Planning Commission accept The Outback Lodge & Waterpark Land Dev. Plan, and to table the plan.

NEW PLANS (CONT): 2) The Village of Iroquois Ridge Major Subdivision Planning Modules - Submitted for the 04/27/09 P.C. meeting. \$253. fee paid. Nick Argot, HRG Engineering, Inc., represented the Planning Modules. Ross Boucher took a copy of the Planning Modules for his review.

A motion was made, seconded and carried (Swink/Holz) to accept The Village of Iroquois Ridge Major Subdivision Planning Modules, and to table the Planning Modules.

A motion was made, seconded and carried (Holz/Swink) to recommend that the Pocono Twp. Supervisors accept the following Waiver letters:

- A. Spirit of Swiftwater, Inc., Preliminary Land Dev. Plan Office - An additional 90-days, to expire August 7, 2009.
- B. Sanofi Pasteur Tank Storage Facility Land Dev. Plan - Extension until June 22, 2009.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Swink) 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, 6) Sanofi Pasteur Building 37 Building Additions Preliminary Land Dev. Plan; 7) MCTA Land Dev. Plan (Addition to Building); 8) Sanofi-Pasteur, Inc., Tank Storage Preliminary LDP; 9) The Village Store Amended Final Land Dev. Plan; and 10) Pocono Creek Plaza Phase II Sewage Facilities Planning Modules

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 04/13/09 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 04/13/09 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 04/13/09 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

- 4) 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. The plan was tabled at the 04/13/09 P.C. meeting. See above motion for tabling of the plan.

- 5) Pocono Creek Plaza Phase II Sewage Facilities Planning Modules - Submitted to the P.C. on 04/03/09 for 04/13/09 meeting. The Planning Module was tabled at the 04/13/09 P.C. meeting. See above motion for tabling of the Planning Modules.

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 04/13/09 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 04/13/09 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 04/13/09 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 04/13/09 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 regarding an extension until August 7, 2009, and 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 04/13/09 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 regarding an extension until June 22, 2009, and for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: None
scheduled.

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 04/30/09 scheduled Workshop is cancelled. **The next Work Session will be held on Thursday, 05/14/09, at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. The Revised Subdivision Ordinance was distributed to each member to review for finalization at the 05/14/09 Work Session. All applicable persons were strongly encouraged to attend.**

NEW BUSINESS: 1) Scott Ewing is scheduled to represent the P.C. at the 05/04/09 Sup'v. meeting at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: None

GOOD OF THE ORDER: J. Cilurso noted that the Conservation Subdivision Workshop held at the Chestnuthill Twp. Municipal Building, on 04/23/09, was very useful.

ADJOURNMENT: A motion was made, seconded and carried (Holz/Swink) to adjourn until the Regular P.C. meeting on Monday, 05/11/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary