

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING OF JUNE 08, 2009**

A Regular meeting of the Pocono Township Planning Commission was held on June 08, 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

Absent: Frank Ruggiero, Chairman

Timothy McManus, Twp. Solicitor; Aaron Sisler, Twp. engineer, Boucher & James, Inc.; and S. Meylach, Zoning Officer, were 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 05/11/09 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) Eugene E. Kresge Minor Subdivision Plan - \$300.00 Plan fee paid. Plan submitted 05/28/09 for the 06/08/09 P.C. meeting. Marvin Walton, Niclaus Engineering Assoc., Inc., represented the plan for a minor subdivision to remove a previous restrictive covenant from a plan adjoining other lands to the Kresge property and removing lot lines to create a single parcel of 45.85 acres. The Plan Checklist was satisfactorily reviewed.

A motion to accept the Eugene E. Kresge Minor Subdivision Plan was made, seconded and carried (Schmoyer/Holz).

2) Hamilton Township Properties, LLC, Proposed Car Wash Land Dev. Plan - \$550.00 Plan fee paid. \$2,000.00 Escrow Fee paid. Plan submitted 05/29/09 for 06/08/09 P.C. meeting.

David Horton, Pennoni Associates, Inc., represented the plan for a 3200 sq. ft. car wash and service detail center.

A Variance was approved by the Pocono Twp. Zoning Hearing Board

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**NEW PLANS (CONT):**

2) Hamilton Twp. Properties, LLC, Proposed Car Wash LDP (cont): on 04/23/09 regarding the setback requirement, with an affirmative decision being made on 05/01/09. The Plan Checklist was satisfactorily reviewed.

A motion was made, seconded and carried (Holz/Schmoyer) to accept the Hamilton Twp. Properties, LLC, Proposed Car Wash Land Dev. Plan.

3) Sanofi Pasteur Central Utility Plan Phase 3 (CUP 3) Land Dev. Plan - \$300.00 Plan fee paid. Plan submitted 06/01/09 for 06/08/09 P.C. meeting. Chrisie Himler, Borton-Lawson Engineering, Inc., represented the plan for a 6100 sq. ft. one-story addition to the CUP. There are two phases. The 1<sup>st</sup> phase is proposed to be a 2000 sq. ft. addition; the 2<sup>nd</sup> phase is to be a 4100 sq. ft. addition. The structure will be filled with chillers and boilers to handle the existing manufacturing facility, and to supply the need for chilled water at the site. The Plan Checklist was satisfactorily reviewed.

A motion to accept the Sanofi Pasteur Central Utility Plan Phase 3 (CUP3) Land Dev. Plan was made, seconded and carried (Schmoyer/Swink).

**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 Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 2) Pocono Manor Tentative Planned Residential Dev. Prelim. Plan; 3) The Village Store Amended Final Land Dev. Plan; and 4) The Outback Lodge & Waterpark Land Dev. Plan.

**PRESENTATION OF PLANS FOR FINAL APPROVAL:**

- 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. The plan was tabled at the 05/11/09 P.C. meeting. A motion was made, seconded and carried (Schmoyer/Swink) to recommend that the Pocono Twp. Supervisors accept an Extension letter for the Pump Stations in Pocono Twp. until 08/10/09 and for the P.C. to table the plan.
- 2) 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 05/11/09 P.C. meeting. See above motion for tabling of the plan.
- 3) The Village of Iroquois Ridge Major Subdivision Planning Modules - Submitted for the 04/27/09 P.C. meeting. \$253. fee paid. The Planning Modules were tabled at the 05/11/09 P.C. meeting. C. Himler, Borton-Lawson Engr., Inc., noted that one Planning Module was resubmitted with changes for the Twp. SEO to review. After changes are made, the remaining copies of the Planning Module will be submitted.

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

3) The Village of Iroquois Ridge Planning Modules (cont):  
A motion was made, seconded and carried (Holz/Swink) to forward the  
Planning Modules for The Village of Iroquois Ridge Major Subdivision to  
the Pocono Twp. Supervisors for acceptance and for forwarding to the DEP  
for approval, contingent upon the Twp. SEO completing all of the necessary  
sections.

**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 05/11/09 P.C. meeting. **The Sup'v. at their**  
**05/18/09 meeting accepted a 90-day Waiver - until 08/16/09. The last**  
**P.C. mtg. is 07/29/09; the last Sup'v. meeting is 08/03/09.** 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 Engineering, Inc., represented the plan  
for an 18-lot subdivision, of which 50 acres are being developed, and 150  
acres which will not be developed. Wetlands exist in the front, which will  
be impacted. They need to obtain a GP7 Permit. The lots are two acres;  
three detention basins are proposed to handle the stormwater. Individual  
rain gardens are proposed. D. Schmoyer noted that the rain gardens will be  
the responsibility of the property owners to install and maintain. The  
Planning Commission noted that a Property Owners Association should  
maintain them, not the individual lot owners. The applicant stated that  
this was agreeable. Two lots have double frontage. There is only one way  
to cross the drainage way. A boulevard entrance is proposed, with 9'  
lanes and a 10' median. They are proposing a private/emergency access for  
two lots. No flag lots are proposed. No lots front on Sullivan Trail.  
The roads have been reduced to 18' with 3' shoulders. This Phase goes  
into R-1 zoning. They have not had any response from the Pocono Twp.  
Volunteer Fire Co. or the Monroe Cty. Emergency Center.

After discussion, D. Schmoyer agreed to follow up with the Pocono Mt.  
School District regarding improving on the current bus stop, and she will  
send them a copy of the plan.

A motion was made, seconded and carried (Holz/Swink) to forward  
The Village at Iroquois Ridge Major Subdivision Preliminary Plan to the  
Pocono Township Supervisors for Preliminary Approval, conditioned upon all  
outstanding comments of the Twp. engineer's 05/11/09 letter being  
satisfied, and the addition of a covenant to the plan that no occupancy  
permit will be issued for any dwelling until the required rain garden is  
installed and approved by the Township, and further specifying that  
maintenance and repair of all rain gardens shall be the responsibility of  
the Property Owners Association. Regarding Note #8 of that letter, a note  
will be entered on the plan noting that when the right-of-way goes  
through, the lot will be a regular lot as opposed to an irregular lot. D.  
Schmoyer abstained.

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PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

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 05/11/09 P.C. meeting. **The Sup'v. at the 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.** A 90-day Extension letter was received.

A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors accept the 90-day Extension letter for the Snyder Major Subdivision Preliminary Plan, and for the P.C. to table 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 05/11/09 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 05/11/09 P.C. meeting. **The Sup'v. at their 05/04/09 meeting accepted a Waiver Extension until 08/07/09. The last P.C. meeting is 07/27/09; the last Sup'v. mtg. is 08/03/09. 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 05/11/09 P.C. meeting. **The Sup'v. at their 05/04/09 meeting accepted an Extension Letter until 06/22/09, as requested. The last P.C. mtg. is 06/08/09; the last Sup'v. meeting is 06/15/09.** An Extension letter was received.

A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors accept the Extension letter until 07/20/09 for the Sanofi Pasteur, Inc., Tank Storage Land Dev. Plan, and for the P.C. to table the plan.

6) 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 05/11/09 P.C. meeting. An Extension letter was received.

A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors accept the Extension letter until 07/20/09 for the Sanofi Pasteur Building 37 - Building Additions Preliminary Land Dev. Plan, and for the P.C. to table the plan.

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

7) The Outback Lodge & Waterpark Preliminary Land Dev. Plan - \$2,967.50 Plan fee paid. \$1,052.50 Stormwater Review fee paid. Plan submitted 04/17/09 for 05/11/09 P.C. meeting. The plan was tabled at the 05/11/09 P.C. meeting. See above motion for tabling of the plan.

**PRESENTATION OF SKETCH PLANS: None**

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

**UNFINISHED BUSINESS:** 1) A Work Session for updating and review of the Township ordinances with Carson Helfrich was held on 05/14/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. The next Work Session has not been scheduled.

**NEW BUSINESS:** 1) R. Swink is scheduled to represent the P.C. at the 06/15/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

**PUBLIC COMMENTS:** None

**GOOD OF THE ORDER:** None

**ADJOURNMENT: A motion was made, seconded and carried (Holz/Cilurso) to adjourn until the Regular P.C. meeting on Monday, 06/22/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary