

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

A Regular meeting of the Pocono Township Planning Commission was held on July 13, 2009, at 7:00 p.m. in the Pocono Twp. Municipal Building, Tannersville, PA. F. Ruggiero, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: F. Ruggiero, Chairman, Scott Ewing, Robert Demarest, Gordon Holz, Dennis Schmoyer, Ronald Swink and Jane Cilurso

Absent: None

Timothy McManus, Twp. Solicitor; Aaron Sisler, Twp. engineer, Boucher & James, Inc.; and S. Meylach, Zoning Officer, were 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/Schmoyer) to approve the 07/13/09 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:** None

**TABLING OF PLANS:** A motion was made, seconded and carried (Holz/Demarest) to recommend that the Planning Commission members table the following plans: 1) Pump stations in Pocono Twp. related to SR0611 Pocono and Hamilton Twps. Sewerage System Project; 2) The Village Store Amended Final Land Dev. Plan; 3) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 4) Snyder Major Subd. Prelim. Plan; 5) Pocono Manor Tentative Planned Residential Dev. Prelim. Plan; Plan; and 6) Sanofi Pasteur VDL Phase 3 Preliminary 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 06/22/09 P.C. meeting. The Sup'v. accepted an **Extension Letter until 08/10/09. Last PC mtg. 07/27/09; last Sup'v. mtg. 08/03/09.** See above motion for tabling of the plan.

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

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 06/22/09 P.C. meeting. **The Sup'v. at their 07/06/09 mtg. gave a 90-day Time Extension - from 07/12/09 to 10/10/09. The last P.C. mtg. is 09/28/09; the last Sup'v. mtg. is 10/05/09.** See above motion for tabling.

3) 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 on 04/23/09 regarding the setback requirement, with an affirmative decision being made on 05/01/09. The Zoning Hearing Board's decision is being appealed by the adjacent property owner.

The Twp. engineer's comments letter of 07/08/09 was discussed. D. Horton noted that comments #6 and #8 requiring SEO approval need to be discussed at the Supervisors' level. He has given a copy of a revised cost estimate to the Twp. engineer for his review.

After discussion, a motion was made, seconded and carried (Holz/Demarest) to forward the Hamilton Township Properties, LLC, Proposed Car Wash Land Dev. Plan to the Pocono Twp. Supervisors, with the provision that the Township is awaiting the decision of the appeal of the Zoning Hearing Board, which will determine the final outcome; the outside agencies' permits/approvals, and the review of the cost estimate, and any other outstanding comments of the 07/08/09 Twp. engineer's comment letter.

**PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:**

1) 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 06/22/09 P.C. meeting. **The Sup'v. at the 06/15/09 mtg. accepted a 90-day Waiver letter from 06/15/09 until 09/13/09. The last P.C. meeting is 08/24/09; the last Sup'v. meeting is 09/07/09 (Holiday).** See above motion for tabling of the plan.

2) 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 06/22/09 P.C. meeting. **The Supervisors at their 07/06/09 meeting accepted a time extension until 09/30/09, as requested.** See above motion for tabling.

**POCONO TWP. PLANNING COMM. REGULAR MTG. MINUTES 07/13/09 PG.3  
PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):**

3) 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 06/22/09 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.

4) 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 06/22/09 P.C. meeting. **The Pocono Twp. Sup'v. accepted a Time Extension letter until 07/20/09, as requested. The last P.C. mtg. is 07/13/09; the last Sup'v. mtg. is 07/20/09.** An Extension Letter was submitted - until 08/17/09.

Chrissie Himler, Borton-Lawson, represented this plan for a 496 sq. ft. module office addition (future), a 560 sq. ft. refrigerator, a 306 sq. ft. pretreatment building, a 55' x 12.5' loading dock, along with additional site improvements. The Twp. Engineer's 06/24/09 comment letter was reviewed. The Fee in Lieu payment has been made.

A motion was made, seconded and carried (Demarest/Holz) to recommend that the Pocono Twp. Supervisors accept the following Requests for Modification for the Sanofi Pasteur Building 37 - Building Additions - Preliminary Land Dev. Plan:

A) From SALDO Section 2.302.A - Plan Scale; B) From SALDO Section 3.210.A - Wetland Study.

A motion was made, seconded and carried (Swink/Schmoyer) to forward the Sanofi Pasteur Building 37 - Building Additions - Preliminary Land Dev. Plan to the Pocono Twp. Supervisors for Preliminary Approval, conditioned upon all requirements of the Twp. engineer's 06/24/09 comment letter being satisfied.

A motion was made, seconded and carried (Swink/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the Extension letter for the Sanofi Pasteur Building 37 - Building Additions - Preliminary Land Dev. Plan until 08/17/09, as requested.

5) 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 06/22/09 P.C. meeting. **The 90-day time requirement expires on 07/26/09. The last P.C. mtg. is 07/13/09; the last Sup'v. mtg. is 07/20/09. A 60-day Time Extension letter was received - until 09/24/09.**

**POCONO TWP. PLANNING COMM. REGULAR MTG. MINUTES 07/13/09 PG.4**

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

5) The Outback Lodge & Waterpark Preliminary Land Dev. Plan (cont):  
A motion was made, seconded and carried (Schmoyer/Swink) to recommend that the Pocono Twp. Supervisors accept the 60-day Extension Letter - until 09/24/09 - for The Outback Lodge & Waterpark Preliminary Land Dev. Plan, as requested, and for the P.C. to table the plan.

6) Sanofi Pasteur Central Utility Plan Phase 3 (CUP 3) Land Dev. Plan - \$400.00 Plan fee paid; \$300.00 Stormwater Mgmt. Fee paid. Plan submitted 06/01/09 for 06/08/09 P.C. meeting. The plan was tabled at the 06/22/09 P.C. mtg. Chrissie Himler, Borton-Lawson, represented this plan for Phase 1 - building addition to Building #58, consisting of a 2,000 sq. ft. addition; and Phase 2 consisting of a 4,100 sq. ft. addition. Also, the project includes regrading the existing gravel parking area, and the relocation and connection of site utilities. They propose to re-establish landscaping adjacent to Building 55 and around Pond 2. The Engineer's 06/22/09 comment letter was reviewed. Open Space fees will be provided to the Township. She requested recommendation of the two Requests for Modification at this time.

A motion was made, seconded and carried (Ewing/Holz) to recommend that the Pocono Twp. Supervisors accept the following Requests for Modification for the Sanofi Pasteur - Central Utility Plant, Phase III (CUP) Preliminary Land Dev. Plan: A) From SALDO Section 2.302.A - Plan Scale; B) From SALDO Section 3.210.A - wetland study.

A motion was made, seconded and carried (Ewing/Schmoyer) to table the Sanofi Pasteur - Central Utility Plant, Phase III, (CUP) Preliminary Land Dev. Plan.

7) Sanofi Pasteur - VDL Phase 3 Preliminary Land Dev. Plan - \$500.00 fee paid; \$300.00 Stormwater Mgmt. fee paid. Plan submitted for 06/22/09 P.C. meeting. The plan was tabled at the 06/22/09 P.C. meeting. See above motion for tabling of the plan.

**PRESENTATION OF SKETCH PLANS: None**

**PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:** 1) Setback Variance Hearing will be held on 07/23/09 at 6:00 p.m. for Stanley and Zuzana Butryman 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 is being held on 08/06/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

**NEW BUSINESS:**

1) A motion was made, seconded and carried (Ewing/Holz) to recommend that the Board of Supervisors adopt the Official Act 537 Plan Update Regional Sewage Facilities Plan for Pocono Twp., Hamilton Twp., Stroud Twp. and Stroudsburg Borough, dated May, 2009, finding the same to be in accordance with the objectives of the adopted Regional Comprehensive Plan currently in effect for Pocono Township.

2) F. Ruggiero is scheduled to represent the P.C. at the 07/20/09 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/Swink) to adjourn until the Regular P.C. meeting on Monday, 07/27/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary