

POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING OF SEPTEMBER 14, 2009

A Regular meeting of the Pocono Township Planning Commission was held on September 14, 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, Robert Demarest, Gordon Holz, Scott Ewing, Ronald Swink and Jane Cilurso

Absent: Dennis Schmoyer

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 08/24/09 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/Swink) to recommend that the Planning Commission members table the following plans: 1) Snyder Major Subdivision Plan; 2) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 3) Pocono Manor Tentative Planned Residential Dev. Prelim. Plan; 4) The Outback Lodge & Waterpark Land Dev. Plan; and 5) Sanofi Pasteur VDL Phase 3 Preliminary Land Dev. Plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL: 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. The plan was tabled at the 08/24/09 P.C. meeting. The Sup'v. at their 07/06/9 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. Ms. Ann Wingert, Niclaus Engineering Associates, represented the plan. The Twp. engineer's 09/14/09 comment letter was reviewed.

1) The Village Store Amended Final Land Dev. Plan (cont): Mr. Alekseyes, owner, also attended. A. Wingert noted that they have not yet received a reply from Penn Dot regarding the driveway situation. They will apply for a minimum-use permit. The parking spaces have been reworked; they now allow for parking in the rear, if acceptable. Fifteen parking spaces are required for customers and one space for each employee. they were proposing twenty spaces, as they were planning for five employees. Thirty (30) seats are required in order to obtain a liquor license. However, the owner stated that there would be only two employees - he and his wife - which then necessitates only 17 parking spaces. D. Keesler has not yet forwarded any information re the proposed sewage system.

There was extensive discussion regarding the proposed angle parking and the proposed "stacked" parking, for which the P.C. expressed dissatisfaction. The owner noted that the trucks could deliver in the mornings.

The Twp. solicitor suggested two notes be added to the plan, one stating that "the number of customers' seats for the tavern-restaurant business, including decks, should not exceed thirty". The other note he suggested was "The second floor, including the second-floor deck, will contain no seating and will be used only for storage/office space related to the tavern-restaurant business and for no other purpose."

A motion was made, seconded and carried (Holz/Demarest) to table The Village Store Amended Final Land Dev. 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 08/24/09 P.C. meeting. The Sup'v. at the 09/08/09 mtg. accepted a 90-day Waiver letter from 09/08/09 until 12/07/09. The last P.C. meeting is 11/23/09; the last Sup'v. meeting is 12/07/09. 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 08/24/09 P.C. meeting. The Supervisors at their 08/17/09 meeting accepted a time extension until 12/31/09, as requested. The last P.C. meeting is 12/14/09; the last Sup'v. meeting is 12/21/09. 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 08/24/09 P.C. meeting. The Sup'v. at their 08/03/09 meeting accepted a Waiver Extension until 11/05/09. The last P.C. meeting is 10/26/09; the last Sup'v. mtg. is 11/02/09. A revised plan was received at the 11/10/08 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

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 08/24/09 P.C. meeting. The Sup'v. at their 07/20/09 mtg. accepted a 60-day Time Extension Letter until 09/24/09. The last P.C. mtg. is 09/14/09; the last Sup'v. mtg. is 09/21/09. A letter granting an extension of time for action on this project until further notice was received.

A motion was made, seconded and carried (Holz/Demarest) to table The Outback Lodge & Waterpark Preliminary Land Dev. Plan. The Time Extension letter will be kept on record.

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 Sup'v. at their 08/17/09 meeting accepted a Time Extension Letter - until 09/22/09. The last P.C. mtg. is 09/14/09; the last Sup'v. mtg. is 09/21/09. The plan was tabled at the 08/24/09 P.C. mtg. A Time Extension letter was received until 10/30/09. Chrissie Himler, Borton-Lawson Engr., Inc., represented this plan. A 2,000 sq. ft. addition will be constructed now, and a 4,100 sq. ft. addition will be constructed in the future. Architectural elevations will be included with the building permit application plans. They have the Monroe Cty. Conservation District approval.

A motion was made, seconded and carried (Holz/Swink) to recommend that the Pocono Twp. Supervisors approve the Sanofi Pasteur Central Utility Plan Phase 3 (CUP 3) Land Dev. Plan conditioned upon any outstanding outside permits/approvals being received and to recommend that the Supervisors accept the Time Extension request until 10/30/09.

7) Sanofi Pasteur - VDL Phase 3 Preliminary Land Dev. Plan - \$500.00 fee paid; \$300.00 Stormwater Mgmt. fee paid. Plan was submitted for 06/22/09 P.C. meeting. The Supervisors at their 08/17/09 meeting accepted a Time Extension Letter - until 09/22/09. The last P.C. mtg. is 09/14/09; the last Sup'v. mtg. is 09/21/09. The plan was tabled at the 08/24/09 P.C. meeting.

A Time Extension letter was received until 10/30/09.

A motion was made, seconded and carried (Swink/Ewing) to recommend that the Pocono Twp. Supervisors accept the Time Extension Letter for the Sanofi Pasteur - VDL Phase 3 Preliminary Land Dev. Plan until 10/30/09, as requested.

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 is scheduled for Wednesday September 23<sup>rd</sup> at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. Pizza and soda will be available. J. Cilurso requested that each Planning Commission member attend this meeting, as the Monroe Cty. Planning Commission will present a "Conservation Development Exercise".

If one cannot attend, please contact Jane.

NEW BUSINESS: 1) S. Ewing is scheduled to represent the P.C. at the 09/21/09 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 P.C. meeting on Monday 09/28/09 at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary