

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 26, 2009

A Regular meeting of the Pocono Township Planning Commission was held on October 26, 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 (Ewing/Swink) to approve the 09/28/09 Planning Commission Minutes, there being no additions or corrections.

BILLS: A motion was made, seconded and carried (Demarest/Ewing) to forward the Secretary's Invoice for the month of September, 2009, to the Pocono Twp. Supervisors for payment.

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) The Village Store Amended Final Land Dev. Plan; 2) Snyder Major Subdivision Plan; 3) Pocono Manor Tentative Planned Residential Dev. Prelim. Plan; 5) The Outback Lodge & Waterpark Land Dev. Plan; and 6) Sanofi Pasteur VDL Phase 3 Preliminary Land Dev. Plan.

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 09/28/09 P.C. meeting. The Sup'v. at their 09/08/09 mtg. accepted a 90-day Time Extension - from 09/08/09 to 12/07/09. The last P.C. mtg. is 11/23/09; the last Sup'v. mtg. is 12/07/09. See above motion for tabling of the plan.

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 09/28/09 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.

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 09/28/09 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. Revised plans were submitted. Copies of a Community Fiscal Study were submitted and distributed to each P.C. member. See above motion for tabling of the plan.

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 09/28/09 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. A letter granting an additional 90 days extension until 02/03/10 was received. After discussion, a motion was made, seconded and carried (Demarest/Swink) to recommend that the Pocono Township Supervisors accept the 90-day extension letter - until 02/03/10 - for the Lands of The Spirit of Swiftwater, Inc. (Office) with the understanding that the Planning Commission will not act favorably on any future extensions unless information is provided to show that progress is being made on the plan, and for the P.C. to table the plan at this time.

The plan engineer will be requested to attend the 11/09/09 P.C. meeting regarding updating of the plan.

4) 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 09/28/09 P.C. meeting. The Sup'v. at their 09/21/09 mtg. accepted an Extension Letter to be kept on record. See above motion for tabling of the plan.

5) 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 10/05/09 meeting accepted a Time Extension Letter - until 11/30/09. The last P.C. mtg. is 11/09/09 the last Sup'v. mtg. is 11/16/09. The plan was tabled at the 09/28/09 P.C. meeting.

See above motion for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:

- A. Conditional Use Application for Northampton Community College - Jamie Keener, Regional Engineer for HRG; Deanna Schmoyer, Project Engineer, HRG; Sylvia Hoffman, Architect for the Project; and Frank Buchwald, Architect, represented the application. They have not yet designed the land development plan as they are awaiting the results of a referendum ballot on the college for 11/03/09. Copies of a Regional Impact Development for the Monroe Campus of Northampton Community College were provided to each person on the Board for review. Jamie Keener and Deanna Schmoyer provided information on then proposed college, which is to be located in a commercial zone. The site is considered a Regional Impact Development, which is considered a Conditional Use, requiring a recommendation of the Planning Commission and approval by the Supervisors. The site is located along Route 715 near the intersection of Railroad Avenue. The campus will consist of four buildings with the option of building two additional buildings in the future. The site will include two site entrances (one off Railroad Avenue, and one off Route 715) and off-street parking areas. Other items discussed included Bulk and Area Regulations; Ingress and Egress to the site; Parking, Mass Transit; Pedestrian Circulation; Exterior Lighting; Use Limitations; Landscaping; Stormwater, Emergency Access; and the project will be designed to meet Leadership in Energy and Environmental Design (LEED) Silver certification. A Hearing is scheduled for 12/01/09 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. The Planning Commission will provide a recommendation on or before the 11/23/09 P.C. meeting.

- 2) Conditional Use Application for Hamilton Township Properties, LLC - Mark Jackett, co-owner, represented the application for a sign plaza identifying a proposed car wash, car detailing, and quick lube project. The sign plaza will be 96 sq. ft., and will include a 8' x 4' LED board. Approximate height will be 15-16'. A Hearing is scheduled for 12/07/09 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA. The Planning Commission will provide a recommendation on or before the 11/23/09 P.C. meeting.

UNFINISHED BUSINESS: 1) A continuing Work Session for updating of Pocono Township Ordinances will be scheduled in the near future.

NEW BUSINESS: 1) R. Demarest noted that he had been asked what the Planning Commission is doing about beautification for the Township. Discussion followed, including landscaping and

NEW BUSINESS (CONT): planting of various types of trees along the 611 corridor - after the sewage project along Rt. 611 is completed. Possibly, a Shade Tree Commission could be formed.

Joseph Sadowski, a Pocono Twp. resident, also spoke on the matter.

2) R. Swink is scheduled to represent the P.C. at the 11/02/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

PUBLIC COMMENTS: None

GOOD OF THE ORDER:

ADJOURNMENT: A motion was made, seconded and carried (Cilurso/Ewing) to adjourn the meeting until 11/09/09 at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary