

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 9, 2009

A Regular meeting of the Pocono Township Planning Commission was held on February 9, 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, Robert Demarest, Gordon Holz, Dennis Schmoyer, Ronald Swink and Jane Cilurso were present.

Timothy McManus, Solicitor was present. Ross Boucher, and Aaron Sisler, Twp. engineers, Boucher & James, Inc., were 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 (Swink/Ewing) to approve the 01/26/09 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.

PRESENTATION OF NEW PLANS: None

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Schmoyer) 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) Pocono Manor Tentative PRD Preliminary Plan; 4) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision; 5) The Lands of The Spirit of Swiftwater, Inc. (Office) Preliminary Plan; 6) Sanofi Pasteur, Inc., Tank Storage Preliminary Land Dev. Plan; 7) RJAD, LLC (Anthony Diaz) Final As-Built Land Dev. Plan; and 8) MCTA Land Dev. Plan (Addition to Bldg.)

PRESENTATION OF PLANS FOR FINAL APPROVAL: 1) RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan - \$500.00 Fee paid. The plan was submitted 01/16/09 for the 01/26/09 P.C. mtg. Plan was tabled at the 01/26/09 P.C. meeting. See above motion for tabling.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

2) MCTA Land Final Dev. Plan (Addition to Bldg.) \$940.00 fee paid. Plan submitted 01/16/09 for the 01/26/09 P.C. mtg. The proposed plan is for a 50' x 100' addition to their existing office. The plan was tabled at the 01/26/09 P.C. meeting. See above motion for tabling.

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 01/26/09 P.C. meeting. The Sup'v. at their 11/17/08 accepted a 90-day Waiver from 12/09/08 to 03/01/09. The last P.C. mtg. is 02/09/09; the last Sup'v. meeting is 02/17/09. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone from change from R-1 to R-2. A 90-day Extension letter from 02/17/09 was received.

A motion was made, seconded and carried (Holz/Ewing) to recommend that the Pocono Twp. Supervisors accept the 90-day from 02/17/09 Extension letter for The Village at Iroquois Ridge REVISED Major Subdivision Preliminary Plan. 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 01/26/09 P.C. meeting. The Sup'v. at their 12/15/08 meeting accepted a 90-day Waiver letter - from 01/18/09 - until 04/18/09. The last P.C. meeting is 03/23/09; the last Sup'v. meeting is 04/06/09. 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 01/26/09 P.C. meeting. The Supervisors at their 12/02/08 meeting accepted a time extension until 04/30/09, as requested. An extension request should be received by 03/09/09, if necessary, because this plan is of the PRD type. See above motion for tabling of the plan.

4) Camelback Hotel and Waterpark (CBH20) Land Dev. Plan and Minor Subdivision. \$1,990.00 Application fee paid. Plans were presented 05/30/08 for the 06/09/08 P.C. meeting. RFMs The plan was tabled at the 01/26/09 P.C. meeting. The Sup'v. at their 01/20/09 meeting accepted an extension letter until 03/02/09, as requested. The last P.C. meeting is 02/23/09; the last Sup'v. meeting is 03/02/09. Nate Oiler, RKR Hess Associates, Inc., represented the plan. Atty. Ralph Maturgia, and Arthur Berry, owner, also represented the plan.

4) Camelback Hotel and Waterpark (CBH20) LDP & Minor Subd. (cont): N. Oiler noted that E&S approval is expected shortly; the application for the waterpark is in to DEP; they are working with Penn Dot regarding the roads involved. The permit for Massad Road will be issued in approx. two weeks.

N. Oiler requested recommendations for the following five Requests for Modification:

A. SALDO Section 2.106 - Preliminary Plan

A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the RFM from SALDO Section 2.106 - Preliminary Plan.

B. SWM Appendix B.1 - Post development required stormwater release rates.

After discussion, a motion was made, seconded and carried (Swink/Ewing) to recommend that the Pocono Twp. Supervisors accept the RFM from the Stormwater Management Ord. Appendix B.1 - Post Development required stormwater release rates.

C. SALDO Appendix A.5 - Requirement that wells be located away from potential sources of pollution and be located on a reserved one-acre parcel.

After discussion, a motion was made, seconded and carried (Demarest/Holz) to recommend that the Pocono Twp. Supervisors accept the RFM from SALDO Appendix A.5 - Requirement that wells be located away from potential sources of pollution and be located on a reserved one-acre parcel. The Twp. engineer noted that the 100' protection zone must be adhered to.

D. SALDO Section 2.304.B.4 - Requirement that the boundary for lots to be surveyed and closed to an accuracy is not to exceed of 1 in 5,000.

After discussion, a motion was made, seconded and carried (Demarest/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the RFM from SALDO Section 2.304.B.4 - Requirement that the boundary for lots to be surveyed and closed to an accuracy is not to exceed of 1 in 5,000.

E. SWM Appendix B7.B.1.G - Requirement that slopes in Stormwater Management Basins not exceed a slope of 3 horizontal to 1 vertical.

After discussion, a motion was made, seconded and carried (Schmoyer/Ewing) to recommend that the Pocono Twp. Supervisors accept the RFM from the Stormwater Management Ordinance Appendix B7.B.1.G - Requirement that slopes in Stormwater Management Basins not exceed a slope of 3 horizontal to 1 vertical. The Twp. engineer noted that the upper slopes should be established and the retaining walls that are 30" should have railings.

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PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

5) 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 01/26/09 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 for tabling of the plan.

6) 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 01/26/09 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: 1) A Conditional Use Application for the Little Discovery day Care was distributed to all applicable persons for review and recommendation to the Pocono Twp Supervisors.

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. The last Joint Work Session was held at 6:00 p.m. on Thursday, January 8, 2009, at the Pocono Twp. Municipal Building, Tannersville, PA. The next Work Session has not yet been scheduled.

2) ACT 167 - STORMWATER MANAGEMENT ORDINANCE #136 - A motion was made, seconded and carried (Schmoyer/Ewing) to recommend that the Pocono Twp. Supervisors adopt the ACT 167 - STORMWATER MANAGEMENT ORDINANCE #136 - as presented to the Planning Commission for review - and noted that it is consistent with the Pocono Twp.'s Comprehensive Plan.

3) J. Cilurso noted that she informed Carson Helfrich, Planner, regarding the natural gas matter. Also, the subject of windmills should be addressed.

NEW BUSINESS: 1) The Pocono Twp. Supervisors' next regularly scheduled meeting of 02/16/09 is rescheduled to 02/17/09 at 7:00 p.m. because of Presidents' Holiday.

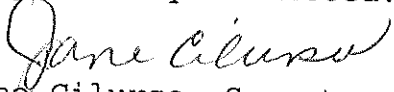
2) G. Holz is scheduled to represent the P.C. at the 02/17/09 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: John Bramley, Twp. Supervisor, noted that the proposed Outdoor Furnace was not yet adopted. The Supervisors are taking into consideration comments that were provided regarding this proposed ordinance.

GOOD OF THE ORDER: Chairman Ruggiero thanked those persons who supported the Pittsburgh Steelers in the Super Bowl of 2009.

ADJOURNMENT: A motion was made, seconded and carried (Ewing/Holz) to adjourn until the Regular P.C. meeting on Monday, 02/23/09, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:


Jane Cilurso, Secretary