

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF NOVEMBER 10, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on November 10, 2008, 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, Twp. Engr., Boucher & James, Inc., was present. Steven Meylach, Zoning Officer, was present. Aaron Sisler, Boucher & James, was also 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/Swink) to approve the revised 10/27/08 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/Demarest) to table the following plans: 1) George Sebring Estates Revised Plan; 2) Northridge at Camelback Revision to Phases 11-16 Plan; 3) Snyder Major Subd. Prelim. Plan; 4) Pocono Manor Tentative PRD Preliminary Plan; and 5) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision.

PRESENTATION OF PLANS FOR FINAL APPROVAL:

1) Miller/Clubhouse Road Minor Subdivision Plans & Planning Modules - \$300.00 fee paid; \$300.00 Stormwater Report fee paid. Plans presented 05/28/08 for the 06/09/08 P.C. meeting. The plan was tabled at the 10/27/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a Waiver letter until 12/01/08 (Holiday). The last P.C. meeting is 11/10/08; the last Sup'v. mtg. is 11/17/08.** A time extension letter until 01/19/09 was received. Amy Majers and Jason McConnell represented the plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

1) Miller/Clubhouse Road Minor Subd. Plans & Planning Modules (cont): A) After discussion, a motion was made, seconded, and carried to add a note to the Lands of Mark Miller Minor Subdivision Plan regarding SALDO Section 3.207B "that a 10' easement along the lot lines is being reserved". (They may leave the blanket stormwater easement on the plan, if they desire.)

B) A motion was made, seconded and carried (Holz/Demarest) to recommend that the Request for Modification from SALDO Section 3.208H - Minimum street right-of-way widths - for the Miller/Clubhouse Road Minor Subdivision Plan be approved by the Pocono Township Supervisors.

C) A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Request for Modification from SALDO Section 3.604.B.4.D - Where curbs are not provided, shoulders should be provided - for the Miller/Clubhouse Road Minor Subdivision Plan be approved by the Pocono Township Supervisors.

D) A motion was made, seconded and carried (Schmoyer/Holz) to recommend that the Pocono Twp. Supervisors approve the Request for Modification from SALDO Section 3.606 - requiring that any driveway entrance shall make adequate provision for parallel drainage facilities - for the Miller/Clubhouse Road Minor Subdivision Plan.

The driveway and stormwater will be escrowed. There was discussion regarding the MCCD approval, which must be obtained before final approval is granted.

E) A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors approve the Miller/Clubhouse Road Minor Subdivision Plan, conditioned upon obtaining all outside agency approvals, including the E&S plan approval. The P.C. also recommended that the Planning Modules be forwarded to the Supervisors for acceptance, and recommended that the 90-day time extension letter until 01/19/08 be accepted by the Pocono Twp. Supervisors.

2) George Sebring Estates Revised Plan - Plan submitted for 08/25/08 P.C. meeting. This plan is a revision of the plan conditionally approved by the Pocono Twp. Supervisors, but not yet recorded. The plan was tabled at the 10/27/08 P.C. meeting. A 90-day Waiver letter (until 02/09/09) was received.

A motion was made, seconded and carried (Holz/Schmoyer) to forward the 90-day Waiver letter (until 02/09/09) for the George Sebring Estates Revised Plan to the Pocono Twp. Supervisors for acceptance, and for the P.C. to table the plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

3) Northridge at Camelback Revision to Phases 11-16 - Plan submitted 10/10/08 for 10/27/08 P.C. meeting. \$1,675.00 Fee paid. The plan was tabled at the 10/27/08 P.C. meeting. See above motion for tabling of the plan.

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 10/27/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a 90-day Waiver request - from 09/02/08 until 12/01/08 (Holiday). The last P.C. mtg. is 11/10/08; the last Sup'v. meeting is 11/17/08. 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 Waiver letter granting a time extension of 90 days from 12/01/08 was received.**

A motion was made, seconded and carried (Holz/Schmoyer) to forward the 90-day from 12/01/08 Waiver letter for the Village at Iroquois Ridge REVISED Major Subdivision Preliminary Plan to the Pocono Twp. Supervisors for acceptance, and for the P.C. to table the plan.

2) Snyder Major Subdivision Preliminary Plan - \$1,650.00 fee paid. Plan submitted 07/13/08 for the 07/23/07 P.C. meeting. The plan was tabled at the 10/27/08 P.C. meeting. **The Sup'v. at their 10/06/08 meeting accepted a 90-day Waiver letter - from 10/20/08 to 01/18/09. The last P.C. mtg. is 12/22/08; the last Sup'v. mtg. is 01/05/09. 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 10/27/08 P.C. meeting. **The Supervisors at the 11/03/08 meeting accepted a time extension until 01/30/09, as requested. The last P.C. meeting is 01/12/09; the last Sup'v. meeting is 01/19/09 (Holiday). See above motion for tabling of the plan.**

4) Camelback Hotel and Waterpark - 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 10/27/08 P.C. meeting. **The Sup'v. at their 10/20/08 meeting accepted a Waiver letter until 12/15/08, as requested. The last P.C. meeting is 12/08/08; the last Sup'v. meeting is 12/15/08. See the above motion for tabling of the plan.**

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 10/27/08 P.C. meeting. **The Sup'v. at their 09/15/08 meeting accepted a 60-day Waiver letter - through 11/20/08 - as requested. The last P.C. meeting is 11/10/08;**

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT:)

5) The Lands of The Spirit of Swiftwater, Inc. (Office) (cont:) the last Sup'v. mtg. is 11/17/08. A 90-day time extension letter from 11/20/08 to 02/08/09 was received. A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the 90-day time Extension letter - from 11/20/08 to 02/08/09 - for the Lands of The Spirit of Swiftwater, Inc. (Office) Plan, and for the P.C. to table the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: None

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. The next Joint Work Session will be held at 6:00 p.m. on Wednesday, November 12, 2008, at the Pocono Twp. Municipal Building, Tannersville, PA. Pizza and Soda will be served.

NEW BUSINESS: 1) Ronald Swink is scheduled to represent the P.C. at the 11/17/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made, seconded and carried (Demarest/Schmoyer) to adjourn the Planning Commission meeting until Monday, 11/24/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary