

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 27, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on October 27, 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.

Chairperson Ruggiero and Planning Commission members welcomed Ross Boucher to the Planning Commission meeting. Ross will be the lead engineer for the Township.

Chairperson Ruggiero and Planning Commission members welcomed Ronald Swink to the Planning Commission Board.

Present: Frank Ruggiero, Chairman; Scott Ewing, Robert Demarest, Gordon Holz, Ronald Swink and Jane Cilurso were present. Absent: Dennis Schmoyer

Timothy McManus, Solicitor was present. Ross Boucher, the new lead Twp. Engr., Boucher & James, Inc., was present. Steven 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 (Holz/Ewing) to approve the 09/22/08 Planning Commission Minutes, there being no additions or corrections.

BILLS: A motion was made, seconded and carried (Ruggiero/Demarest) to forward the Secretary's Invoice for the month of October, 2008, to the Pocono Twp. Supervisors for payment.

CORRESPONDENCE: None, except what pertained to the plans, which was read at the time of plan review.

PRESENTATION OF NEW PLANS: 1) 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. Nate Oiler, RKR Hess Associates, Inc., represented the revised application. The tentative plan was approved in 1989. He explained that the revision is proposed for marketing purposes. The previous plan was primarily for 4-plex townhouses. They want to change the plan to additional single units and duplex units. This will reduce the impervious area. There will be less units and less parking.

PRESENTATION OF NEW PLANS (CONT):

1) Northridge at Camelback Revision to Phases 11-16 (cont): Now proposed are: 24 single units; 34 duplex units; 88 4-unit townhouses and 4 single-family lots.

A motion was made, seconded and carried (Demarest/Ewing) to accept the Northridge at Camelback Revision to Phases 11-16 plan.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Demarest) to table the following plans: 1) Miller/Clubhouse Road Minor Subdivision Plan; 2) George Sebring Estates Revised Plan; 3) Larry Furtsch - Rainbow Lake Minor Subd. Plan; 4) The Village at Iroquois Ridge REVISED Major Subdivision Prelim. Plan; 5) Snyder Major Subd. Prelim. Plan; 6) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subd.; and 7) The Lands of The Spirit of Swiftwater, Inc. (Office).

PRESENTATION OF PLANS FOR FINAL APPROVAL:

1) Nicholas P. Nicholas Final Minor Subdivision/Lot Combination Plan - Plan submitted 04/18/08 for 04/28/08 P.C. meeting. \$300.00 Plan fee paid. **The Sup'v. at their 10/06/08 meeting accepted a 90-day Waiver letter - until 01/04/09. The last P.C. mtg. is 12/08/08; the last Sup'v. mtg. is 12/15/08.** The plan was tabled at the 09/22/08 P.C. meeting. Barry Tompkins, BTT Associates, Inc., represented the plan proposing to subdivide a 0.70 acre portion of land. This portion of land will be joined to the lands of Nicholas P. Nicholas (Total Lot Area 4.17 acres) to become one inseparable lot of land (Combined Lot Area, 4.87 acres creating an access strip from Sullivan Trail. Total acreage - +84 acres. A Non-Conforming Certificate has been filed with the Twp. zoning officer. There is an unwritten easement. The Twp. engineer's 10/16/08 letter was reviewed.

After discussion a motion was made, seconded and carried (Holz/Demarest) to forward the Nicholas P. Nicholas Final Minor Subdivision/Lot Combination Plan to the Pocono Township Sup'v. for Final Approval, conditioned upon 1) A note should be added to the plan stating that "the driveway should be placed on the plan on the property under Tax No. 1263540451350"; 2) Must provide proof to Pocono Twp. that the joinder deed is put on record at the Monroe County Courthouse; 3) All comments of the Township engineer's 10/16/08 letter must be satisfied. R. Swink abstained.

3) 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 09/22/08 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.** See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

4) 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 09/22/08 P.C. meeting.

See above motion for tabling of the plan.

5) Larry Furtsch - Rainbow Lake Minor Subdivision Plan - Plan was submitted for the 09/22/08 P.C. meeting. \$300.00 fee paid. The plan was tabled at the 09/22/08 P.C. mtg. 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 09/22/08 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.** 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 07/23/07 P.C. meeting. The plan was tabled at the 09/22/08 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 09/22/08 P.C. meeting. **The Supervisors at the 07/21/08 meeting granted an extension until 11/30/08, as requested. The last P.C. meeting is 11/17/08. A time extension letter until 01/30/09 was received.**

A motion was made, seconded and carried (Holz/Ewing) to recommend that the Pocono Twp. Supervisors accept the time extension letter until 01/30/09 for the Pocono Manor Tentative Planned Residential Development Preliminary Plan, and for the P.C. to table 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 09/22/08 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.

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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 09/22/08 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; the last Sup'v. mtg. is 11/17/08.** See the above motion for tabling of 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) S. Ewing is scheduled to represent the P.C. at the 11/03/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

PUBLIC COMMENTS: 1) D. Hartshorn spoke regarding the Turkey Hill facility, noting that 3-4 parking spaces were painted over at that property. The Twp. ZO will check this out.

2) F. Ruggiero spoke regarding setting a time limit on review of sketch plans. Solicitor McManus noted that the new conservation ordinance proposes that a lot of information be reviewed when a sketch plan is brought in.

ADJOURNMENT: A motion was made, seconded and carried (Swink/Ewing) to adjourn the Planning Commission meeting until Monday, 11/10/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary