

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF JUNE 09, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on June 09, 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: Chairman, Frank Ruggiero; Robert Demarest; Gordon Holz; Scott Ewing; Dennis Schmoyer; and Jane Cilurso were present.

Absent: Wayne Pratt

Timothy McManus, Solicitor was present. David Horton, 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/Schmoyer) to approve the 05/12/08 Planning Commission Regular Meeting Minutes. J. Cilurso abstained, as she was absent - attended the PSATS Convention.

BILLS: None

CORRESPONDENCE: None

PRESENTATION OF NEW PLANS: 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. 3 RFMs Mark Miller, owner, represented the plan. The plan Checkview List was satisfactorily reviewed.

A motion was made, seconded and carried (Holz/Ewing) to accept the Miller/Clubhouse Road Minor Subdivision Plans and Planning Modules and to table the plan.

2) 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 Nate Oiler, RKR Hess Engineering, Inc., represented the plan. The Plan Checklist was satisfactorily reviewed.

A motion was made, seconded and carried (Ewing/Holz) to accept the Camelback Hotel and Waterpark Land Dev. Plan and Minor Subdivision Plan and to table the plan.

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TABLING OF PLANS: A motion was made, seconded and carried (Holz/Ewing) to table the following plans: 1) Martinell Land Dev. Plan; 2) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan; 3) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 4) The Spirit of Swiftwater, Inc., Land Dev. Plan; 5) Snyder Major Subdivision Preliminary Plan, and 6) Pocono Manor Tentative PRD Preliminary Plan

PRESENTATION OF PLANS FOR FINAL APPROVAL:

1) Martinell Land Dev. Plan - Plan submitted 05/31/07 for 06/11/07 P.C. meeting. \$680.00 Plan fee paid. The plan was tabled at the 05/12/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting accepted a 90-day Waiver letter -until 07/20/08. The last P.C. meeting is 06/23/08; the last Sup'v. meeting is 07/07/08.** See above motion for tabling of the plan.

2) Minor Subdivision of Lands of The Estate of George Howard Sebring and Planning Modules - \$300.00 fee paid. Plan was submitted 08/17/07 for the 08/27/07 P.C. meeting. The plan was tabled at the 05/12/08 P.C. meeting. **The Sup'v. at the 04/07/08 meeting accepted a 90-day Waiver letter until 07/06/08. The last P.C. meeting is 06/09/08; the last Sup'v. meeting is 06/16/08.** A 90-day Waiver letter was received.

A motion was made, seconded and carried (Ewing/Schmoyer) to recommend that the Pocono Twp. Supervisors accept the 90-day Waiver letter as submitted for The Estate of George Howard Sebring and to table the plan.

3) C. L. Becker Construction, Inc., Land Dev. Plan - \$500.00 fee paid. The plan was submitted 09/14/07 for the 09/24/07 P.C. meeting. The plan was tabled at the 05/12/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting accepted a 60-day waiver letter - until 06/20/08. The last P.C. meeting is 06/09/08; the last Sup'v. meeting is 06/16/08.** Deanna Schmoyer, HRG Engineering, Inc., representing the plan, requested two Requests for Modification. A 90-day Waiver letter was received.

After discussion, a motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors approve the following Requests for Modification for the C. L. Becker Construction, Inc., Land Dev. Plan:

A) From SALDO Section 2.106 -Preliminary Plan;

B) From SALDO Section 3.201.B - Sewage Replacement Field.- There are site constraints due to the proposed sewage line going through the property, and also there are steep slopes on the property. They will be connecting to the proposed sewage line when it is completed.

The Planning Commission had previously recommended approval from SALDO Section 3.209.B.5 - Final Plan shall be recorded with a steep slope easement.

Ms. Schmoyer explained that they received a letter from the Brodhead Regional Water Authority noting that there was available capacity.

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PRESENTATION OF PLANS FOR FINAL SUBMISSION (CONT):**

3) C. L. Becker Construction, Inc., Land Dev. Plan (cont):
Further discussion included site distances. The Twp. ZO will contact Don Rouch, Penn Dot, re this matter. Ms. Schmoyer noted that the existing sewer lateral will be shown on an 8-1/2" x 11" submission; lighting will be adjusted as required; approval from outside agencies is required.

A motion was made, seconded and carried (Demarest/Ewing) to recommend that the Pocono Twp. Supervisors accept the 90-day Waiver letter for the C. L. Becker Construction, Inc., Land Dev. Plan.

A motion was made, seconded and carried (Demarest/Ewing) to recommend that the Pocono Township Supervisors approve the C. L. Becker Construction, Inc., Land Dev. Plan conditioned upon the Pocono Twp. Engineer's letter of 06/09/08 being completely satisfied. D. Schmoyer abstained.

4) Final Minor Subdivision, Property Combination Plan for Lands of Peechatka - \$300.00 Plan fee paid. Plan submitted for the 04/14/08 P.C. meeting. The plan was tabled at the 05/12/08 P.C. meeting. Barry Tompkins, BTT Associates, Inc., represented the plan combining two existing parcels into a 7.56 gross acre parcel (Parcel A and B), then subdivide the property into two new lots (Parcel C - 2.61 acres and remaining lands - 4.94 acres). The remaining lands contain an existing residence, driveway, and accessory structures; Parcel C is vacant. B. Tompkins submitted revised plans. The E&S plan will be deferred until later. **The 90-day time requirement expires 07/13/08. The last P.C. meeting is 06/23/08; the last Sup'v. meeting is 07/07/08.**

A motion was made, seconded and carried (Holz/Ewing) to recommend that the Pocono Twp. Supervisors approve the Final Minor Subdivision, Property Combination Plan for Lands of Peechatka, conditioned upon the addition of the revision date of 06/09/08 to the plan and change from "Pins to be set" to "Existing Pins". Also, to submit the Planning Modules to the Supervisors for their acceptance and for forwarding to DEP.

5) 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 90-day time requirement expires 07/27/08; the last P.C. meeting is 07/14/08; the last Sup'v. meeting is 07/21/08.** The plan was tabled at the 05/12/08 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:

1) The Village at Iroquois Ridge 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 05/12/08 P.C. meeting. **The Sup'v. at their 05/19/08 meeting accepted a 90-day Waiver request - from 06/02/08 - until 09/02/08. The last P.C. mtg. is 08/25/08; the**

**POCONO TWP. PLANNING COMM. REGULAR MEETING MINUTES 06/09/08 PG.4
PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):**

1) The Village at Iroquois Ridge Major Subd. Plan (cont):
last Sup'v. meeting is 09/02/08. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone change from R-1 to R-2. See the above motion for tabling of the plan.

2) The Spirit of Swiftwater, Inc., Land Dev. Plan-
\$2,057.00 Plan fee paid. Plan submitted 04/27/07 for 05/14/07 P.C. meeting. 1 RFM The plan was tabled at the 05/12/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting accepted a 60-day Waiver letter from 05/09/08 until 07/08/08. The last P.C. meeting is 06/23/08; the last Sup'v. meeting is 07/07/08.** See the above motion for tabling of the plan.

3) Snyder Major Subdivision Preliminary Plan - \$1,650.00
fee paid. Plan submitted 07/13/07 for the 07/23/07 P.C. meeting. The plan was tabled at the 05/12/08 P.C. meeting. **The Sup'v. at their 05/19/08 meeting accepted a 90-day Waiver letter - from 05/12/08 to 08/10/08. The last P.C. mtg. is 07/28/08; the last Sup'v. mtg. is 08/04/08.** See the above motion for tabling of the plan.

4) 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 05/12/08 P.C. meeting. **The Supervisors at the 05/19/08 meeting granted an extension until 08/31/08, as requested. The last P.C. meeting is 08/11/08; the last Sup'v. meeting is 08/18/08.** See 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, met with the applicable parties for a joint work session regarding Township ordinances on May 08, 2008. He submitted a portion of the SALDO for distribution to all applicable parties for review. The next meeting date is scheduled for Tuesday, July 1, 2008, at 6:00 p.m. Pizza and soda will be available.

NEW BUSINESS: 1) D. Horton, Pocono Township engineer, reviewed the Final Draft of the proposed Act 167 - Pocono Twp. Stormwater Management Ordinance - with the Planning Commission. Particular attention was paid to information on pages 3, 11, 15, 17, 19, 24, 26, 33, 42, and 46. There was much discussion.

A motion was made, seconded and carried (Holz/Ewing) to defer making a recommendation on Act 167 - Pocono Twp. Stormwater Management Ordinance - until the Monroe County Planning Commission comments are received.

2) G. Holz is scheduled to represent the P.C. at the 06/16/08 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 (Cilurso/Demarest) to adjourn the Planning Commission meeting until Monday, 06/23/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary