

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING OF SEPTEMBER 22, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on September 22, 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 and Jane Cilurso were present. Absent: None

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/Ewing) to approve the 09/08/08 Planning Commission Minutes, there being no additions or corrections.

**BILLS:** A motion was made, seconded and carried (Ewing/Schmoyer) to forward the Secretary's Invoice for the month of September, 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.

**A motion was made, seconded and carried (Holz/Demarest) to cancel the 10/13/08 Planning Commission meeting because it falls on a Township holiday - Columbus Day.**

**PRESENTATION OF NEW PLANS:** 1) Planning Modules for Becker Construction - Completion of Form 4A - Chairman Ruggiero will complete the Form 4A.

2) Larry Furtsch - Rainbow Lake Minor Subdivision Plan - Plan was submitted for the 09/22/08 P.C. meeting. \$300.00 fee paid. Brian Courtright, Surveyor, represented this plan combining Lots 118-126 into one lot. Each lot is approximately 1/2-acre each. Lisa Sparnon is in the process of doing a wetland delineation.

**PRESENTATION OF NEW PLANS (CONT):**

2) Larry Furtsch - Rainbow Lake Minor Subd. Plan (cont):  
A motion was made, seconded and carried (Holz/Demarest) to accept the  
Larry Furtsch - Rainbow Lake Minor Subdivision Plan, and to table the  
plan.

**TABLING OF PLANS:** A motion was made, seconded and carried (Holz/Schmoyer)  
to table the following plans: 1) George Sebring Estates Revised Final  
Plan; 2) Miller/Clubhouse Road Minor Subdivision Plan; 3) George Sebring  
Estates Revised Plan; 4) The Village at Iroquois Ridge REVISED Major  
Subdivision Prelim. Plan; 5) Pocono Manor Tentative PRD Preliminary Plan;  
and The Lands of The Spirit of Swiftwater, Inc. (Office).

**PRESENTATION OF PLANS FOR FINAL APPROVAL:**

1) The Martinell Land Dev. Plan was withdrawn. A letter  
verifying this information is on file with Pocono Twp.

2) 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 07/21/08 meeting accepted a**  
**90-day Waiver letter - until 10/19/08. The last P.C. mtg. is 09/22/08;**  
**the last Sup'v. mtg. is 10/06/08.** The plan was tabled at the 09/08/08 P.C.  
meeting. A 90-day Waiver letter was received.

A motion was made, seconded and carried (Holz/Ewing) to recommend that the  
Pocono Twp. Supervisors accept a 90-day Waiver Letter For the Nicholas P.  
Nicholas Final Minor Subdivision/Lot Combination Plan, and for the  
Planning Commission to table the plan.

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 09/08/08 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.

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 09/08/08 P.C. meeting. See above motion for tabling of the plan.

5) Pocono Creek Plaza Land Dev. Plan - Plan submitted for  
08/25/08 P.C. meeting. \$1,025.00 fee paid. The plan was tabled at the  
09/08/08 P.C. meeting. Lou Cozza, Niclaus Engineering Associates, Inc.,  
represented this plan proposing a minor modification of parking areas and  
construction of a canopy, walkway, and other associated site improvements  
for the existing building (formerly Gloria's Furniture Store) located on a  
3.40 gross acre parcel along Rt. 611, Tannersville. 74 parking spaces are  
provided.

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

6) Pocono Creek Plaza Land Dev. Plan (cont):

After discussion a motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Township Supervisors accept the Request for Modification from SALDO Section 2.106 - Preliminary Plan - for the Pocono Creek Plaza Land Dev. Plan.

A motion was made, seconded and carried (Cilurso/Demarest) to recommend that the Pocono Township Supervisors accept the Requests for Modification from SALDO Section 2.302.B.4 and Section 2.303.B.4 - Requiring applicant to show proposed and existing streets and lot layouts on immediately adjoining tracts that fall within 300' distance from the project boundary lines.

A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Township Supervisors accept the Request for Modification from SALDO Section 2.302.D.15 - Community Impact Analysis.

A motion was made, seconded and carried (Schmoyer/Ewing) to recommend that the Pocono Township Supervisors accept the Request for Modification from SALDO Section 2.400 - Guarantee of required improved improvements prior to Final Plan approval.

A motion was made, seconded and carried (Ewing/Demarest) to recommend that the Pocono Township Supervisors accept the Request for Modification from Section 3.210G - Requiring that the delineated boundary of wetland areas shall be properly fenced off.

A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Township Supervisors approve the Pocono Creek Plaza Final Land Dev. Plan for Final Approval, conditioned upon satisfactory completion of all outstanding requirements of the Twp. engineer's comment letter of 09/22/08.

The Twp. engineer is reviewing the Planning Modules for the Pocono Creek Plaza Final Land Dev. 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 09/08/08 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 09/08/08 P.C. meeting. **The Sup'v. at their 08/04/08 meeting accepted a 90-day Waiver letter - from**

**PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):**

Snyder Major Subdivision Preliminary Plan (Cont):

**08/04/08 to 11/02/08. The last P.C. mtg. is 09/22/08; the last Sup'v. mtg. is 10/20/08.** A 90-day Waiver Letter from 10/20/08 was received.

A motion was made, seconded and carried (Holz/Ewing) to recommend that the Pocono Twp. Supervisors accept the 90-day Waiver Letter from 10/20/08, and for the Planning Commission to table 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 09/08/08 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.** 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 09/08/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a Waiver letter until 10/17/08, as requested. The last P.C. meeting is 09/22/08; the last Sup'v. meeting is 10/06/08.** A Waiver letter until 12/15/08 was received.

A motion was made, seconded and carried (Holz/Ewing) to recommend that the Pocono Twp. Supervisors accept the Waiver letter for the Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision until 12/15/08.

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. 09/08/08 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:** 1) Silver Leaf Resorts -

Michael Brown, Silver Leaf Resorts, and Rocco Caracciolo, Pennoni Associates, Inc., presented a sketch plan showing the intentions of Silver Leaf Resorts for the development of the former Brookdale-on-the Lake property. The property is under contract with Starwood, and they have been given the opportunity to go forward with the permitting process. Buildings will be erected only along one side of the road; they propose a buffer away from the neighboring properties; a 100- setback is proposed. 432 new timeshare units are proposed; each building will have 12 units per building, they propose 7 different types of buildings. Smaller units will be 860 sq. ft.; middle-sized units will be 1255 sq. ft; larger units will be 1500 sq. ft. They have a stormwater management plan, and BMP requirements will be met. A 184,000 gpd sewer plant exists, which now uses

**POCONO TWP. PLANNING COMM. REGULAR MEETING MINUTES 09/22/08 PG.5**

**PRESENTATION OF SKETCH PLANS (CONT):** Silver Leaf Resorts (cont): 50,000 gpd. They outlined a proposed plan for the sewerage. The plan will be submitted in phases. Construction is tentatively planned for 2010. The Planning Commission thanked the gentlemen for their presentation.

**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 Tuesday, September 30, 2008, at the Pocono Twp. Municipal Building, Tannersville, PA. Pizza and Soda will be served.

**NEW BUSINESS:** 1) G. Holz is scheduled to represent the P.C. at the 10/06/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

3) It was noted that the Supervisors will appoint a new member to the Planning Commission at their 10/06/08 meeting.

**PUBLIC COMMENTS:** None

**ADJOURNMENT: A motion was made, seconded and carried (Ewing/Holz) to adjourn the Planning Commission meeting until Monday, 10/27/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary