

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF MARCH 24, 2008

A Regular meeting of the Pocono Township Planning Commission was held on March 24, 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; Wayne Pratt, Dennis Schmoyer; and Jane Cilurso were present.

Absent: None

Timothy McManus, Solicitor was present. David Horton, Twp. engineer, 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 03/10/08 Planning Commission Regular Meeting Minutes. S. Ewing abstained, as he was not present at the meeting.

BILLS: A motion was made, seconded and carried (Ewing/Holz) to forward the Secretary's bill for the month of March, 2008, to the Pocono Twp. Supervisors for payment.

CORRESPONDENCE: None

PRESENTATION OF NEW PLANS: 1) Donald J. Scheiner Final Minor Subdivision Plan – The plan was submitted 03/14/08 for the 03/24/08 P.C. meeting. \$300.00 fee paid. Mark Robbins, Martin & Robbins, represented the plan for subdivision of a 35' of his property so that the property adjoiner, William Fizette, will have a 50' future street. Mr. Fizette currently has a 15' strip, and has no plans for subdivision of his 51.3 acres at this time.

A motion was made, seconded and carried (Holz/Pratt) to accept the Donald J. Scheiner Final Minor Subdivision Plan.

WAIVER LETTERS: A motion was made, seconded and carried (Ewing/Holz) to recommend that the Pocono Township Supervisors accept the following Waiver letters:

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WAIVER LETTERS (CONT): 1) The Spirit of Swiftwater, Inc., Land Dev. Plan – 60 days from 03/10/08; 2) Pocono Manor Tentative PRD Preliminary Plan – until 06/30/08.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Ewing) to table the following plans: 1) Martinell Land Dev. Plan; 2) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 3) The Spirit of Swiftwater, Inc., Land Dev. Plan; 4) Snyder Major Subdivision Preliminary Plan, 5) Pocono Manor Tentative PRD Preliminary Plan; and 6) sanofi-pasteur – 138 KV Substation – Preliminary Land Dev. 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 03/10/08 P.C. meeting. The Sup'v. at their 02/04/08 meeting accepted a 90-day Waiver letter –until 05/04/08. The last P.C. meeting is 04/14/08; the last Sup'v. meeting is 04/21/08. 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 03/10/08 P.C. meeting. The Sup'v. at the 03/17/08 meeting accepted a Waiver letter until 04/18/08. The last P.C. meeting is 03/24/08; the last Sup'v. meeting is 04/07/08. A Waiver letter was not received.

A motion was made, seconded and carried (Holz/Demarest) to disapprove the Minor Subdivision of Lands of The Estate of George Howard Sebring unless a Waiver letter is received by the Pocono Township Supervisors on or before the April 7, 2008, deadline.

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 03/10/08 P.C. meeting. The Sup'v. at their 02/04/08 meeting accepted a 90-day waiver letter – until 05/04/08. The last P.C. meeting is 04/14/08; the last Sup'v. meeting is 04/21/08. 1.4794 acres C Zone Jim Freeman, HRG, Inc., and Craig Becker, owner, were present regarding the plan proposing a 5300 sq. ft. commercial warehouse/office building, consisting of the construction of a 4200 sq. ft. single-story building connected to a 1100 sq. ft. existing building. The existing house will remain as a rental unit. Other existing structures will be removed. Freeman presented revised plans and a response letter to the Twp. engineer's 01/14/08 review letter. The following items of the 01/14/08 Twp. engineer's letter were discussed:

#2 – SALDO Section 3.209.B.5 - Steep slope easement –
A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors grant an easement from SALDO Section #3.209.B.5, contingent upon receiving a written request.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

#11 – SALDO Section 2.302.D.12, Section 2.303.E.8 and Section 3.306 – Providing verification of Penn Dot’s approval or consent for all proposed improvements within a right-of-way under that agency’s jurisdiction. The HOP application has been submitted to Penn Dot.

#17 – SALDO Section 3.202.A – An approved E&S Control Plan by the MCCC shall be provided to Pocono Twp. for review. They will be submitting their revised E&S Control Plan to the MCCC within The next few days.

#25 – Submittal of a Lot Consolidation Plan with the LDP.
The Lot Consolidation plan is sheet 1 of 1 of the revised plan.

J. Freeman noted that there is one deed; one tax parcel ID. The property is described as two parcels on the deed. Those two parcels will be merged into one deed. A deed has been presented with new metes and bounds descriptions.

They explained the proposed sewer easement, which Mr. Becker agreed to sign. The Twp. engineer will review the revised plan, including the lot consolidation plan.

A motion was made, seconded and carried (Demarest/Holz) to table the C. L. Becker Construction, Inc., Land Dev. 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 03/10/08 P.C. meeting. The Sup’v. at their 03/17/07 meeting granted a 90-day Waiver request – from 03/17/08 – until 06/15/08. The last P.C. mtg. is 05/12/08; the last Sup’v. meeting is 06/02/08. 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) Quaker Ridge Estates Major Preliminary Subdivision Plan– formerly, Back Mountain Road Major Preliminary Subdivision – Plan was submitted 02/26/07 for 03/12/07 P.C. meeting. \$1,200.00 Plan fee paid. \$400.00 Stormwater Mgmt. fee paid. The plan was tabled at the 03/10/08 P.C. meeting. The Supervisors at their 03/17/08 meeting granted a Waiver request – until 06/15/08. The last P.C. meeting is 05/12/08; the last Sup’v. mtg. is 06/02/08. Sal Caiazza, Hanover Engineering, Inc., and Attorney Mark Wolfe represented this plan for a subdivision of a 455.449-acre parcel into 25 new, 2-acre minimum single-family dwelling lots, 2 open space lots, and a 366.5 acre remaining lands parcel.

S. Caiazza noted that they will provide 4’ wide paved shoulders (private). That will encourage the bicycle riders and pedestrians to use the shoulders instead of the roadway, thus provide better safety.

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PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

2) Quaker Ridge Estates Major Prelim. Subd. Plan (cont):

Lights will be provided at the intersections of the roads. The trails will go all of the way to the road on one of the sides – the side closest to the lights. The school bus pick-up areas will be well lit. In the event that development occurs on the other side of the road, there will also be 4' easements that will connect to the trails. Nothing will be constructed there at this time, but it will be reserved for the use of that community should it be developed.

After discussion, a motion was made, seconded and carried (Demarest/Holz) to table the Quaker Ridge Estates Major Preliminary Subdivision Plan.

3) Terry Martz Major Preliminary Subdivision Plan and Planning Modules – Plan submitted for 03/12/07 P.C. meeting. Fees paid: Plan fee \$525.00; Stormwater Mgmt. fee 325.00. The plan was tabled at the 03/10/08 P.C. meeting. The Sup'v. at their 02/04/08 meeting granted a 90-day Waiver request - until 05/04/08. The last P.C. meeting is 04/14/08; the last Sup'v. meeting is 04/21/08.

Donna Alker, Achterman Associates, and Terry Martz, owner, represented this plan to combine two parcels (totaling 50 acres), and subdivide the combined parcel into eleven residential building lots with 2,820 feet of new roads. A 2,100-foot long cul de sac is proposed. The site has an existing house, a small pond on-site, and two existing private right-of-ways which provide access to surrounding residential properties. R-1 zone Location: Off Cherry Lane Road.

There was discussion re the Twp. engineer's comment letter of 03/06/08, including the length of the cul de sac, and plowing of snow issues associated with the cul de sac. (The engineer agreed to draw a snowplow easement on the plan.) Also discussed was a 20' cartway and a 4' paved area that would be a walkway identified by a striped line. The existing pond will connect to a detention basin. The detention basin will have a 4' fence around it. They have been in touch with the Army Corps of Engineers regarding the pond. They will defer on-lot grading and stormwater culverts until the final plan submission. A note will be added to the plan stating that they intend to offer the roads for dedication to Pocono Twp., but that a Property Owners Association will be responsible for the roads, if the Twp. does not accept their offer. They will submit a formal request for the Requests for Modification they are seeking.

The Twp. Solicitor will send a letter to Penn Dot regarding their requirement to have a form from that agency completed.

A motion was made, seconded and carried (Demarest/Holz) to table the Terry Martz Major Preliminary Subdivision Plan.

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PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

4) 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 03/10/08 P.C. meeting. A 60-day Waiver letter dated 01/28/08 was faxed to the Twp. on 03/10/08. The Sup'v. at their 03/17/08 meeting disapproved the plan unless a Waiver letter is received within 7 days from the date of 03/17/08. A 60-day extension letter from 03/10/08 was received – until 05/09/08. The last P.C. meeting is 04/28/08; the last Sup'v. meeting is 05/05/08. See above motion for recommendation of the 60-day Waiver letter and for tabling of the plan.

5) 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 03/10/08 P.C. meeting. The Sup'v. at their 03/17/08 meeting granted a 90-day Waiver letter – until 06/15/08. The last P.C. mtg. is 05/12/08; the last Sup'v. mtg. is 06/02/08. See the above motion for tabling of the plan.

6) 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 03/10/08 P.C. meeting. The last P.C. meeting is 04/14/08; the last Supervisors' meeting is 04/21/08. The time extension had been accepted until 04/30/08. The P.C. received another time extension dated 03/24/08 – until 06/30/08. See above motions for tabling of the plan and for recommendation of the requested time extension.

7) sanofi pasteur – 138 KV Substation – Preliminary Land Dev. Plan - \$500.00 Plan fee paid. \$300.00 Stormwater Mgmt. fee paid. Plan was submitted 11/02/07 for the 11/14/07 P.C. meeting. The plan was tabled at the 03/10/08 P.C. meeting. The Supervisors at their 02/04/08 meeting accepted a 90-day Waiver letter until 05/04/08. The last P.C. meeting is 04/14/08; the last Sup'v. meeting is 04/21/08. See the above motion for tabling of the plan.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: 1) The Spirit of Swiftwater Conditional Use Hearing (Shopping Center) was held on 02/19/08 at 6:00 p.m. before the Pocono Twp. Supervisors at the Pocono Twp. Municipal Building, Tannersville, PA. The Supervisors will schedule a Special Meeting in the very near future for the decision on this Hearing.

2) The Spirit of Swiftwater Setback Variance Application – A Hearing is scheduled before the Pocono Twp. Zoning Hearing Board on 03/27/08 at 6:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

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PRESENTATION OF VARIANCE, ETAL, APPLICATIONS (CONT):

3) Martinell Variance Application – A Hearing is scheduled before the Pocono Twp. Zoning Hearing Board on 03/27/08 at 6:30 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.

UNFINISHED BUSINESS: The Planning Commission, Supervisors, and other applicable parties will meet on 03/31/08 at 6:00 p.m. at the Pocono Twp. Municipal Building for a joint work session regarding Township ordinances.

NEW BUSINESS: 1) W. Pratt is scheduled to represent the P.C. at the 04/07/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building. If he is unable to attend, another P.C. member will attend.

COMMENTS: None

ADJOURNMENT: A motion was made, seconded and carried (Holz/Schmoyer)to adjourn the Planning Commission meeting until Monday, 04/14/08 at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary