

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF May 12th, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on May 12th, 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, and Dennis Schmoyer were present.

Absent: Jane Cilurso

Todd Weitzmann, Solicitor, Arron Sisler, Twp. engineer, and Steve Meylach 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/Pratt) to approve the 04/28/08 Planning Commission Regular Meeting Minutes.

BILLS: None

CORRESPONDENCE: None

CHANGE OF MEETING DATE: The next Planning Commission meeting is scheduled for 5/26/2008, Memorial Day. A motion was made, seconded and carried (Holz/Schmoyer) to cancel the 5/26/2008 meeting. The next Planning Commission meeting will be 6/09/2008.

PRESENTATION OF NEW PLANS: None

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Pratt) to table the following plans: G. 1) Martinell Land Dev. Plan; G.2) Minor Subdivision of Lands of the Estate of George Howard Sebring and Planning Modules G.5) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan, H.1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan H.2) The Spirit of Swiftwater, Inc., Land Dev. Plan; and H.3) 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. mtg. \$680.00 Plan fee paid. The plan was tabled at the 04/28/08 P.C. mtg. **The Sup'v. at their 04/21/08 meeting accepted a 90-day Waiver letter -until 07/20/08. The last P.C. mtg. is 06/23/08; the last Sup'v. mtg. is 07/07/08.** See motion above for tabling.

PRESENTATION OF PLANS FOR FINAL APPROVAL CONT:

2) Minor Subdivision of Lands of the Estate of George Howard Sebring and Planning Modules - \$300.00 Plan fee paid. Plan submitted 08/17/07 for 08/27/07 P.C. meeting. The plan was tabled at the 04/28/08 P.C. meeting. **The Sup'v. at the 04/07/08 mtg. accepted a 90-day Waiver letter - until 07/06/08. The last P.C. mtg. is 06/09/08; the last Sup'v. mtg. is 06/16/08.** See motion above for tabling.

3) C. L. Becker Construction, Inc., Land Dev. Plan - \$500.00 Plan fee paid. Plan submitted 09/14/07 for 09/24/07 P.C. meeting. Plan was tabled at the 04/28/08 P.C. meeting. **The Sup'v. at the 04/21/08 mtg. accepted a 60-day Waiver letter - until 06/20/08. Last P.C. mtg. is 06/09/08; the last Sup'v. mtg. is 06/16/08.** Deanna Schmoyer, HGR, Inc. updated the commission on the plan. Deanna Schmoyer recently replaced James R. Freeman, formerly of HRG Engineering, Inc. as project manager for the plan. There are a few outstanding comments from the Boucher & James, Inc. letter of 4/18/2008 that needed to be addressed. She requested the plan be tabled until the 06/09/2008 Planning Commission meeting. A motion was made, seconded and carried (Holz/Demarest) to table the C.L. Becker Construction, Inc., Land Dev. Plan.

4) Final Minor Subdivision, Property Combination Plan Lands of Peechatka - \$300.00 Plan fee paid. Plan submitted for the 04/14/08 P.C. mtg. The plan was tabled at the 04/28/08 P.C. meeting. Barry Tompkins, P.L.S./BTT Associates, Inc. represented the plan. Mr. Tompkins asked the board if comment #5, and #10 included the existing driveway on the property and if the full design of the proposed driveway would have to be placed on the plan at this time. The board did not feel that the existing driveway should be included and that the proposed future driveway shall be designed at the time of construction. A motion was made, seconded and carried (Holz/Demarest) to table the plan.

5) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan - Plan submitted 04/18/08 for 04/28/08 P.C. meeting. \$300.00 Plan fee paid. The plan was tabled at the 04/28/08 P.C. meeting. See motion above for tabling.

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:

1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan - 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 04/28//08 P.C. mtg. **The Sup'v. at their 03/17/07 meeting granted a 90-day Waiver request from 03/17/08 to 06/15/08. The last P.C. mtg. is 05/12/08; the last Sup'v. mtg. is 06/02//08. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone change.** Discussion followed as to recommending waiver letters without a representative of the plan to explain the status. Todd Weitzmann, solicitor suggested the board notify applications of any change of procedure in waiver request. A motion was made, seconded and carried (Holz/Pratt) to recommend that the Pocono Township Supervisors accept the time extension Waiver letter for 30-days instead of 90-days for the Village at Iroquois Ridge Major Subdivision Plan. See motion above for tabling.

PRESENTATION OF PLANS FOR PRELIMINARY CONT:

2) The Spirit of Swiftwater, Inc., Land Dev. Plan - \$2,057.00 plan fee paid. Plan was submitted 04/27/07 for 05/14/07 P.C. mtg. 1 RFM The plan was tabled at the 04/28/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting granted a 60 day Waiver letter from 05/09/08 until 07/08/08. The last P.C. mtg. is 06/23/08; the last Sup'v. mtg. is 07/07/08.** See motion above for tabling.

3) Snyder Major Subdivision Preliminary Plan - \$1,650.00 fee paid. Plan submitted 07/13/07 for 07/23/07 P.C. meeting. The plan was tabled at the 04/28/08 P.C. meeting. **The Sup'v. at their 03/17/08 meeting granted a 90-day Waiver letter - 06/15/08. The last P.C. mtg. is 05/12/08; the last Sup'v. mtg. is 06/02/08. A time extension waiver letter was not received. A motion was made, seconded, and carried (Demarest/Holz) to recommend the Pocono Township Supervisor's disapprove the Snyder Major Subdivision Plan unless a time extension waiver is received before their 6/02/2008 meeting.**

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. Plan was tabled at the 04/28/08 P.C. meeting. **The Sup'v. at their 04/07/08 meeting granted an extension until 06/30/08, as requested. The last P.C. meeting is 06/09/08; the last Sup'v. meeting is 06/16/08.** See motion above for tabling.

PRESENTATION OF SKETCH PLANS: NONE

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:

1) Larry Furtsch Variance Application for Setback - Hearing will be held before the Pocono Township Zoning Hearing Board on May 15th, 2008 at 6:00p.m. at the Pocono Township Municipal Building, Tannersville, Pa.

Open discussion followed as to input of the Planning Commission for variance applications.

UNFINISHED BUSINESS:

1) Mr. Carson Helfrich, planner, met with the applicable parties for a joint work session regarding Township ordinances on May 8th, 2008. He is currently reviewing the SALDO and will be presenting information for review in approximately three weeks time.

NEW BUSINESS: D. Schmoyer is unable to represent the P.C. at the 5/19/2008 Sup'v meeting. W. Pratt will represent the P.C. in his place.

ADJOURNMENT: D. Schmoyer made a motion, seconded by W. Pratt to adjourn the meeting at 7:55 p.m. until June 9th, 2008.

Respectfully submitted

Pamela Finkbeiner

Acting Secretary

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