

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING OF JULY 28, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on July 28, 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; Gordon Holz; Dennis Schmoyer; and Jane Cilurso were present.

Absent: Robert Demarest; Scott Ewing  
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 (Schmoyer/Holz) to approve the 07/14/08 Planning Commission Regular Meeting Minutes.

**BILLS:** A motion was made, seconded and carried (Holz/Schmoyer) to forward the Planning Commission Secretary's invoice for the month of July, 2008, to the Supervisors for payment.

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

**PRESENTATION OF NEW PLANS:** None

**TABLING OF PLANS:** A motion was made, seconded and carried (Holz/Schmoyer) to table the following plans: 1) Martinell Land Dev. Plan; 2) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan; 3) Miller/Clubhouse Road Minor Subdivision Plan; 4) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 5) The Spirit of Swiftwater, Inc., Land Dev. Plan; 6) Pocono Manor Tentative PRD Preliminary Plan, 7) Shiro Restaurant Land Dev. As-Built Plan; 8) the Lands of The Spirit of Swiftwater, Inc. (Office).

**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 07/14/08 P.C. meeting. **The Sup'v. at their 07/07/08 meeting accepted a 90-day Waiver letter -until 10/04/08. The last P.C. meeting is 09/08/08; the last Sup'v. meeting is 09/15/08.** See above motion for tabling of the plan.

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

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 07/14/08 P.C. meeting. See above motion for tabling of 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 07/14/08 P.C. meeting. **The 90-day time requirement expires on 09/07/08. The last P.C. meeting is 08/25/08; the last Sup'v. meeting is 09/01/08 (Holiday).** See the above motion for tabling of the plan.

4) Shiro Restaurant Land Dev. Final As-Built Plan \$1,100.00 Plan fee paid; \$300.00 Stormwater fee paid. 7 RFMs The plan was tabled at the 07/14/08 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 07/14/08 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 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 07/14/08 P.C. meeting. **The Sup'v. at their 07/07/08 meeting accepted a 60-day Waiver letter from 07/08/08 until 09/06/08. The last P.C. meeting is 08/25/08; the last Sup'v. meeting is 09/01/08.** 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 07/14/08 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.** A 90-day Waiver letter was received.

A motion was made, seconded and carried (Schmoyer/Holz) to recommend that the Pocono Twp. Supervisors accept the 90-day Waiver letter for the Snyder Major Subdivision Preliminary Plan, as requested, and for the P.C. to table the plan.

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

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 07/14/08 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.

5) 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 07/14/08 P.C. meeting. **The 90-day time requirement expires 09/07/08. The last P.C. mtg. is 08/25/08; The last Sup'v. mtg. is 09/01/08 (Holiday).** Arthur Berry, owner, and Nate Oiler, RKR Hess Associates, Inc., and Tad Skoczynski, Aquatic Development Group, Inc., and Atty. Ralph Maturgia represented the plan. A. Berry presented information regarding the proposed project, including: 413 rooms; ski-in-ski out resort with complete access to the ski area; steep slopes; existing road - Massad Road; overlooks the tubing area; will be the only resort of its kind in the nation; \$1,500,000. Economic impact - as per the Mon. Cty. Plan. Comm.; no additional children added to the school system; possible 300-400 new jobs - many of them full-time jobs; the present 700-car parking lot will be used for the location of this facility; the hotel will be sprinkled with a wet system; Camelback Security will monitor the fire lanes; the water park will be restricted to the hotel guests; 639 parking spaces will be available - 13 handicap spaces - 2 van accessible spaces; will seek a Variance from the ZHB regarding off-street truck loading and unloading space; existing sewage treatment plant's capacity is 400,000 gpd; existing wells will supply water.

The NPDES permit has been submitted to the MCCD. They have met with the DEP re the Planning Modules; a sewer extension permit is forthcoming. They are working with Penn Dot regarding the traffic issues - attempting to work out a plan to handle the traffic from Rt. 80 to the Crossings. They will have an internal shuttle service to take the guests to other resorts or businesses.

S. Meylach, Twp. ZO, noted that he does not feel that the project is a regional impact. D. Horton, Twp. Engineer, is reviewing the traffic impact study.

After discussion, a motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors approve a Request For Modification, as follows: 1) From SALDO Table 3-1 - Design Standards for Streets - (They are requesting a 25 mph speed limit for Massad Road) - with the condition that they include some type of traffic calming measure, if possible.

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

5) Camelback Hotel and Waterpark -LDP & Minor Subd. (cont)

A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Pocono Twp. Supervisors approve a

Request for Modification, as follows: 1) From SALDO Section 3.209 - Requiring that no more than 35% of the original ground within any designated steep slope area on the property be disturbed by grading, filling, or by other means.

(The applicant is proposing grading which will result in new steep slope areas that will be vegetated by E&S Control methods.)

The Pocono Twp. Zoning Hearing Board will render a decision on the Camelback Corp. Height Variance application on July 31, 2008. The decision will be entered on the plan.

6) The Lands of The Spirit of Swiftwater, Inc., (Office)

The plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. \$1,530.00 plan fee paid. The plan was tabled at the 07/14/08 P.C. meeting. See above motion for tabling of the plan.

**PRESENTATION OF VARIANCE, ETAL, APPLICATIONS:** 1) Farda Realty Height Variance Application - A Hearing before The Pocono Twp. Zoning Hearing Board is scheduled for 07/31/08 at 6:00 p.m. at the Pocono Twp. Municipal Building.

**UNFINISHED BUSINESS:** 1) Mr. Carson Helfrich, planner, met with the applicable parties for a joint work session regarding Township ordinances on May 08, 2008 and July 1, 2008. The next Joint Work Session will be held at 6:00 p.m. on July 29, 2008, at the Pocono Twp. Municipal Building, Tannersville, PA. Pizza and Soda will be served.

2) No comments have been received from the Monroe County Planning Commission regarding the Pocono Twp. Act 167.

**NEW BUSINESS:** 1) J. Cilurso is scheduled to represent the P.C. at the 08/04/08 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 (Holz/Schmoyer) to adjourn the Planning Commission meeting until Monday, 08/11/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.**

Respectfully submitted:

Jane Cilurso, Secretary

