

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF MARCH 10, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on March 10, 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; new member Dennis Schmoyer; and Jane Cilurso were present.

Absent: Scott Ewing, Wayne Pratt

Dennis Schmoyer, a new Planning Commission member was introduced. Dennis was officially appointed to the Planning Commission at the 03/03/08 Supervisors' Meeting. Dennis is a contractor, bring much experience with plans and knowledge of Pocono Township.

Timothy McManus, Solicitor was present. David Horton, Twp. engineer, was not 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/Demarest) to approve the 02/25/08 Planning Commission Regular Meeting Minutes.

BILLS: None

CORRESPONDENCE: None

PRESENTATION OF NEW PLANS: None

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

1) Minor Subdivision of Lands of the Estate of George Howard Sebring and Planning Modules - for 30 days - to 04/14/08; 2) The Village of Iroquois Ridge Major Subdivision Preliminary Plan - for 90 days from 03/17/08; 3) Quaker Ridge Estates Major Preliminary Subdivision - 90 days from 03/17/08; 4) The Spirit of Swiftwater, Inc., Land Dev. Plan - 60 days from 03/17/08; 5) Snyder Major Subdivision Preliminary Plan - 90 days from 03/10/08.

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TABLING OF PLANS: A motion was made, seconded and carried (Holz/Demarest) to table the following plans: 1) Martinell Land Dev. Plan; 2) Minor Subdivision of Lands of the Estate of George Howard Sebring and Planning Modules; 3) The Village at Iroquois Ridge Major Subdivision Preliminary Plan; 4) Quaker Ridge Estates Major Preliminary Subdivision; 5) Terry Martz Major Preliminary Subdivision Plan; 6) The Spirit of Swiftwater, Inc., Land Dev. Plan; 7) Snyder Major Subdivision Preliminary Plan, 8) Pocono Manor Tentative PRD Preliminary Plan; and 9) 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 02/25/08 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 02/25/08 P.C. meeting. **The Sup'v. at the 02/19/08 meeting accepted a Waiver letter until 03/17/08. The last P.C. meeting is 03/10/08; the last Sup'v. meeting is 03/17/08.** See the above motion for recommendation of the 30-day Waiver letter - 04/14/08 - and for tabling of 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 02/25/08 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.

4) Swiftwater Relo Preliminary/Final Land Dev. Plan - \$550.00 Plan fee paid. Plan submitted 01/04/08 for 01/14/08 P.C. meeting. 1 RFM The plan was tabled at the 02/25/08 P.C. meeting. **The 90-day time requirement expires 04/13/08. The last P.C. meeting is 03/24/08; the last Sup'v. meeting is 04/07/08.** 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 02/25/08 P.C. meeting. **The Sup'v. at their 12/17/07 meeting granted a 90-day Waiver request - from 01/07/08 - until 04/06/08. The last P.C. mtg. is 03/10/08; the last Sup'v. meeting is 03/17/08. 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 a recommendation of the 90-day Waiver letter from 03/17/08 and for tabling of the plan.

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PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

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 02/25/08 P.C. meeting. **The Supervisors at their 02/04/08 meeting granted a Waiver request - until March 31, 2008. The last P.C. meeting is 03/10/08; the last Sup'v. mtg. is 03/17/08.** See the above motion for recommendation of the 90-day Waiver letter from 03/17/08 and for tabling of the 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 02/25/08 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.** See the above motion for tabling of the plan.

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 02/25/08 P.C. meeting. **The Sup'v. at their 02/04/08 meeting granted a 60-day Waiver letter - until 04/04/08. The last P.C. meeting is 03/10/08; the last Sup'v. meeting is 03/17/08. A 60-day Waiver letter was received.** See the above motion for recommendation of the 60-day from 03/17/08 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 02/25/08 P.C. meeting. **The Sup'v. at their 01/07/08 meeting granted a 90-day Waiver letter - until 04/06/08. The last P.C. mtg. is 03/10/08; the last Sup'v. mtg. is 03/17/08.** See the above motion for recommendation of the 90-day Waiver letter from 03/10/08 and 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 02/25/08 P.C. meeting. **The last P.C. meeting is 04/14/08; the last Supervisors' meeting is 04/21/08. The time extension has been accepted until 04/30/08.** See the above motion for tabling of the plan.

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 02/25/08 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 make a decision in the near future.

PRESENTATION OF 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) R. Demarest is scheduled to represent the P.C. at the 03/17/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building.

COMMENTS: None

ADJOURNMENT: A motion was made, seconded and carried (Holz/Demarest) to adjourn the Planning Commission meeting until Monday, 03/24/08 at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary