

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF JUNE 23, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on June 23, 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; Dennis Schmoyer; and Jane Cilurso were present.

Absent: Wayne Pratt

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 and seconded (Holz/Ewing) to approve the 06/09/08 Planning Commission Regular Meeting Minutes.

BILLS: A motion was made, seconded and carried (Demarest/Schmoyer) to recommend that the Pocono Twp. Supervisors approve payment of the Planning Commission Secretary's invoice for the month of June, 2008.

CORRESPONDENCE: None

PRESENTATION OF SKETCH PLANS: 1) Monroe Campus - Northampton Community College - Presenters were Jamie Keener, HRG, Inc.; Dr. Matthew Connell, Northampton Community College; Mark Kulp, Northampton Community College; and Jim Hanna, D'Huy Engineering. Representatives from Pennoni Engineering, Inc., and Strunk-Albert, Inc., were also present.

J. Keener gave a presentation, along with information from Dr. Matt Connell and Jim Hannon, noting that the proposed project Will be located along Rt. 715 and Railroad Drive, has great views, C zone, has glacial-till type soils which are suitable for on-lot septic and stormwater infiltration. They will be in a regional impact development according to Section #516 of the Pocono Twp. Zoning Ordinance, and will apply for a Conditional Use. They will do this prior to or in conjunction with the land development submittal. They will request a waiver to do preliminary and final together. Pocono-Jackson Water Authority will serve the property. They will meet with BCRWA

SKETCH PLANS (CONT) :

for connection for fire flow; will have a tank and a pump to pump water to the elevations for the buildings. They would like to connect to central sewage; would like to obtain a firm date.

24 test pits were dug; looking to use on-lot systems on a temporary basis. They will meet with DEP and the Twp. SEO re the test pits which were dug. They would like to occupy the site in 2010; plan to submit plans by the middle of August, 2008.

2,000 students are expected, with maximum capacity of 4,000.

Discussed height for roofs with the Twp. ZO. 190,000 sq. ft. of development on approximately 71 acres is proposed. Two access Points - one off 715 and second one off Railroad Avenue; have had meetings with Penn Dot. Looking to build "Green"; looking at LEAD-type alternatives (Leadership, Engineering, and Architecture Design). Three building are proposed - Enrollment

Center, Student Life Center, and Classroom Row. The Twp. Ordinance requires 418 parking spaces; they propose 1500 spaces.

Will be using Best Management Practices for stormwater management. The proposed septic area can be converted to ballfields and a multipurpose field when central sewage is available.

The Planning Commission members thanked them for the very informative presentation.

PRESENTATION OF NEW PLANS: 1) The Lands of The Spirit of Swiftwater, Inc., (Office) -Plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. \$1530.00 plan fee paid. Atty. Geoffrey Worthington, Empire Construction, Inc., represented the plan. He noted that a meeting was held with the Pocono Twp. Supervisors, Solicitor Timothy McManus, Twp. Engineer, David Horton; Penn Dot Traffic engineers; Anthony Maula and Geoffrey Worthington, Empire Construction, Inc.

Atty. Worthington explained that the option of pulling the office building off of the plan and submitting a plan for the retail center only was discussed at that meeting. It was agreed that a site plan could be submitted for just the retail center. The existing plan was revised to show the retail center minus the office building. The new plan shows the office building as a separate plan subject to a separate access - alignment with a bridge across the Swiftwater Creek. This access will then serve both the office and retail Center. Atty. Worthington noted that the applicant's intention is to proceed with the existing plan - retail center only - and get that up and running prior to making physical changes for approval of the second plan.

Much discussion followed. D. Horton, Twp. engineer, noted that one of the items Penn Dot discussed was a possible turning lane permitting them to make a U-turn, as well as a deceleration lane in front of the property. However, Penn Dot has not submitted anything in writing to date.

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NEW PLANS (CONT): 1) The Lands of The Spirit of Swiftwater, Inc. (Office) Land Dev. Plan (cont):

A motion was made, seconded (Holz/Ewing) that effective as of this date (June 23, 2008) the Pocono Twp. Planning Commission will accept the Lands of The Spirit of Swiftwater, Inc. (Office) Plan, subject to 1) Solicitor McManus' approval of the acceptance and that this plan approval will not overtake the retail center plan approval. The applicant will agree to accept the determination of the Solicitor McManus regarding any conflict between this plan and the existing retail center plan. 2) The applicant will add a Covenant that approval to the Office plan will not precede approval of the retail center plan. Yea: Ewing, Holz, Schmoyer, Cilurso. Nay: Ruggiero, Demarest.

WAIVER LETTERS: A motion was made, seconded and carried (Holz/Schmoyer) to recommend that the Waiver letters be recommended for acceptance, as follows:

- A) Martinell Land Dev. Plan - 90 days
- B) The Spirit of Swiftwater, Inc., Land Dev. Plan - 60 days - from July 8, 2008 to September 6, 2008.

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Schmoyer) 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) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan; 4) Miller/Clubhouse Road Minor Subdivision Plan; 5) The Village at Iroquois Ridge Major Subdivision Preliminary 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) Camelback Hotel and Waterpark - Land Dev Plan and Minor Subdivision 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 06/09/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting accepted a 90-day Waiver letter -until 07/20/08. The last P.C. meeting is 06/23/08; the last Sup'v. meeting is 07/07/08.** See above motion for recommendation of the 90-day Waiver and 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 06/09/08 P.C. meeting. **The Sup'v. at the 06/16/08 meeting accepted a 90-day Waiver letter - until 09/14/08. 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.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

3) 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 90-day time requirement expires 07/27/08; the last P.C. meeting is 07/14/08; the last Sup'v. meeting is 07/21/08.** The plan was tabled at the 06/09/08 P.C. meeting. See the above motion for tabling of the plan.

4) 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 06/09/08 P.C. meeting. See the 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 06/09/08 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 06/09/08 P.C. meeting. **The Sup'v. at their 04/21/08 meeting accepted a 60-day Waiver letter from 05/09/08 until 07/08/08. The last P.C. meeting is 06/23/08; the last Sup'v. meeting is 07/07/08.** See the above motion for recommendation of a 60-day Waiver and 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 06/09/08 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.** See the above motion for tabling of the plan.

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 06/09/08 P.C. meeting. **The Supervisors at the 05/19/08 meeting granted an extension until 08/31/08, as requested. The last P.C. meeting is 08/11/08; the last Sup'v. meeting is 08/18/08.** See the 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. The plan was tabled at the 06/09/08 P.C. meeting. RFMs See the above motion for tabling of the plan.

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: None

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, met with the applicable parties for a joint work session regarding Township ordinances on May 08, 2008. Revisions to the SALDO were sent to the P.C. members for review and discussion at the 07/01/08 Joint Work Session to be held at 6:00 p.m. 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) D. Schmoyer is scheduled to represent the P.C. at the 07/07/08 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, 07/14/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary