

POCONO TOWNSHIP SUPERVISORS
MINUTES OF THE REGULAR MEETING
June 15th, 2009 7:00 p.m.

The Regular Meeting of the Pocono Township Supervisors was held on June 15th, 2009, at the Pocono Township Municipal Building, Tannersville, Pa., and was opened by Chairwoman, Jane Cilurso, at 7:00 p.m. followed by the Pledge of Allegiance.

ACKNOWLEDGEMENT OF COMMENTS RE RESIDENTS: Chairwoman J. Cilurso noted that each visitor has the right to comment at this time or before any action is taken on the matter.

NOTICE OF MEETING TIMES: J. Cilurso welcomed the audience and thanked them for attending. She noted the regularly scheduled Supervisors meetings are held on the 1st and 3rd Monday of each month at 7:00 p.m. unless rescheduled.

ROLL CALL: Jane Cilurso, present; and Harold Werkheiser, present. John Bramley, absent.

Timothy McManus, Township Solicitor, Aaron Sisler, Boucher & James Engineering, Inc., Pamela Finkbeiner, Recording Secretary, Steve Meylach, Zoning Officer, and Dennis Keesler, Sewage Enforcement Officer, were present.

MINUTES: H. Werkheiser made a motion, seconded by J. Cilurso, to approve the minutes of the 06/01/2009 regular supervisors' meeting and the minutes of the 06/09/2009 special meeting. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

BILLS: H. Werkheiser made a motion, seconded by J. Cilurso, to approve the semi-monthly bills for payment. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

COMMUNICATIONS: All communications pertained to the plans and were addressed when the plans were presented.

BIDS:

- 1) A Bid is being advertised for the sale of a 2001 John Deere Gator (AS IS), Serial #W004X2X038793 - 3127 Hours - Electric Lift, bed liner, and tow hitch for opening and reading aloud at the 07/06/09 Sup'v. meeting.
- 2) Bids will be advertised for Line Painting and Stop Bars and Arrows for opening and reading aloud at the 07/06/2009 Sup'v. meeting.

SEO REPORT: D. Keesler, Twp. SEO reported on inspections and permits issued. He is continuing to work with RKR Hess to identify existing sewage areas for the next phase of the sewage line construction. A full copy of his report is on file and available at the township.

ZO OFFICER REPORT: Steve Meylach, ZO Officer reported 28 permits were issued, continued work on review of ordinances, and various meetings attended. A full copy of his report is on file and available at the township.

NEW PLANS:

- 1) The Village at Iroquois Ridge Major Subdivision Preliminary Plan - The Pocono Township Planning Commission recommended Conditional Approval. The 90 - day time requirement date expires 08/16/2009. The last Sup'v. mtg. is 08/03/09. Deanna Schmoyer, HRG Engineering, Inc. represented the plan. The developer proposes to combine two (2) tracts and subdivide the combined parcel (214.18 acres) into eighteen (18) new residential building lots, two (2) open space lots, and one (1) remaining lot for future development. The site is located off of Sullivan Trail with two entrances and a third emergency access road. Four RFM's were previously approved. Conditions of the Twp. Engineer's letter of 05/11/09 are being addressed. Note # 8 of the letter will be entered on the plan noting that when the right-of-way goes through, the lot will be a regular lot as opposed to an irregular lot.
H. Werkheiser made a motion, seconded by J. Cilurso, to table the Village at Iroquois Ridge Major Subdivision Preliminary Plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.
- 2) The Village at Iroquois Ridge Major Subdivision Planning Modules - The Pocono Twp. Planning Commission recommended acceptance for forwarding to DEP. D. Keesler, Twp. SEO had met with Deanna Schmoyer concerning the amount of bedrooms proposed in the Planning Modules. After discussion with the developer, the Planning Modules will be changed from three (3) bedrooms to four (4) bedrooms. Deanna Schmoyer will revise the Planning Modules and pay the additional fee.
H. Werkheiser made a motion, seconded by J. Cilurso, to approve Resolution #553 - Village of Iroquois Ridge Major Subdivision Planning Modules for forwarding to DEP subject to the condition that Planning Modules are revised to show four (4) bedrooms and additional fee paid. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

TABLING OF PLANS: H. Werkheiser made a motion, seconded by J. Cilurso, to table the Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan, Sanofi Pasteur - 138 KV Substation Final Lot Consolidation Plan, Sanofi Pasteur Final Lot Combination Plan - South Campus, RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan and Camelback Hotel and Waterpark Prelim/Final Land Dev. Plan and Minor Subdivision Plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

ONGOING PLANS:

- 1) Steve Basick Lot Combination Plan - Plan was submitted for 09/15/2008 Sup'v. meeting. \$300.00 fee paid. The plan was tabled at the 06/01/2009 Sup'v. meeting. The Time Extension expires 06/15/2009. A 90 - day Time Extension request letter was received.
H. Werkheiser made a motion, seconded by J. Cilurso, to accept the 90 - day Time Extension Letter and to table the Steve Basick Lot Combination Plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

- 2) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan - The Pocono Township Planning Commission recommended Conditional approval of the plan for final. The plan was tabled at the 06/01/2009 Sup'v. meeting. The 90 - day Time Extension expires on 09/12/2009. The last Sup'v. meeting is 09/07/2009 (Holiday). See motion above for tabling.
- 3) Sanofi Pasteur - 138 KV Substation Final Lot Consolidation Plan - Plan submitted 11/07/2008 for 11/17/2008 Sup'v. Meeting. \$300.00 Plan fee paid. Plan was tabled at the 06/01/2009 Sup'v. meeting. The Sup'v. accepted a time extension until the 07/06/2009 meeting. See motion above for tabling.
- 4) Sanofi Pasteur Final Lot Consolidation Plan - South Campus - \$300.00 fee paid. Submitted on 12/22/08 for the 01/20/09 Sup'v. meeting. Plan was tabled at the 06/01/2009 Sup'v. meeting. The Sup'v. accepted a time extension until 07/06/2009. See motion above for tabling.
- 5) RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan - \$500.00 Fee paid. Plan was submitted on 01/16/2009 for the 01/26/2009 P.C. mtg. The P.C. recommended conditional approval of the plan at their 02/23/2009 meeting. The plan was tabled at the 06/01/2009 Sup'v. meeting. The Sup'v. accepted a time extension letter until 07/19/2009. The last Sup'v. meeting is 07/06/2009. See motion above for tabling.
- 6) Camelback Hotel and Waterpark Prelim/Final Land Dev. Plan and Minor Subdivision Plan - The P.C. recommended disapproval on the Land Dev. Plan and approval on the Minor Subdivision Plan at their 03/23/09 meeting. Plan was submitted to the Sup'v. on 04/06/2009. The plan was tabled at the 06/01/2009 Sup'v. meeting. The Sup'v. accepted a time extension letter until 07/06/09. See motion above for tabling.
- 7) Final Minor Subdivision/Lot Line Adjustment Plan for Jason A. and Ashleigh A. Snyder - Plan submitted at the 06/01/2009 Sup'v. meeting. Brian D. Courtright, PLS represented the plan. The owners propose to adjust a common lot line between two properties. Owners of the larger lot (24.43 acres) are in the process of building a seconded home on the property. The property is not proposed to be subdivided. Four (4) requests for modifications are requested.
SALDO SEC. 3.210.A - Wetland delineation
SALDO SEC. 2.305.D.16 - Steep Slopes
SALDO SEC. 3.208.E - Private Access Street
STORMWATER ORDINANCE 138, SEC. 402 - Over 5,000 ft.
Pocono Twp. Eng. Recommended a Covenant was recommended to be added to the plan which states that any additional development to either of these lots requires a Drainage Plan in accordance with Ordinance 138. H. Werkheiser made a motion, seconded by J. Cilurso, to approve the RFM's for SALDO SEC. 3.210.A - Wetland delineation, SALDO SEC. 2.305.D.16 - Steep Slopes, SALDO SEC. 3.208.E - Private Access Street, and STORMWATER ORDINANCE 138, SEC. 402 - Over 5,000 ft. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

ONGOING PLANS-SNYDER-CONT.

H. Werkheiser made a motion, seconded by J. Cilurso, to approve the Final Minor Subdivision/Lot Line Adjustment Plan for Jason A. and Ashleigh A. Snyder with conditions:

A. A Covenant will be added to the plan which states that any additional development to either of these lots requires a Drainage Plan in accordance with Ordinance 138.

B. All professional fees paid.

Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

TIME EXTENSION LETTERS: The Pocono Twp. Planning Commission recommended acceptance of the following Time Extension letters:

1. Pump Stations in Pocono Twp. related to SR0611 Pocono Hamilton Township Sewerage System Project until 08/10/2009.

2. Snyder Major Subdivision Preliminary Plan - 90-days from 06/15/2009.

3. Sanofi Pasteur Tank Storage Preliminary LDP - until 07/20/2009.

4. Sanofi Pasteur Building 37 Addition LDP - until 07/20/2009.

H. Werkheiser made a motion, seconded by J. Cilurso, to accept the Time Extension letters for Pump Stations in Pocono Twp., Snyder Major Subdivision Preliminary, Sanofi Pasteur Tank Storage Preliminary LDP, and Sanofi Pasteur Building 37 Addition LDP. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes. Motion carried.

UNFINISHED BUSINESS:

- 1) Traffic Signal Plan at the intersection of SR314W and Rt. 611 and SR314E (By the Amber Club in Swiftwater).

H. Werkheiser made a motion, seconded by J. Cilurso, to table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser. Motion carried.

NEW BUSINESS:

1. Purchase of the Giatrakis/Markis Property - Authorizing the purchase of the Giatrakis/Markis Property for the sum of \$207,500.00.

H. Werkheiser made a motion, seconded by J. Cilurso, to authorize the purchase of the Giatrakis/Markis Property for the sum of \$207,500.00 pursuant to the terms set forth in the Agreement of Sale, and authorizing the Township Chairperson/Secretary to execute duplicate copies of the same and deliver the same to the Sellers. Roll call vote: J. Cilurso, yes; H. Werkheiser. Motion carried.

- 2) 2007 Tiger Mower from Stephenson Equipment Co. for the amount of \$78,000.00 (State Contract).

H. Werkheiser made a motion, seconded by J. Cilurso, for the Lease-purchase of a 2007 Tiger Mower from Stephenson Equipment Co. for the amount of \$78,000.00 (State Contract).

Roll call vote: J. Cilurso, yes; H. Werkheiser. Motion carried.

- 3) Purchase of Playground Equipment from Little Tykes in the amount of approximately \$19,000.00

H. Werkheiser made a motion, seconded by J. Cilurso, to approve the purchase of Playground Equipment from Little Tykes in the amount of approximately \$19,000.00. Roll call vote: J. Cilurso, yes; H. Werkheiser. Motion carried.

COMMENTS: Gordon Holz, Twp. resident, asked the status of the street name re-addressing. J. Cilurso stated the changes have been sent to the post offices for comment. It is projected to be completed by early next year.

ADJOURNMENT:

H. Werkheiser made a motion, seconded by J. Cilurso, to adjourn the meeting at 7:26 p.m., until 07/06/2009, 7:00 p.m., at the Pocono Township Municipal Building. Roll call vote: J. Cilurso, yes; H. Werkheiser. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Recording Secretary