

**POCONO TOWNSHIP SUPERVISORS  
MINUTES OF THE REGULAR MEETING  
AUGUST 17<sup>th</sup>, 2009 7:00 p.m.**

The Regular Meeting of the Pocono Township Supervisors was held on August 17<sup>th</sup>, 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 1<sup>st</sup> and 3<sup>rd</sup> 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, and Dennis Kessler, Township SEO were present.

**MINUTES:** H. Werkheiser made a motion, seconded by J. Cilurso, to approve the minutes of the 08/03/2009 regular Supervisors' meeting, and the minutes of the 08/04/2009 special meeting. Roll call vote: J. Cilurso, yes; and 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; and H. Werkheiser, yes. Motion carried.

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

**AWSOM - (Animal Welfare Society of Monroe)** - Dr. Karin-Susan Breitlauch, DVM presented information to the Board on the efforts of AWSOM to reestablish an animal shelter for Monroe County. The ASPCA closed its' doors in Monroe County in January of 2009. The group has acquired a lease on the ASPCA property for three years, and with support from the community plans to reopen the shelter in a few months. Jeanne Lee, fundraising chairperson for AWSOM, requested a donation from the board and requested the board consider including funding to AWSOM in next year's budget. J. Cilurso made a motion, seconded by H. Werkheiser, to approve a donation of \$2,000.00 to AWSOM. (Animal Welfare Society of Monroe). Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.

J. Cilurso and H. Werkheiser thanked the group for their efforts and wished them success. It is a program well needed in the community.

**BIDS:** None

**CONSTRUCTION ENGINEERING REPORT:** None

**SEO REPORT:** Dennis Keesler, Township Sewage Enforcement officer reported the activities of the SEO office. A full copy of his report is on file and available at the Township office.

**ZO REPORT:** Steve Meylach, Township Zoning Officer was absent.

**Robert Maskrey, Jr. Esq.: re Tschirilig/Kimmins/Toy matter** - Robert Maskrey, Jr. requested the board's opinion on a difficult situation in Pocono Mountain Campsites. Three property owners own a total of 22 lots within the campground. A recent survey found one lot contains the well and driveway of the other owners. Additionally, one lot was deeded to two separate property owners. R. Maskrey, Jr. asked if the board would consider granting a waiver allowing the three property owners to combine their smaller lots into three larger lots by deed. Discussion followed. J. Cilurso expressed concern that the ordinances would not be followed if a waiver of a plot plan was granted, and suggested R. Maskrey, Jr., follow Ordinance #121 to draw up and submit a plot plan of the properties, with any desired requests for modification. Attorney Maskrey, Jr., primary concern is to try and avoid the necessity for a new survey, as that would be very difficult and expensive to obtain. T. McManus, Twp. Solicitor noted that if a new survey is not being performed, the plot plan should state that it was prepared based upon information obtained from the existing subdivision plan of record. No action was taken.

**NEW PLANS:** NONE

**ONGOING PLANS:**

- 1) 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 08/03/2009 Sup'v. meeting. The 90-day Time Extension expires on 09/12/2009. The last Sup'v. meeting is 09/08/2009. H. Werkheiser made a motion, seconded by J. Cilurso, to table the Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.
- 2) 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 08/03/2009 Sup'v. meeting. Sup'v. accepted the Time Extension Request until 09/08/2009. A Time Extension request until 11/30/09 was received. H. Werkheiser made a motion, seconded by J. Cilurso, to accept the Time Extension request until 11/30/2009 and table the Sanofi Pasteur - 138 KV Substation Final Lot Consolidation Plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.

## ONGOING PLANS CONT:

- 3) 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 08/03/2009 Sup'v. meeting. Sup'v. accepted the Time Extension Request until 09/08/2009. A Time Extension request until 11/30/09 was received.  
H. Werkheiser made a motion, seconded by J. Cilurso, to accept the Time Extension request until 11/30/2009, and table the Sanofi Pasteur - Final Lot Consolidation Plan - South Campus. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.
- 4) 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 08/03/2009 Sup'v. meeting. The Sup'v. accepted a 90-day Time Extension letter from July 19<sup>th</sup>, 2009 - until 10/12/09. The last Sup'v. meeting is 10/05/2009.  
H. Werkheiser made a motion, seconded by J. Cilurso, to table the RJAD, LLC (Anthony Diaz) As- Built Land Dev. Plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.
- 5) 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 08/03/2009 Sup'v. meeting. A Time Extension request was received until 09/08/09.  
H. Werkheiser made a motion, seconded by J. Cilurso, to accept the Time Extension letter until 09/08/2009, and table the plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.
- 6) Charles McHugh Lot Consolidation Plan - Plan submitted for the 08/03/2009 Sup'v. meeting. \$300.00 plan application fee paid. \$1,500.00 Escrow fee paid.  
H. Werkheiser made a motion, seconded by J. Cilurso, to table the Charles McHugh Lot Consolidation Plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.
- 7) Lot-2 Hillside Business Park - As-Built Plan - Plan submitted for the 08/03/2009 Sup'v. meeting. Plan and Escrow fees have not been paid. The plan was tabled at the 08/03/2009 Sup'v. meeting.  
H. Werkheiser made a motion, seconded by J. Cilurso, to table the Lot-2 Hillside Business Park - As-Built Plan. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.

**TIME EXTENSION LETTERS:** The Pocono Township Planning Commission recommended acceptance of the following Time Extension Letters:

A) Pocono Manor Planned Residential Development - A Time Extension letter was received until 12/31/09.

B) Sanofi Pasteur CUP 3 Land Dev. Plan - A Time Extension letter was received until 09/22/2009.

H. Werkheiser made a motion, seconded by J. Cilurso, to accept the Time Extension letter until 12/31/09 for the Pocono Manor Planned Residential Development Plan, and to accept the Time Extension letter until 09/22/2009 for the Sanofi Pasteur CUP 3 Land Dev. Plan. Roll Call Vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.

**UNFINISHED BUSINESS:**

1) Fall Clean-up dates and times:

Thursday 09/17/09 7:30 a.m. to 6:00 p.m. Metal Products only

Friday 09/18/09 7:30 a.m. to 6:00 p.m. Landfill Products

Saturday 09/19/09 7:30 a.m. to 3:00 p.m. Landfill Products

A flier is available in the foyer of the Pocono Twp. Municipal Building.

2) Variance Hearings:

1) Outback Lodge & Waterpark 08/20/2009 6:00 p.m. Off-street Loading and Unloading spaces.

2) Setback Stanley & Zuzana Butryman 08/20/09 6:30 p.m. (Continuation Hearing)

The hearings will be held at the Pocono Township Municipal Building, Tannersville, Pa.

**NEW BUSINESS:**

1) Resolution #559 - Indicating Pocono Twp.'s intent to follow the Schedules and Procedures for Disposition of Records as set forth in the Municipal Records Manual approved on 12/16/08.

H. Werkheiser made a motion, seconded by J. Cilurso, to approve Resolution # 559 - Indicating Pocono Twp.'s intent to follow the Schedules and Procedures for Disposition of Records as set forth in the Municipal Records Manual approved on 12/16/08. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes. Motion carried.

**GOOD OF THE ORDER:** J. Cilurso re Nottingham Manor - The Township has been waiting for Nottingham Manor developer, Anthony Maula, to complete requirements necessary for the dedication of roads in the development. The deadline to complete the requirements is August 31<sup>st</sup>, 2009, as Mr. Maula was informed at the 03/02/2009 Sup'v. meeting. As of this date, the requirements have not been met, and the Township has not received any information from Mr. Maula that he will meet the deadline for this years' dedication. It was noted that no additional communication has been received to date from residents of Nottingham Manor re this matter.

**COMMENTS:**

**ADJOURNMENT:** H. Werkheiser made a motion, seconded by J. Cilurso, to adjourn the meeting at 8:30 p.m. until 09/08/2009 at 7:00 p.m. at the Pocono Township Municipal Building. Roll call vote: J. Cilurso, yes; and H. Werkheiser, yes; Motion carried.

Respectfully Submitted  
Pamela Finkbeiner  
Recording Secretary