

**POCONO TOWNSHIP SUPERVISORS  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 1<sup>st</sup>, 2010 7:00 p.m.**

The Regular Meeting of the Pocono Township Supervisors was held on February 1<sup>st</sup>, 2010 at the Pocono Township Municipal Building, Tannersville, Pa., and was opened by Chairwoman, Jane Cilurso, at 7:00 p.m.

**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; Harold Werkheiser, present; and Frank Hess, present.  
Tim McManus, Township Solicitor; Aaron Sisler, Boucher & James, Engineering, Inc.; Pamela Finkbeiner, Recording Secretary; Dennis Keesler, Sewage Enforcement Officer; and Stephen Meylach, Zoning Officer, were present.

**MINUTES:** H. Werkheiser made a motion, seconded by J. Cilurso, to approve the minutes of the 01/19/2010 regular meeting and the 01/12/2010 special meeting. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, no. Motion carried.

F. Hess objected to the 01/19/2010 minutes for the reason the minutes omitted that John Bramley did not submit a Right to Know form for information he received concerning the Auditor's meeting.

J. Cilurso noted a request letter was submitted by J. Bramley for the information submitted at the auditor's meeting.

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

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

**BIDS:** None

**RESCHEDULING OF TWP. MEETING (02/15/2010 - HOLIDAY)** H. Werkheiser made a motion, seconded by F. Hess, to reschedule the Regular Supervisors' meeting from 02/15/2010, (Holiday) to 02/16/2010, at 11:00 a.m., at the Pocono Township Municipal Building. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

**CONSTRUCTION ENGINEERING REPORT:** None

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

**ZO REPORT:** S. Meylach, ZO, reported 26 permits were issued and other activities of the Zoning Office. A full copy of his report is on file and available at the Township office.

**NEW PLANS:**

1. Paradise & Pocono Township's Lands of Mount Airy #1, L.L.C. Minor Subdivision/Lot Consolidation Plan - \$300.00 fee paid. Plan Submitted for 02/01/2010 Sup'v. meeting. John Pocius, P.E., P.L.S., represented the plan. The plan was submitted and approved at the 10/19/09 Pocono Twp. Supervisors meeting. The plan was revised to include an additional lot in Paradise Twp.

J. Cilurso made a motion, seconded by H. Werkheiser, to waive the plan design requirements and to approve the revised Paradise & Pocono Township's Lands of Mount Airy #1, L.L.C. Minor Subdivision/Lot Consolidation Plan with conditions:

A. All professional fees paid.

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

- 2) Monroe County Transportation Authority Revised Land Dev. Plan - \$550.00 fee paid. Plan submitted for the 02/01/2010 Sup'v. mtg. Chuck Niclaus, Niclaus Engineering, Inc., represented the plan. The plan was previously approved at the 05/28/09 Sup'v. meeting. The plan has been revised to reduce the square footage of the proposed building from 5,000 square feet to 4,000 square feet.

H. Werkheiser made a motion, seconded by F. Hess, to accept the RFMs for:

Saldo Sec. 2.106 - Preliminary to Final

Saldo Sec. 2.303.B.4 - Existing streets and Right of ways to be shown.

Saldo Sec. 2.400 - Developer's agreement

Saldo Sec. 2.302.D.12 and Saldo Sec. 303.D.14 - Requiring Steep slope areas to be shown.

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

H. Werkheiser made a motion, seconded by F. Hess, to approve the Monroe County Transportation Authority Revised Land Dev. Plan with condition:

A. All professional fees paid.

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

## NEW PLANS CONT:

- 3) Lot Consolidation Plan for Lands of C. Castle, LLC - \$300.00 plan fee paid. Plan submitted for 02/01/2010 Sup'v. mtg. Ray Rogers represented the plan.  
H. Werkheiser made a motion, seconded by F. Hess, to accept the Lot Consolidation Plan for Lands of C. Castle, LLC with the condition that the required Wetland Study shall be submitted to the Township.  
Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.
- 4) Snyder Major Subdivision Plan - Jeffery Snyder, owner/developer, and Sarah Morris, Blu Morris Engineering, Inc., represented the plan. The plan was submitted on 07/13/2008. The developer presented a revised plan to the board showing the proposed development in three phases. The property is located near the corner of Cherry Lane Road and Cherry Lane Church Road. Septic testing has been completed. Ten lots are still proposed. Phase One will consist of 4 lots with access from Cherry Lane Church Road. Phase One of the plan will be submitted to the Planning Commission at their 02/07/2010 meeting. No action taken.
2. Stadden Road project (Brilland Development, LLC) - Nate Oiler, RKR Hess Engineering, Inc., and Robert Felins, owner, represented the project. The preliminary plan was approved in 2005. The five (5) year time protection period set forth in Section 508 (4) of the Pennsylvania Municipalities Planning Code will expire on February 7, 2010, and the project is not substantially complete. The plan is for 32 residential duplex homes on a tract of land off Stadden Road. Brilland Development, LLC purchased the property from a bankruptcy sale in 2006. He is requesting an extension of time until 12/31/2012 to install improvements and submit a Final Plan. R. Felins stated it will be an age 55 plus development and deed restricted as age 55 plus. Discussion followed as to the responsibility for the outstanding fees. R. Felins felt he was responsible only for professional fees incurred after his purchase of the property.  
F. Hess made a motion, seconded by H. Werkheiser, to grant an extension to the Stadden Road (Brilland Development, LLC) Land Development Plan until 12/31/2010 to install improvements and submit a Final Plan subject to the condition that:  
A. Professional fees incurred from the date Brilland Development LLC, purchased the property be paid , and all outstanding professional fees incurred prior to purchase of the property by Brilland Development, LLC also be paid by Brilland Development, LLC if it is determined that those fees were not discharged as part of the bankruptcy of the original developer.  
Roll call vote: J. Cilurso, no; H. Werkheiser, yes; and F. Hess, yes. Motion carried.
- J. Cilurso stated the vote against the extension was not against R. Felin, but against the plan. She had previously disapproved the proposed plan as presented in 2005.

TABLING OF PLANS: H. Werkheiser made a motion, seconded by F. Hess, to table the Sanofi Pasteur - 138 KV Substation Final Lot Consolidation Plan, Sanofi Pasteur Final Lot Consolidation Plan - South Campus, RJAD, LLC (Anthony Diaz) As-Built Land Dev. Plan, and Pump Stations in Pocono Twp. Related to SRO611 Pocono and Hamilton Townships Sewerage System Project Land Development Plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

- 1) 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 01/19/2010 Sup'v. meeting. Supervisors accepted the Time Extension Request until 02/28/2010 at the 01/19/2010 Sup'v. meeting. See motion above for tabling.
- 2) 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 01/19/2010 Sup'v. meeting. Supervisors accepted the Time Extension Request until 02/28/2010 at the 01/19/2010 Sup'v. meeting. See motion above for tabling.
- 3) 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 01/19/2010 Sup'v. meeting. The Supervisors accepted a 90-day Time Extension letter until 03/15/2010. The last Sup'v. meeting is 03/15/2010. See motion above for tabling.
- 4) Pump Stations in Pocono Twp. related to SR0611 Pocono and Hamilton Townships Sewerage System Project Land Dev. Plan - The Pocono Twp. Planning Commission recommended Conditional Approval and approval of 4 RFMs. The plan for Pump Stations 3 & 5 was tabled at the 01/19/2010 Sup'v. meeting. The Supervisors accepted a Time Extension letter until 04/05/2010 for Pump Stations 3 & 5; last Sup'v. meeting is 04/05/2010. (Pump Stations No. 1 & No. 2 were approved on 10/05/2009.) See motion above for tabling.
- 5) Sanofi Pasteur - Rosetree Lot Consolidation Plan - \$550.00 Plan fee paid. \$2,000.00 Escrow fee paid. Submitted for 11/16/09 Sup'v. meeting. The plan was tabled at the 01/19/2010 Sup'v. meeting. A Time Extension letter was received until 03/31/2010. F. Hess made a motion, seconded by H. Werkheiser, to accept the Time Extension letter until 03/31/2010, and table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

**TIME EXTENSION LETTERS:**

- 1) Spirit of Swiftwater, Inc., Preliminary Land Dev. Plan - Office - Granting a Time Extension from 02/03/2010 to 05/04/2010. H. Werkheiser made a motion, seconded by F. Hess, to grant a Time Extension to 05/04/2010 for the Spirit of Swiftwater, Inc., Preliminary Land Dev. Plan - Office. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

**UNFINISHED BUSINESS: None****NEW BUSINESS:**

- 1) Upcoming Pocono Township Zoning Hearing Board Hearings to be held at Pocono Township Municipal Building, Tannersville, Pa.:
  - A) Ronald Sarajian, property owner, Application on behalf of R&J, Inc., T/A Vocelli, regarding a Sign Variance. Date: 02/11/2010, Time: 6:00 p.m.
  - B) Charles Green Application for a Rear-Yard Variance. Date: 02/25/2010 Time: 6:00 p.m.

**COMMENTS:**

Blanche Healy, resident Nottingham Manor, requested information on the salaries of Township employees. She was again requested to contact the Secretary/Treasurer for an appointment.

Joe Sadowski, resident Tannersville, noted Camelback Road was mistakenly marked on the new Township map as Wilkie Road.

**GOOD OF THE ORDER:**

**ADJOURNMENT:** H. Werkheiser made a motion, seconded by F. Hess, to adjourn the meeting until 02/16/2010, at 11:00 a.m., at the Pocono Township Municipal Building. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Recording Secretary