

**POCONO TOWNSHIP SUPERVISORS
MINUTES OF THE REGULAR MEETING
FEBRUARY 16th, 2010 11:00 a.m.**

The Regular Meeting of the Pocono Township Supervisors was held on February 16th, 2010 at the Pocono Township Municipal Building, Tannersville, Pa., and was opened by Chairwoman, Jane Cilurso, at 11:00 a.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 1st and 3rd Monday of each month at 7:00 p.m. unless rescheduled as per the recent holiday.

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 F. Hess, to approve the minutes of the 02/01/2010 regular meeting and the 02/09/2010 special meeting. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

BILLS: F. Hess made a motion, seconded by H. Werkheiser, 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

CONSTRUCTION ENGINEERING REPORT: A. Sisler, Twp. Engineer, noted Hamilton Township Car Wash has been notified of the remaining items to be addressed and the engineer is recommending release of a portion of the escrow funds for the project.

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 the permits 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) Sanofi Pasteur Overall Property Consolidations Plan - Plan submitted for 02/16/2010 Sup'v. Mtg. \$300.00 plan fee paid, \$1,500.00 Escrow submitted. Chrissie Himler, Borton Lawson, Engineering, Inc., represented the plan. The plan was previously approved in 2006. It may not have been signed and recorded. T. McManus, Twp. Solicitor recommended the Twp. review their records, and a note to be added to the plan to acknowledge the previous 2006 plan.
H. Werkheiser made a motion, seconded by F. Hess, to accept and table the Sanofi Pasteur Overall Property Consolidation Plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

ONGOING PLANS:

- 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 02/01/2010 Sup'v. Meeting. Supervisors accepted the Time Extension Request until 02/28/2010 at the 01/19/2010 Sup'v. Meeting. Chrissie Himler, Borton Lawson Engineering, Inc. represented the plan. A deed recorded in 1994, includes one of the three lots to be consolidated as part of the main parcel of Sanofi. The County Assessor is requiring the Township to demonstrate that the lot is separate from the main parcel. The lot in question is not contiguous with the main parcel.
H. Werkheiser made a motion, seconded by F. Hess, to authorize the appropriate Twp. Official to draft a letter to the County Assessor stating that Lot 6 does not require a subdivision plan as it is physically separate from the main parcel to which it was "attached" for real estate taxation purposes, and the consolidation was never authorized or approved by the Township. As far as the Township is concerned, Lot 6 is a separate Lot. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

A Time Extension letter was received until 03/15/2010.

H. Werkheiser made a motion, seconded by F. Hess, to accept the Time Extension until 03/15/2010 and table the plan. Roll call vote: J. Cilurso, Yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

- 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 02/01/2010 Sup'v. Meeting. Supervisors accepted the Time Extension Request until 02/28/2010 at the 01/19/2010 Sup'v. Meeting. Chrissie Himler, Borton Lawson, Engineering, Inc., represented the plan. Two RFMs requested.
H. Werkheiser made a motion, seconded by F. Hess, to accept the two RFMS:
A) SALDO SEC. 2.305.A - Scale of plan
B) SALDO SEC. 3.603.D.3 - Monuments to be set
Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

ONGOING PLANS CONT:

Sanofi Pasteur Final Lot Consolidation Plan - South Campus Cont:

H. Werkheiser made a motion, seconded by F. Hess to approve the Sanofi Pasteur Final Lot Consolidation Plan with conditions:

A) A copy of the recorded deed is to be submitted to the Twp. within 60 days.

B) All professional fees paid.

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

- 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 02/01/2010 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. H. Werkheiser made a motion, seconded by F. Hess, to table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.
- 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 02/01/2010 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.) H. Werkheiser made a motion, seconded by F. Hess, to table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.
- 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 02/01/2010 Sup'v. Meeting. A Time Extension Letter was accepted at the 02/01/10 Sup'v. Meeting until 03/31/10. H. Werkheiser made a motion, seconded by F. Hess, to table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.
- 6) Lot Consolidation Plan for Lands of C. Castle, LLC - \$300.00 plan fee paid. Plan submitted for 02/01/2010 Sup'v. mtg. The plan was accepted and tabled at the 02/01/2010 Sup'v. Mtg. H. Werkheiser made a motion, seconded by F. Hess, to table the plan. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

UNFINISHED BUSINESS:

- 1) Upcoming Pocono Twp. Zoning Hearing Board Hearing to be held at the Pocono Twp. Municipality Building, Tannersville, Pa:
 - A) Charles Green Application for Rear-Yard Variance
Date: 02/25/10 Time: 6:00 p.m.

NEW BUSINESS:

- 1) Release of \$18,256.60 for the Hamilton Township Properties, LLC, Bartonsville Car Wash, as per the applicant's request.
H. Werkheiser made a motion, seconded by F. Hess, to approve the release of \$18,256.60 for the Hamilton Township Properties, LLC., Bartonsville Car Wash, as per the applicant's request. Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

- 2) Change of Scope authorizing RKR Hess Associates to provide full-time observation services for Contracts 3 & 4 on behalf of Pocono Twp. in the estimated amount of \$310,000. Plus reimbursable expenses. H. Werkheiser made a motion, seconded by F. Hess to approve the Change of Scope authorizing RKR Hess Associates to provide full-time observation services for Contracts 3 & 4 on behalf of Pocono Twp. in the estimated amount of \$310,000.00 plus reimbursable expenses.
Roll call vote: J. Cilurso, yes; H. Werkheiser, yes; and F. Hess, yes. Motion carried.

RESPONSES AND COMMENTS: None**GOOD OF THE ORDER: None**

ADJOURNMENT: H. Werkheiser made a motion, seconded by F. Hess, to adjourn the meeting at 11:55 a.m., until 03/01/2010, at 7:00 p.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