

**POCONO TOWNSHIP SUPERVISORS  
MINUTES OF THE REGULAR MEETING  
December 2<sup>nd</sup>, 2008 7:00 p.m.**

The Regular Meeting of the Pocono Township Supervisors was held on December 2<sup>nd</sup>, 2008, 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.

**ROLL CALL:** Jane Cilurso, present; Harold Werkheiser, present; and John Bramley, present.  
Timothy McManus, Solicitor; Ross Boucher, Boucher & James Engineering, Inc.; Pamela Finkbeiner, Recording Secretary; and Steve Meylach, Pocono Township Zoning Enforcement Officer, were present.

**MINUTES:** J. Bramley made a motion, seconded by H. Werkheiser, to approve the minutes of the Supervisor's 11/17/2008 Regular Meeting. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

**Bills:** The semi-monthly bills were presented. H. Werkheiser made a motion, seconded by J. Bramley, to approve the semi-monthly bills for payment. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

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

**BIDS:** None

**SEO REPORT:** NONE

**ZONING OFFICER'S REPORT:** Steve Meylach, Township Zoning officer reported 19 permits were issued. A full copy of his report is available at the township.

**NEW PLANS:**

1) George Sebring Estate Revised Final Plan - The Pocono Township Planning Commission at their 11/24/2008 meeting, recommended Conditional Approval of the plan. RFM from SALDO Sec. 3.208.M was granted at the 7/21/08 Supv' meeting. Ray Rogers, Frank Smith Associates, represented the plan. Discussion followed. 5 RFM's requested.

SALDO SEC. 3.610 - Streets

SALDO SEC. 3.611 - Traffic Signal/Sings

SALDO SEC. 3.604 - Street Names

SALDO SEC. 3.605 - Curbing

SALDO SEC. 3.608 - Sidewalks

J. Bramley made a motion, seconded by H. Werkheiser, to grant the above RFMs and approve the George Sebring Estate Revised Final Plan with condition:

1. All professional fees and Fee in Lieu paid.

Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

## NEW PLANS, CONT.

- 2) Northridge at Camelback Revision to Phases 11 - 16 Final Plan - The Pocono Township Planning Commission recommended Conditional Approval of the plan and acceptance of the Time Extension letter until 01/20/09. Nate Oiler, RKR Hess Associates, Inc. represented the plan. The unit design has been changed. Discussion followed on the Twp. Solicitor's letter of 11/07/08 and Twp. Engineer letter of 11/07/08. Comments 2, 3, and 5 of the Solicitor's letter will be added to the plan. Comment 1 of the Eng. Letter was discussed as to flexibility of the escrow account when the development agreement is revisited in 2009. The Board would be agreeable to presently defer revisiting the unit costs upon which the existing Performance Guaranty is based provided that a covenant is added to the Plan, and an amendment made to the Developer's Agreement, that until such time as the amount of the Performance Guaranty is reviewed and increased as necessary, no Units depicted on the Plan other than Unit Nos. 500 through 529 and 540 through 571 within Phase 11-16 shall be offered for sale or sold.
- H. Werkheiser made a motion, seconded by J. Bramley, to table the Northridge at Camelback Revision, and accept the Time Extension letter until 1/20/2009. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

## ONGOING PLANS:

- 1) The Reserve at Cherry Lane Final Plan - Stroud Twp. has approved their portion of the plan. The Pocono Township Planning Commission recommended Conditional Approval of the plan. The Supervisors previously accepted a Waiver letter extending the requirement until 11/30/2008. The plan was tabled at the 11/17/08 Sup'v. meeting. A Time Extension waiver letter was accepted until 1/31/09. J. Bramley made a motion, seconded by H. Werkheiser, to table the plan. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.
- 2) Steve Basick Lot Combination Plan-Plan submitted for the 09/15/2008 Sup'v. mtg. \$300.00 fee paid. The Plan was tabled at the 11/17/2008 Sup'v meeting. A 90-day Time Extension waiver letter was submitted. J. Bramley made a motion, seconded by H. Werkheiser, to table the Steve Basick Lot Combination Plan and accept the 90-day Time Extension Letter. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.
- 3) 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 11/17/2008 Sup'v. meeting. The 90-day time requirement expires 01/04/09. The last Sup'v. mtg. is 12/15/2008. J. Bramley made a motion, seconded by H. Werkheiser, to table the plan. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.
- 4) 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. J. Cilurso made a motion, seconded by J. Bramley, to table the plan. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

**WAIVER LETTERS** - The Pocono Twp. Planning Commission recommended the following:

A. Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision Plan - Time Extension until 01/30/09. J. Cilurso made a motion, seconded by J. Bramley, accept the Time Extension until 01/30/09. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

B. Pocono Manor Tentative Planned Residential Development Preliminary Plan - Time Extension until 04/30/2009. J. Bramley made a motion, seconded by H. Werkheiser, to accept the Time Extension until 04/30/2009. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

**UNFINISHED BUSINESS:**

1) Traffic Signal Plan at intersection of SR314W and Rt. 611 and SR314E (By the Amber Club in Swiftwater) H. Werkheiser made a motion, seconded by J. Bramley, to table the Traffic Signal Plan. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

**NEW BUSINESS:**

- 1) Petition of Trap Enterprises to Vacate a Portion of Old Route 611 Pursuant to the Provisions of the Second Class Twp. Code 153 P.S. 673041. J. Bramley made a motion, seconded by H. Werkheiser, to direct the Twp. Solicitor to seek additional information RE: real estate tax identification numbers, names and addresses of adjoining property owners; existence of any existing utility easements within area proposed to be vacated; and consents to the vacation from those easement holders and Twp. Engineer to review the revised plan and legal descriptions showing correct right-of-way of 100'. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.
- 2) H. Werkheiser made a motion, seconded by J. Bramley, to adopt Resolution # 537 regarding an Agreement to Authorize Electronic Access to Penn Dot Systems (Political Subdivisions). Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.
- 3) J. Bramley made a motion, seconded by H. Werkheiser, to set the date of 12/05/2008 for a Special meeting regarding Pocono Twp. 2009 Proposed Budget at 2:00 p.m. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

**RESPONSES AND COMMENTS:** None

**ADJOURNMENT:** J. Bramley made a motion, seconded by H. Werkheiser, to adjourn the regular meeting at 7:51 p.m. until 12/15/2008 at 7:00 p.m. Roll Call Vote: J. Cilurso; yes, H. Werkheiser; yes, J. Bramley; yes. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Recording Secretary