

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 13, 2020

The regular meeting of the Pocono Township Planning Commission was held remotely on Monday, July 13, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Scott Gilliland followed by the Pledge of Allegiance.

ROLL CALL: Scott Gilliland, present; Jeremy Sawicki, present; Marie Guidry, present; Bruce Kilby, present; Chris Peechatka, present; Dennis Purcell, present; and Mike Velardi, present.

IN ATTENDANCE:

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor; and Taylor Munoz, Twp. Manager.

PUBLIC COMMENT - None

CORRESPONDENCE - None

MINUTES:

M. Velardi made a motion, seconded by C. Peechatka, to approve the minutes of the June 22, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS:

KenBar Investment Group - S.R. 715 Land Development Sketch Plan

- Bernard Teletoovich, Benchmark Civil Engineering Services, provided details and an update regarding a proposed fast food location from a project submitted several years prior. The proposed land development is located at the corner of S.R. 715 and Sullivan Trail adjacent to the Best Western hotel, with access off S.R. 715 that would potentially be limited to a right-in-right-out ingress/egress. The project has been resubmitted as a sketch considering PennDOT's ongoing S.R. 715 reconstruction project. Developer is proposing a restaurant facility with parking and a drive-thru. The restaurant size would be capped at 2,700 sq/ft due to the size of the parcel. The applicant offered to host an onsite meeting with the Planning Commission as the plan progresses. Various proposed design elements of the plan were discussed, including ingress/egress, the impact of PennDOT's realignment plan, drainage, potential waiver requests, pedestrian movements and stormwater management. B Kilby stated that the plan should address potential for vehicle backup out onto S.R. 715.

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Northridge at Camelback - Sketch Plan for Building 1 Temp Parking & Reallocation of Units

- Applicant made a sketch plan presentation to the Planning Commission seeking approval for temporary parking at Northridge at Camelback. The site is currently constructed to a point where all roads, utilities and stormwater basins have been installed, with some buildings. Changes to the project require the Applicant to complete a major modification to their NPDES permit specifically related to providing additional parking. While the Applicant undertakes the major modification process, they are seeking temporary parking to allow them to have the building that is currently under construction operational for the fall tourist season, prior to completion of the rest of the project. Once the NPDES major modification is approved for additional parking, the temporary parking will no longer be required and will become permanent parking for future structures. The location for the temporary parking has already received approvals from the township and Conservation District. Once the major modification is complete, the overall project will have approval for a total of 271 cars. This equates to 2.5 spaces per building unit. J. Tresslar indicated this plan was approved as a Planned Residential Development (PRD), which gives the developer more flexibility in the final plan approval. The owner-developer has changed the unit type from town-house units to buildings that contain seven units. When the project was proposed as townhouses, there was adequate parking in front of the buildings. The higher concentration of units now proposed requires the parking modifications.

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval to the Board of Commissioners to allow the Applicant to utilize temporary parking to allow the current building project to progress. Motion carried.
All in favor.

NEW PLANS: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. **Deadline for P.C. consideration extended to 06/22/2020.**

J. Sawicki made a motion, seconded by D. Purcell, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor.
Motion carried.

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2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. **Deadline for P.C. consideration is 09/20/2020.**

- Deanna Schmoyer, the Applicant's engineer, provided an update on the project status. The Applicant has renewed conversations with DEP for an application meeting. The land development will have the same layout as previously proposed. On June 9, the applicant had a meeting with DEP and the Conservation District where they discussed asbestos removal and demolition. Applicant will apply for a public water supply permit and is conducting ongoing planning for sewage disposal. On-lot sewage testing is still needed, which has been delayed due to COVID-19. On-lot testing will last approximately four weeks. Original plans included stream discharge of sewage, but the applicant is exploring on-lot disposal options. D. Schmoyer stated they are at least two years out on the project. B. Kilby expressed concerns about hazardous nature of existing run-down structures on the property. D. Schmoyer stated she will discuss his concerns with the applicant.

J. Sawicki made a motion, seconded by B. Kilby, to table the plans of Spa Castle Land Development. All in favor. Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None

PRIORITY LIST/ORDINANCES:

1. Draft Property Maintenance Ordinance & Sign Ordinance

- L. Pereira stated she is meeting with Judy Acosta on Tuesday, July 14 to discuss final revisions to both the signage ordinance and property maintenance ordinance, with any further revisions being presented to the Planning Commission at a future meeting. Final approval from the Board of Commissioners would tentatively occur at the first meeting in August.

2. Junkyard Ordinance

- Ordinance revisions will be placed on the next Board of Commissioners agenda for consideration and action.

UNFINISHED BUSINESS: None

ZONING HEARING BOARD SCHEDULE: The members were informed of following zoning hearing board schedule –

Johnson STR Appeal Hearing – TBD

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NEW BUSINESS:

- B. Kilby asked whether any action is being taken against the fireworks store on S.R. 611 (Brooklyn Fireworks) for debris on the property, storage of fireworks in old buses and excavation work on the premises. T. Munoz confirmed that a formal notice of violation was sent to the property owner by the Township zoning officer.
- General discussion regarding traffic backup from Wendy's onto S.R. 611 during peak traffic volumes.

PUBLIC COMMENT:

- Ellen Gnandt, Township Commissioner, expressed her thanks to S. Gilliland for his many years of service to the Pocono Township Planning Commission.
- S. Gilliland stated this was his last meeting and thanked all the Planning Commission members as outgoing chairman. He stated he lives by the mantra, "you leave a place better than you found it" and expressed his hope that he lived up to that commitment. He expressed satisfaction in having helped get a capital improvement plan in place for the Township and stated he hopes the Township will continue investing in capital needs.

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:44 p.m. All in favor. Motion carried.