

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 8th, 2019 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE: A time extension letter was received from Turkey Hill Store 274 Land Development Plan for 60 days.

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 003/25/2018.

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 03/25/2019 P.C. Mtg. Revised plans received 03/19/2019. ***Deadline for P.C. consideration is 06/24/2019. (60 Day Time extension received).***

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. Tabled at the 03/25/2019 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.***
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 03/25/2019 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.***

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

NEW BUSINESS:

- 1) Site visit to BCRA Rt. 715 Water tank LDP is scheduled for 04/12/2019 at 2:00 p.m.
- 2) Planning Series 2

COMMENTS BY AUDIENCE:

ADJOURNMENT

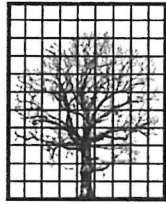
POCONO TOWNSHIP PLAN STATUS

Project Name (Acceptance Date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	06/31/2019**	6/10/2019	6/17/2019	unknown date	3/25/2019	Update by Developer required before 06/31/2019	
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/7/2019	9/23/2019	10/7/2019	Planning Rev 9/9/16 Technical Rev 11/9/16	3/25/2019		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final				10/4/2018		Recommended for Approval 10/09/2018	Condt'l approval 11/05/2018
Running Lane Minor Sub (08/14/2017)	SUB	Final	6/30/2019		6/17/2019			LDP FINAL Recommended for Approval 07/09/2018 - Minor Sub recommended for approval 01/14/2019	BOC approved Minor Subdivision - 03/18/2019
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Prelim/Final	7/9/2019*	6/24/2019	7/2/2019	8/23/2018	3/25/2019		Condt'l Approval by PC 02/25/2019
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Final	5/7/2019		5/6/2019	11/6/2018		Recommended for Approval 11/13/2018	Condt'l approval PC 12/03/2018
Ardent Mills Grain Storage (10/22/2018)	Land Dev	Prelim/Final				11/8/2018			
Trap RT. 611 Project Revised Final (12/05/2018)	Land Dev	Final	3/5/2019	2/25/2019	6/4/2019	12/6/2018		Recommended for approval 12/10/2018	Condt'l approval 1/07/2019

* Time extension received 04/05/2019

** Time extension approved for 6 months from 12/31/2019

3/22/2019



LUDGATE
ENGINEERING
CORPORATION

APR 5 '19 PM 1:26

April 3, 2019

Pamela Tripus
Township Secretary
Pocono Township
112 Township Dr.
Tannersville PA 18372

RE: Turkey Hill: 2837 Route 611 (Store 274) Land Development Plan
60- Day Extension Letter

Dear Ms. Tripus:

According to our records, the above mentioned plan will require a time extension approval as the current period is due to expire.

We are working through the remaining comments with the board/engineer.

We hereby agree to grant a 60-day extension of the review period, in the event this is needed.

If you should have any questions, please feel free to call.

Thank You.

LUDGATE ENGINEERING CORPORATION

Matthew J. Mack, PE

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

March 25, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on February 25th, 2019 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Keith Meeker, present; Jeremy Sawicki, absent; and Bruce Kilby, present.

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Melissa Prugar, Twp. Engineer, Boucher & James, Inc., present; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT: None

CORRESPONDENCE: None

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 02/25/2019 Planning Commission meeting minutes. All in favor. Motion carried.

SKETCH PLANS:

Brodhead Creek Regional Authority - Rt. 715 Water Tank Project Sketch Plan - Dave Horton, BCRA General Manager; Nate Oiler, engineer; and Tom Wise, Pocono Twp. Representative for BCRA, represented the plan. D. Horton explained the plan is for an additional water tanks and pump station on land along Rt. 715 to provide better water service to residents. Discussion followed on future BCRA projects. R. Swink questioned their water supply and well locations. D. Horton explained there is a stream source and two wells down in Stroudsburg with a third well coming on line in the summer.

N. Oiler reviewed the sketch plan noting the site is located off Rt. 715 and tanks will be located on the upper portion of the property. The site was selected for the elevation for the tanks. The wetlands, floodplains, streams and steep slopes were identified. Discussion followed on site meeting, construction of tanks, location of tanks and visibility to neighboring properties, etc. N. Oiler explained the majority of the site will remain open space. B. Kilby questioned the generators. D. Horton explained they are diesel and require regular testing. They will coordinate with neighboring property owner to lessen the impact of noise. B. Kilby questioned the amount of pavement and impact on neighboring properties. N. Oiler noted the site is limited due to the steep slopes and they planned on maintaining the existing tree cover. B. Kilby questioned the pole barn. D. Horton noted the pole barn would be for future storage of equipment to maintain the waterline.

FINAL PLANS UNDER CONSIDERATION:

Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 02/25/2019 P.C. Mtg. **Deadline for P.C. consideration is 04/22/2019.** S. Gilliland made a motion, seconded by M. Guidry, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

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. Tabled at the 02/25/2019 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**

D. Purcell made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson Commercial Development Lot 3. All in favor. Motion carried.

Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 02/25/2019 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.**

M. Guidry made a motion, seconded by D. Purcell, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

NEW BUSINESS:

- 1) Township Manager Donna M.ASURE updated the Board of the Regional Comprehensive Plan process. She explained she is working with Monroe County Planning Commission and the other Townships to obtain grants to offset the cost. Once the grants are obtained a committee will be formed to work with a consultant to develop the plan. S. Gilliland questioned the make up of the committee. Discussion followed.
- 2) Township Engineer Melissa Prugar presented the draft Master sidewalk plan. Discussion followed. D.ASURE, Twp. Manager, noted it is the first step to developing the plan and it is currently for discussion only.
- 3) Planning Series 2 - The Board will review and discuss at the joint workshop with the Board of Commissioners.
- 4) The Board concurred to a joint Work Session with Board of Commissioner April 8th, 2019 at 6:00 p.m.

COMMENTS BY AUDIENCE: NONE

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:10 p.m. All in favor. Motion carried.