

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**February 25<sup>th</sup>, 2019 - 7:00 p.m.**

**CALL TO ORDER** (Followed by the Pledge of Allegiance)

**ROLL CALL:**

**PUBLIC COMMENT:**

**CORRESPONDENCE:**

A 60-day Time extension was received from Tannersville Point Luxury Apartments. Extending the time from for P.C. consideration from 02/24/2019 to 04/08/2019.

**MINUTES:** Minutes of the Pocono Township Planning Commission Meeting - 01/14/2018.

**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 01/14/2019 P.C. Mtg. **Deadline for P.C. consideration is 04/22/2019.**
2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letters #1 for the Lot Improvement and Prelim/Final dated 11/06/2018 were received. Plan was accepted at the 10/09/2018 P.C. Mtg. Plan was tabled at the 01/14/2019 P.C. Mtg. **Deadline for P.C. consideration is 04/08/2019.**

**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 01/14/2019 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 01/14/2019 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.**

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

NEW BUSINESS :

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	1/14/2019	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	1/14/2019		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	12/4/2018		12/3/2018	10/4/2018		Recommended for Approval 10/09/2018	Condt'l approval 11/05/2018
Running Lane Minor Sub (08/14/2017)								LDP FINAL Recommended for Approval 07/09/2018 - Minor Sub recommended for approval 01/14/2019	
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Final	3/30/2019	3/11/2019	3/18/2019				
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Prelim/Final	5/10/2019	4/22/2019	5/6/2019	8/23/2018	1/14/2019		
Ardent Mills Grain Storage (10/22/2018)	Land Dev	Final	5/1/2019	4/8/2019	4/15/2019	11/6/2018	1/14/2019		
Trap RT. 611 Project Revised Final (12/05/2018)	Land Dev	Prelim/Final	1/20/2019		1/7/2019	11/8/2018		Recommended for Approval 11/13/2018	Condt'l approval 12/03/2018
	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 approved for 6 months from 12/31/2019

1/9/2019

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

**JANUARY 14<sup>th</sup>, 2019 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on January 14<sup>th</sup>, 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.

The Board welcomed Bruce Kilby to the Planning Commission Board.

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

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:**

A Time extension was received from Running Lane, LLC until 03/30/2019.  
A Time extension was received from Turkey Hill LDP for 90 days until 05/10/2019.

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the 12/10/2018 Planning Commission meeting minutes with correction. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

Running Lane Minor Subdivision/Lot Combination - The Running Lane Hotel - Land Development Plan was recommended for approval at the 07/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 03/11/2019**

Chuck Niclaus represented the plan and explained the minor subdivision is to complete the requirements of the road vacation. Discussion followed on the road vacation of Wiscasset Ave. and proposed PennDOT improvements. S. Gilliland requested more information on PennDOT's plans.

Request for Modification:

SALDO SEC. 404.1.D and 405.1.C - boundary closure report

SALDO SEC. 404.2V - existing or proposed contour lines

SALDO SEC. 404.2X - Location and extent of various soil types

D. Purcell made a motion, seconded by M. Guidry, to recommend to the Board of Commissioners the Request for Modifications be approved. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioner, the Running Lane Minor Subdivision/Lot Combination be approved, conditioned upon the Twp. Engineer's letter of 01/10/2019 being addressed.

All in favor. Motion carried.

**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 12/10/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.**

J. Sawicki made a motion, seconded by S. Gilliland, to table the Turkey Hill Minit Market, Store #274 Prelim/Final LDP. All in favor. Motion carried.

2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letters #1 for the Lot Improvement and Prelim/Final dated 11/06/2018 were received. Plan was accepted at the 10/09/2018 P.C. Mtg. Plan was tabled at the 12/10/2018 P.C. Mtg. **Deadline for P.C. consideration is 02/24/2019.** J. Tresslar, Twp. Engineer, noted he met with the developers and they requested to present revised plans to Boucher & James, Inc., before a full submittal to the P.C. The Board concurred to allow the applicant to work with J. Tresslar before a revised plan is submitted to the P.C. Discussion followed. S. Gilliland made a motion, seconded by M. Guidry, to set up a visit to the Tannersville Point Apartment site. All in favor. Motion tabled.

Discussion followed on testing for the wells.

M. Guidry made a motion, seconded by J. Sawicki, to table the Tannersville Point Apartments Final LDP. All in favor. Motion carried.

**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 12/10/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.** M. Guidry made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

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 12/10/2018 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.** Deanna Schmoyer, Borton-Lawson Engineers, represented the plan and explained the Waste Water Treatment plant has been decommissioned. Water and septic testing are expected to start in March or April. D. Schmoyer noted based on the results of the testing, the plan is estimated to be submitted late summer/early fall. Discussion followed.

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

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

**NEW BUSINESS:**

**DISCUSSION:** The Board held open discussion on determining size of fire trucks for projects, new and ongoing PennDOT traffic projects, and various planning issues. No official action was taken.

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

J. Sawicki made a motion, seconded by D. Purcell, to adjourn the meeting at 8:30 p.m. All in favor. Motion carried.

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

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A Pennsylvania Supreme Court Approved Agency

#Also Admitted in Florida

##Also Admitted in New Jersey

February 11, 2019

Via Email

Pam Tripus, Secretary  
Pocono Township Planning Commission  
112 Township Drive  
P.O. Box 197  
Tannersville, PA 18372

Re: Tannersville Point Luxury Apartments  
Project No. 1630006R

Dear Ms. Tripus:

Please accept this letter on behalf of the applicant, Tannersville Point, LLC, as an additional sixty (60) day extension of the review deadline on the final plan submission to the Pocono Township Planning Commission. The applicant has submitted revised plans in response to the comments received from Boucher & James, Inc. as Pocono Township engineer in this matter and anticipates appearing on the agenda for the February 25, 2019 Planning Commission meeting.

Please contact me with any questions or concerns. Thank you for your cooperation and consideration.

Very truly yours,

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

BY:

  
\_\_\_\_\_  
F. Andrew Wolf, Esquire

FAW:clm

Cc: Tannersville Point, LLC

## REQUEST FOR MODIFICATION

Name of Applicant: Tannersville Point, LLC

Name of Subdivision or Land Development: Tannersville Point Luxury Apartments

Section of Subdivision and Land Development Ordinance: 390-29.G (7)

Justification for Relief: View Shed Analysis – The subject property is located within the Commercial Zone with a view shed that is primarily observable from Interstate Route 80 with a limited secondary view shed from Warner Road. The proposed structure nearest to Warner Road has a proposed setback of approximately 500 feet from the public road. The proposed development is designed to retain and conserve existing woodland areas on the 27 acre site. The primary view of the proposed project is from Interstate Route 80 to the north toward the Route 611 Tannersville commercial corridor. The limited secondary view of the proposed project is from Warner Road to the South toward Interstate Route 80.

Is the hardship self-imposed? \_\_\_\_\_ Yes \_\_\_\_\_  No

Is the hardship related to Financial issues? \_\_\_\_\_ Yes \_\_\_\_\_  No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_  No

Explain:

The View Shed Analysis is intended to evaluate the impact of the proposed project on views into the property. The subject property and proposed project are situated such that there are no significant views into and through the property from public roads.



## REQUEST FOR MODIFICATION

Name of Applicant: Tannersville Point, LLC

Name of Subdivision or Land Development: Tannersville Point Luxury Apartments

Section of Subdivision and Land Development Ordinance: 390-55.F.(3)(a)

Justification for Relief: Medium Density Canopy Tree Buffer – Canopy trees are proposed to be added to the East property line. A partial waiver is requested to use some existing trees and vegetation to meet the buffer requirement on the East property line. A full waiver is requested along the southern property line due to the large area of existing trees and vegetation to be preserved.

Is the hardship self-imposed? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Is the hardship related to Financial issues? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Explain:

The project area on the 27 acre site is limited to permit preservation of existing wooded areas which will function as a vegetation buffer.

## REQUEST FOR MODIFICATION

Name of Applicant: Tannersville Point, LLC

Name of Subdivision or Land Development: Tannersville Point Luxury Apartments

Section of Subdivision and Land Development Ordinance: 390-29.K(1),(2)

Justification for Relief: Community Impact/ Financial Analysis – The proposed project for 80 two-bedroom apartments proposes on site water and septic (drip irrigation) as well as private roads and a fire suppression hydrant system. The project is proposed to meet a need for alternative housing opportunities for single individuals as well as both young and older couples already living within the community. The two-bedroom format for the living units is intended to reflect the needs of that target demographic. It is unlikely to generate significant increases in traffic within the community and is not anticipated to result in any appreciable increase in the population of school age children. It is an approved use within the zoning district. As a result the minimal requirement for additional municipal services and the minimal net increase in the population of school age children, the proposed project is anticipated to result in a net increase to the taxing authorities.

Is the hardship self-imposed? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Is the hardship related to Financial issues? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Explain:

The Community Impact and Financial Analysis requirements are not relevant to the nature of the project which includes rental apartments within what is largely a self-contained project.

## REQUEST FOR MODIFICATION

Name of Applicant: Tannersville Point, LLC

Name of Subdivision or Land Development: Tannersville Point Luxury Apartments

Section of Subdivision and Land Development Ordinance: 390-48.W.(1)

Justification for Relief: Maximum Slope of Earth Embankment – The area of proposed 2:1 slope in question is slated for landscaping that does not require mowing or other mechanical cutting for maintenance.

Is the hardship self-imposed? \_\_\_\_\_ Yes  No

Is the hardship related to Financial issues? \_\_\_\_\_ Yes  No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? \_\_\_\_\_ Yes  No

Explain:

The ordinance section is intended to prevent slopes greater than 3:1 is intended to avoid hazardous mowing conditions and/or unmaintained areas due to difficulty of maintenance.

## REQUEST FOR MODIFICATION

Name of Applicant: Tannersville Point, LLC

Name of Subdivision or Land Development: Tannersville Point Luxury Apartments

Section of Subdivision and Land Development Ordinance: 390-55.D.(1)

Justification for Relief: Street Tres Along Existing Streets – The proposed project site is located along Warner Road as the sole public roadway abutting the property other than Interstate Route 80. The property frontage on Warner Road will include an entrance driveway. The remaining portion of the property frontage along Warner Road is an area proposed for use as part of the drip irrigation on-site sewage disposal system. The design standards for the drip irrigation system require undisturbed soil free of landscaping. The closets building to Warner Road is set back approximately 500 feet from the public road. The project design retains existing woodlands outside of the drip irrigation system as well as landscaping adjoining the buildings and parking areas visible form Warner Road.

Is the hardship self-imposed? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Is the hardship related to Financial issues? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ X \_\_\_\_\_ No

Explain:

The project design contemplates a large building set back from the public roadway and a natural area for the drip irrigation to serve as a buffer from the public roadway to serve the same function as street trees.