

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

July 8, 2019 – 7:00 PM

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

- Correspondence received from Borton Lawson - time extension for Perimeter Protection Phase II project - October 6, 2019

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 06/24/2019.

SKETCH PLAN:

NEW PLANS:

- 1)

FINAL PLANS UNDER CONSIDERATION:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - deadline extended until 10/06/2019.
- 2) Sanofi B-78 Seed Lab Building - plans administratively accepted at the 6/10/19 PC meeting.
- 3) BCRA Tank and Pump Station - plans administratively accepted at the 6/24/19 PC meeting. Discussion on waiver requests

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 04/08/2019 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 04/08/2019 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:

None

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

July 8, 2019 – 7:00 PM

PRIORITY LIST:

- 1) Sign Ordinance
- 2) Draft Property Maintenance Ordinance
- 3) Short Term Rentals Ordinance
- 4) Capital Improvement Plan
- 5) Yard Sale Ordinance

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS:

COMMENTS BY AUDIENCE:

ADJOURNMENT:



July 3, 2019

Pocono Township Commissioners
P.O. Box 197
112 Township Drive
Tannersville, PA 18372

**RE: Sanofi Pasteur, Inc. – Perimeter Protection Phase II
90-day Time Extension for Plan Review**

BL No.: 2018-3704-001

Dear Commissioners:

On behalf of our client, please accept this letter to extend the time for plan review/approvals by Pocono Township for this project for ninety (90) days. The request is made to complete the plan approval process and to obtain outside agency approvals.

Should you have any questions, please do not hesitate to contact me at 484-821-0470, extension 2105.

Sincerely,

A handwritten signature in black ink that reads 'Aaron M. Sisler'.

Aaron M. Sisler, P.E.
Project Manager

Enclosure(s)
AMS/dth

Bethlehem
Pittsburgh
State College
Wilkes-Barre

BETHLEHEM
3897 Adler Place
Bethlehem, PA 18017

Phone: 484.821.0470
Fax: 484.821.0474

POCONO TOWNSHIP PLANNING COMMISSION - June 24, 2019
Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on June 24, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was 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; Bruce Kilby, present; and Jeremy Sawicki, present.

IN ATTENDANCE:

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M. Asure, Twp. Manager.

The board took a few moments to recognize Jake Singer, who recently passed away, for his commitment to the community by regularly attending planning commission meetings for many years.

PUBLIC COMMENT: none

CORRESPONDENCE:

David Horton, BCRA discussed the correspondence received from Christine Fisk concerning the BCRA Tank and Pump Station project on Route 715. He shared with the board the letter that had been sent to Ms. Fisk after their recent meeting.

MINUTES: M. Guidry made a motion, seconded by K. Meeker, to approve the minutes of the 06/03/2019 Planning Commission meeting. All in favor.
Motion carried.

SKETCH PLAN: none

NEW PLANS:

1. BCRA Pump and Tank Station - Nate Oiler, Engineer, RKR Hess, gave the board an update on the project. He stated that they would like to be on the 7/8/19 agenda for waiver discussion/possible recommendations.

FINAL PLANS UNDER CONSIDERATION:

1. Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - Plan were administratively accepted at the 04/22/2019 P.C. Mtg. Plan fees paid. Township Engineer's letter #1 dated 05/09/2019 received. **Deadline for P.C. consideration is 10/06/2019.** J. Sawicki made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II. Roll call vote: R. Swink, yes; S. Gilliland, abstain; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION - June 24, 2019

Meeting Minutes

2. Sanofi B-78 Seed Lab -

D. Purcell made a motion, seconded by J. Sawicki, to table the plans for the Sanofi B-78 Seed Lab. Roll call vote: R. Swink, yes; S. Gilliland, abstain; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; B. Kilby, abstain; J. Sawicki, yes. 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 04/22/2019 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 04/22/2019 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 J. Sawicki, to table Spa Castle Land Development Plan. All in favor. Motion carried.

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

None

PRIORITY LIST/ORDINANCES:

- 1) Sign Ordinance - The sign ordinance was discussed. L. Pereira discussed possible changes and questions presented by B. Kilby. A redlined version will be presented to the board for review. During the discussion, Chairman Swink allowed public comment. Ellen Gnandt, Twp. Resident, asked if they could explain what they are discussing as copies are not provided to the public. The township manager is compiling information on fees set by other townships for different types of signs including yard sale signs.
- 2) Draft Property Maintenance Ordinance - Discussion took place on the Property Maintenance Ordinance.
- 3) Short Term Rental Ordinance - The Board of Commissioners are holding a hearing on Monday, July 1, 2019 to consider rescinding the STR Ordinance, in its entirely.
- 4) Capital Improvement Plan - S. Gilliland and B. Kilby have begun to gather information and meet with staff on the plan.

POCONO TOWNSHIP PLANNING COMMISSION - June 24, 2019
Meeting Minutes

5) Yard Sale Ordinance - The yard sale ordinance was discussed as it pertains to fees.

UNFINISHED BUSINESS: none

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS: none

COMMENTS BY AUDIENCE:

Ellen Gnandt, Twp. Resident asked how signs on roofs will be affected by the sign ordinance and the need to allow but regulate A-frame signs.

ADJOURNMENT:

D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:51p.m. All in favor. Motion carried.