

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

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

**ROLL CALL:**

**PUBLIC COMMENT:**

**CORRESPONDENCE:**

**MINUTES:** Minutes of the Pocono Township Planning Commission Meeting - 02/25/2018.

**SKETCH PLANS:**

- 1) Brodhead Creek Regional Authority - Rt. 715 Water Tank Project

**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 02/25/2019 P.C. Mtg. Revised plans received 03/19/2019. ***Deadline for P.C. consideration is 04/22/2019.***

**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 02/25/2019 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 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.***

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

**NEW BUSINESS:**

- 1) Township Manager Donna M. Asure to update the Board of the Regional Comprehensive Plan.
- 2) Township Engineer Jon Tresslar to update the Board on the draft Master sidewalk plan.

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	2/25/2019	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	2/25/2019		
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)	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	5/10/2019	4/22/2019	5/6/2019	8/23/2018	2/25/2019		Condt'l Approval by PC 02/25/2019
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Final	5/1/2019	4/8/2019	4/15/2019	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	1/20/2019		1/7/2019	11/8/2018		Recommended for approval 12/10/2018	Condt'l approval 1/07/2019
Trap RT. 611 Project Revised Final (12/05/2018)	Land Dev	Final	3/5/2019	2/25/2019	6/4/2019	12/6/2018			

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

3/22/2019

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 25<sup>th</sup>, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on February 25<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.

**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; Jon Tresslar, present; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:** None

**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:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 01/14/2019 Planning Commission meeting minutes. All in favor. Motion carried.

**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 01/14/2019 P.C. Mtg. **Deadline for P.C. consideration is 04/22/2019.** 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.

Tannersville Point Apartments Final LDP - Plan fees paid. Township Engineer's review letters #3 for the Lot Improvement and Prelim/Final dated 02/21/2019 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.** Bill Cramer, and Andrew Wolf, Cramer, Swetz, McManus, and Jordan, P.C., solicitor for the applicant, represented the plan. B. Cramer gave an overview of the status the plan. A. Wolf explained the Request for modifications.

**RFMS:**

SALDO SEC. 390.29.F - Site context map - An aerial photograph was provided. The Twp. Engineer had no objection to the request. M. Guidry made the motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390.29.F - Site Context Map. All in favor. Motion carried.

**TANNERSVILLE POINT CONT:**

SALDO SEC. 390-29.G (7) - View Shed Analysis - A. Wolf noted the project backs up to Rt. 80 and the buildings are located 500' from Warner Rd. Discussion followed. M. Guidry made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390-29.G (7). All in favor. Motion carried.

SALDO SEC. 390-29.K (1)(2) - Community Impact/Financial Analysis - R. Swink expressed concerns about traffic and financial impact to the Township. M. Guidry expressed concern for the number of school students. B. Cramer noted they can request a pullover for buses from PennDOT. Discussion followed. S. Gilliland made a motion, seconded by J. Sawicki to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390-29.K(1)(2) - Community Impact/Financial Analysis. Roll call vote: D. Purcell, no; K. Meeker, yes; S. Gilliland, yes; R. Swink, no; M. Guidry, no; B. Kilby, yes; and J. Sawicki, yes. Motion carried.

SALDO Sec. 390-55.F.(3)(a) & 350-55.F.(3)(g) - Buffers - A. Wolf explained a partial waiver is requested to use existing trees and vegetation to meet the buffer requirements 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. M. Guidry made a motion, seconded by B. Kilby, to recommend the Board of Commissioners approve the request for modification from for SALDO SEC. 290-55.F. (3)(a). All in favor. Motion carried.

SALDO SEC. 390-48.W.(1) - Maximum Slope of Earth Embankment - A. Wolf explained the area is to be planted with landscaping that does not require mowing for maintenance. The Twp. Engineer did not object to the request. B. Kilby expressed concern for wash out on a 2 to 1 slope. A. Wolf noted the area will be stabilized during construction and then landscaped. D. Purcell made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioners approve the request for modification from SALDO SEC. 390-48.W (1). All in favor. Motion carried.

SALDO SEC. 390.55.E.(3) - Minimum grades inside stormwater basins - The Twp. Engineer did not object to the waiver request. A. Wolf noted it will be planted with native plants that will not be mowed. S. Gilliland made a motion, seconded by M. Guidry, to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390.55.E.(3)

SALDO Sec. 390-55.D.(1) & 390-55.D (3)(d) - Street Trees along existing streets - A. Wolf noted the front area is the drip irrigation area. Discussion followed on site triangle and existing conditions of the site. The Twp. Engineer did not object to the request. M. Guidry made a motion, seconded by B. Kilby to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390-55.D(1) & 390-55.D (3)(d) - Street trees along existing streets. All in favor. Motion carried.

**TANNERSVILLE POINT CONT:**

SALDO SEC. 390.60.C.(1) - Traffic Study - A. Wolf noted a 1-mile radius study was provided which is in accordance with the PennDOT regulations for a HOP on a State road (Warner). Discussion followed. M. Guidry made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the request for modification from SALDO SEC. 390.60.C.(1) Traffic Study. All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to recommend the Board of Commissioners approve the Tannersville Point Apartments Final LDP conditioned upon meeting all the requirements of the Township Engineer's letter dated 02/21/2019, 72 hours pump test for wells, and DEP approval. 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 01/14/2019 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**

J. Sawicki made a motion, seconded by D. Purcell, 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 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.**

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

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

**NEW BUSINESS:** R. Swink suggested meeting once per month. P. Tripus noted the meeting time and dates are set by the Board of Commissioners and the Planning Commission may always cancel a meeting if needed. No action taken.

J. Tresslar, Twp. Engineer, explained the side walk plan will be presented to the Board of Commissioners. S. Gilliland noted he hoped the Board of Commissioners will consider businesses that may be impacted by future sidewalks.

**COMMENTS BY AUDIENCE: NONE**

**ADJOURNMENT:**

M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:45 p.m. All in favor. Motion carried.