

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

November 12, 2019 – 7:00 PM

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

MINUTES: Minutes of the Pocono Township Planning Commission Meeting -
09/23/2019

SKETCH PLAN:

330 Learn Road

NEW PLANS: none

FINAL PLANS UNDER CONSIDERATION:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II -
deadline extended until 01/04/19.

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 09/28/2020. DEP letter
dated 12/10/2018 - terminating the NPDES permit was received.***

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

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

November 12, 2019 – 7:00 PM

PRIORITY LIST:

- 1) Draft Property Maintenance Ordinance

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

LTS Homes, LLC/Abrams - appeal of NOV - 293 Warner Road - Signs
Scheduled for October 29th but continued until future date

Feeling Good, LLC - appeal of NOV - STR - November 12, 2019 - 5pm

JW Penney - appeal of NOV - land use - originally scheduled for November 26,
2019 - 5pm - but it being rescheduled

NEW BUSINESS:

COMMENTS BY AUDIENCE:

ADJOURNMENT:

POCONO TOWNSHIP PLANNING COMMISSION - September 23, 2019
Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on September 23, 2019 at the Pocono Township Municipal Building, Tannersville, PA following a work session with the Board of Commissioners and was opened by Chairman Swink at 7:00 p.m.

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

IN ATTENDANCE:

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

PUBLIC COMMENT: none

CORRESPONDENCE:

Extension letter was received from Borton Lawson for the Sanofi Perimeter Protection Project, extending the time until 1/4/2020. A resubmission should be expected in about two weeks.

MINUTES:

M. Guidry made a motion, seconded by D. Purcell, to approve the minutes of the 08/26/2019 Planning Commission meeting. All in favor. Motion carried.

SKETCH PLAN: none

NEW PLANS: none

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 12/23/2019.** D. Purcell made a motion, seconded by M. Guidry, to table the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II plan. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.
2. Sanofi B-78 Seed Lab - D. Purcell made a motion, seconded by J. Sawicki, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-29.G(7)- Viewshed. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

Meeting Minutes

3.

M. Guidry made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-29.J (6) - proof of legal interest in the property, a copy of the latest deed of record and a current title search report. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-41 - requirement to enter into developer's agreement. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-48 W (1) - Slope embankment. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-55 F (3) - Property Line Buffer. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-32.B - Plan Recording. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

D. Purcell made a motion, seconded by J. Sawicki, to recommend approval of the request for modification, by Sanofi for the B-78 Seed Lab project for SALDO Section 390-55 I (2)(K) - a detailed cost estimate. Roll call vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

There was discussion on the amount of trees for this project which they believe to be sufficient. The other comments in the engineer review letter will be complied with. There are some minor modifications needed based on the MCCD review letter. Should have an updated plan within a few weeks.

4.

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J. Sawicki made a motion, seconded by M. Guidry, to approve the plan conditioned upon all comments in the Boucher & James review letter dated September 23, 201 are addressed. Roll Call Vote: D. Purcell, yes; K. Meeker, yes; S. Gilliland, abstain; R. Swink, yes; M. Guidry, 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. 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.**

The PC would like a representative from this project to come to a meeting to give an update. A letter must be received granting an extension by the Board of Commissioners meeting on Monday, October 7, 2019.

J. Sawicki made a motion, seconded by D. Purcell, to deny the plans of Spa Castle Land Development for failure to address the township engineer review letter comments, unless an extension is received by Monday, October 7, 2019. All in favor. Motion carried.

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

Barth Rubin Conditional Use Application - The PC was told that the Conditional Use application had been granted by the Board of Commissioners.

PRIORITY LIST/ORDINANCES:

1. Capital Improvement Plan - Chairman Swink thanked Mr. Gilliland and Mr. Kilby for a job well done.
2. Draft Property Maintenance Ordinance - The PC would like to discuss this draft ordinance at an upcoming work session.

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UNFINISHED BUSINESS:

M. Guidry asked if there had been a date scheduled for Penndot to review their plans for the 715/611 realignment project. The township reported they have not had a date confirmed by Penndot at this time.

ZONING HEARING BOARD SCHEDULE: The members were informed that the zoning hearing board scheduled for August 27, 2019 concerning signs along Route 80 has been rescheduled until October 29, 2019.

NEW BUSINESS:

S. Gilliland spoke about the submission of plans to the fire company for review. The PC would like a copy of the plan to go to the fire company when they are first submitted giving the fire company time to review and comment. D. Asure will speak to the fire company and make sure the process is in place.

PUBLIC COMMENTS: none

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 7:58p.m. All in favor. Motion carried.