

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

September 23, 2019 – 7:00 PM

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

Letter received from Borton Lawson extending time frame until 1/4/20

MINUTES: Minutes of the Pocono Township Planning Commission Meeting -
08/26/2019

SKETCH PLAN:

NEW PLANS:

FINAL PLANS UNDER CONSIDERATION:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II -
deadline extended until 01/04/19.
- 2) Sanofi B-78 Seed Lab Building - plans administratively accepted at
the 6/10/19 PC meeting. **Deadline for PC consideration extended until
12/6/19.**
- 3) BCRA Tank and Pump Station - waivers granted and passed on to BOC.
**Extension of time received - Deadline for PC consideration is
10/15/19 and for BOC is 10/21/19.**

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 09/23/2019. DEP letter
dated 12/10/2018 - terminating the NPDES permit was received.**

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September 23, 2019 – 7:00 PM

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

- 1) Barth Rubin conditional use application - approved at the 9/16/19 BOC meeting

PRIORITY LIST:

- 1) Draft Property Maintenance Ordinance
- 2) Capital Improvement Plan

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

October 29, 2019-5pm - LTS Homes, LLC - appeal of NOV - 293 Warner Road - Signs (originally scheduled for August 27th)

NEW BUSINESS:

COMMENTS BY AUDIENCE:

ADJOURNMENT:



Borton
Lawson

ENGINEERING
ARCHITECTURE

September 20, 2019

Pocono Township Commissioners
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, appearing to read "Aaron M. Sisler". The signature is fluid and cursive, with the first name "Aaron" and last name "Sisler" clearly distinguishable.

Aaron M. Sisler, P.E.
Project Manager

Enclosure(s)
AMS/dth

Bethlehem
Pittsburgh
State College
Wilkes-Barre

BETHLEHEM
3897 Adler Place
Bethlehem, PA 18017

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borton-lawson.com

POCONO TOWNSHIP PLANNING COMMISSION - August 26, 2019
Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on August 26, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was opened by Chairman 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 Tressler, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M. Asure, Twp. Manager.

PUBLIC COMMENT: none

CORRESPONDENCE:

Extension letters were received from BCRA for the Pump and Tank Station until 10-21-19 and from Sanofi, concerning the B-78 Seed Lab project until 12-6-19.

MINUTES:

J. Sawicki made a motion, seconded by M. Guidry, to approve the minutes of the 08/12/2019 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 10/06/2019.** J. Sawicki made a motion, seconded by D. Purcell, 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 - Letter received to grant extension until 12-6-19. J. Sawicki made a motion, seconded by M. Guidry, to table the Sanofi Pasteur plans for B-78 Seed Lab Building. 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. BCRA Pump and Tank Station -

D. Purcell made a motion, seconded by K. Meeker, to table the BCRA Pump and Tank Station Land Development Plan. 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. P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**

S. Gilliland made a motion, seconded by K. Meeker, 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. D. Asure will contact the engineer.

D. Purcell made a motion, seconded by K. Meeker, to table Spa Castle Land Development Plan. 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 Hearing is being advertised for the September 16, 2019 Board of Commissioners meeting.

PRIORITY LIST/ORDINANCES:

D. Purcell made a motion, seconded by J. Sawicki, to table any discussion on the priority list until the full board can be present. All in favor. Motion carried.

1. Soil and Erosion Ordinance - The PC discussed the draft ordinance. Several changes were recommended to be incorporated into the draft.

Public Comment -

Ellen Gandt, Twp. Resident asked what happens if residents do not comply. J. Tressler, Twp. Engineer, discussed the violations and fees in the draft ordinance.

J. Sawicki made a motion, seconded by M. Guidry, to send the Soil and Erosion Ordinance to the Board of Commissioners for consideration, with the changes as discussed and recommended. All in favor. Motion carried.

2. Draft Property Maintenance Ordinance - The PC would like to discuss this draft ordinance at an upcoming work session.

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Meeting Minutes

3. Capital Improvement Plan - S. Gilliland and B. Kilby reported they have been meeting with department heads and are working on the final document. The PC would like to meet with the BOC in a work session to discuss the document on Monday, September 23, 2019 at 6pm. D. Asure will check the availability of the Commissioners.

UNFINISHED BUSINESS:

M. Guidry questioned whether Pocono Logistics had paved their parking lot. Discussion followed on the timeline and bonding in place. The Board discussed the open issue of the Pocono Manor sign in front of the Carriage House that required shielding to be completed from the lights. D. Asure will have zoning look into this.

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: none

PUBLIC COMMENTS: none

ADJOURNMENT:

D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:18p.m. All in favor. Motion carried.