

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

AUGUST 27<sup>th</sup>, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on August 27<sup>th</sup>, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ron Swink at 7:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Dennis Purcell, present; Bob DeYoung, absent; Marie Guidry, present; Jeremy Sawicki, absent; and Chad Kilby, present.

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer, Boucher & James, Inc.; Donna Asure, Township Manager; and Pamela Tripus, Township Secretary, were present.

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 08/13/2018 regular meeting. All in favor. Motion carried.

**DISCUSSION:**

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

**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 dated 08/23/2018 was received. **Deadline for P.C. consideration is 10/22/2018.** D. Purcell made a motion, seconded by C. Kilby, to table the Turkey Hill Minit Market, Store #274 Prelim/Final LDP. 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 08/13/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.** M. Guidry 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 08/13/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.** S. Gilliland made a motion, seconded by C. Kilby, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

## PRELIM PLANS CONT:

Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 08/13/2018 P.C. Mtg. **Deadline for P.C. consideration is 09/24/2018.** Twp. Engineer's review letter #2 dated 08/08/2018 was received. Revised plans submitted 06/28/2018. Sean Policelli, Gilmore & Associates, Inc. and Joseph McDonald, Esquire, represented the plan and reviewed the Twp. Engineer's letter dated 08/08/2018.

- a) Note 5: SALDO SEC. 512.C.1 - "All parking areas and all access drives for commercial and industrial uses shall have an all-weather surface" S. Policelli noted the driveway and a portion of the parking area is paved and the remaining area is graveled. Discussion followed on maintenance of the site, truck washing, water runoff, and truck storage. Steven Van Auken, Twp. Resident, explained he had witnessed fully loaded trucks stored overnight and trucks cleaned at the property. He questioned the damage to Railroad Ave near the entrance. M. Guidry questioned the water usage from the well. C. Kilby questioned the oil capture on site. S. Policelli noted an oil separator is located near the paved parking area. J. McDonald explained he will contact the applicant to discuss the stormwater plan and the owner is working with BCRA to connect water service. Discussion followed. See m) below.
- b) SALDO Sec. 406.2 - Aerial Photo to scale. - C. Kilby made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the waiver request from SALDO Sec. 406.2 be approved. All in favor. Motion carried.
- c) SALDO Sec. 406.3.B - Existing Conditions - C. Kilby made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the waiver request from SALDO Sec. 406.2 be approved. All in favor. Motion carried.
- d) SALDO Sec. 406.3.C - Existing resources - S. Policelli will provide.
- e) SALDO Sec. 406.3.G - Existing resources and site analysis - Discussion followed on the visibility of the property from the neighboring residential homes. Michael Tripus, Twp. Zoning Officer, explained the Land Development plan is the first step to move forward with permitting the existing unpermitted structures. Discussion followed on the existing features and buffering of neighboring properties. Steve Van Auken, Twp. Resident, noted the trailers and equipment are visible from his property and the rear yard lacks buffers. C. Kilby made a motion, seconded by M. Guidry to recommend the Board of Commissioners deny the waiver request from SALDO Sec. 406.3.G - existing resources. All in favor. Motion carried.
- f) SALDO Sec. 406.6.D - 'All proposed offers of dedication and/or reservation of rights-of-way and land areas' J. McDonald explained the dedication of right-of-way will need to be addressed with his client. Discussion followed. No action was taken.

- g) SALDO Sec. 406.6.G.3 - Will serve letter BCRA - S. Policelli will provide.
- h) SALDO Sec. 609.4.M.1 & Sec 610.A - S. Policelli will provide the GP-5 to the Twp. Engineer. Steven Van Auken, Twp. Resident, noted water backs up onto the neighboring property. S. Policelli explained the drainage pipe is being restored as part of MCCD requirements.
- i) SALDO Sec. 615.2 - Tree requirement - Discussion followed concerning if existing trees can be included in the requirement. C. Kilby made a motion, seconded by D. Purcell, to request the Township Engineer inspect the site to determine the requirements for trees. All in favor. Motion carried.
- j) SALDO Sec. 615.3.B.2 & 615.3.B.5 - Planting islands - Discussion followed on the requirement. J. Tresslar noted it was of limited benefit to the site. C. Kilby made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the waiver request from SALDO Sec. 615.3.B.2 & 615.3.B.5. All in favor. Motion carried.
- k) SALDO Sec. 615.4.C.4 - Utilize existing trees along Railroad Ave - Discussion followed on the existing landscape. S. Gilliland made a motion, seconded D. Purcell, to recommend the Board of Commissioner approve the waiver request from SALDO Sec. 615.4.C.4 conditioned upon the Twp. Engineers inspection. All in favor. Motion carried.
- l) SALDO Sec. 615.6.C - Table 615.1 Buffers - Discussion followed on the requirements for buffers. Steve Van Auken, Twp. Resident, spoke concerning the lack of buffers in the back yard of the site. S. Policelli will consult with the applicant concerning extending the rear buffer.
- m) SALDO 620.D - Paving - 'all parking areas must be paved, and associated pavement and striping details must be provided on the plan'. - R. Swink requested the Board's feeling concerning paving the total area. C. Kilby made a motion, seconded by D. Purcell, to recommend the Board of Commissioners deny waiving the requirement for pavement as per SALDO Sec. 620.D. All in favor. Motion carried.
- n) SALDO Sec. 303.I.8.a & 303.I.8.b & 303.I.8.c - Buffers along watercourses. C. Kilby made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the waiver request for SALDO Sections - SALDO Sec. 303.I.8.a & 303.I.8.b & 303.I.8.c. All in favor. Motion carried.

**SKETCH PLANS:** None

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**  
None

**ORDINANCES:** None

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

The Zoning Hearing for Wesley & Stacey Wojtanowicz and Pocono Logistics is continued until 08/28/2018 at 5:00 p.m.

A Zoning Hearing will be held on 08/28/2018 at 5:00 p.m. for Camelback Four Seasons, Lots 630-633 Hunter Circle.

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:** M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:45 p.m., until 09/10/2018 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted  
Pamela Tripus  
Township Secretary