

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

**DECEMBER 10<sup>th</sup>, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on December 10<sup>th</sup>, 2018 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.

**MOMENT OF SILENCE:**

In Memory of Michael Tripus, Pocono Township Code Official and Zoning Officer.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Keith Meeker, present; Jeremy Sawicki, absent; and Chad Kilby, present. The Board welcomed Keith Meeker to the Planning Commission Board.

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:**

**CORRESPONDENCE:**

A 60-day time extension for Tannersville Point Luxury Apartments was received 11/27/2018.

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the 11/13/2018 Planning Commission meeting minutes. Roll call vote: R. Swink, yes; S. Gilliland, yes; M. Guidry, yes; C. Kilby, yes; D. Purcell, yes; J. Sawicki, yes; and K. Meeker, abstained. Motion carried.

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

Trap Enterprises Route 611 Project Revised Final Plan - Plan fees paid. Township Engineer's completeness review dated 11/20/2018 and Review letter #1 dated 12/06/2018 were received. Chad Lello, Pennoni Engineering, and Vincent Trapasso, owner, represented the plan. The plan was previously approved but has been revised due to changes in the detention basin and removal of the emergency access due to the location of the sewer force main. V. Trapasso explained the emergency access as at the request of a previous Supervisor. Tresslar, Twp. Engineer, explained the current Ordinance does not require emergency access. Discussion followed. S. Gilliland made a motion, seconded by J. Sawicki, to accept the Trap Enterprises Route 611 Project Revised Final Plan and recommend the Board of Commissioners approve the plan conditioned upon the comments of the Twp. Engineer's letter dated 12/06/2018 are addressed. All in favor. Motion carried.

Vincent Trapasso invited the Board to visit the Brookdale project.

**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 10/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.** Mathew Mack, Ludwig Engineering Corporation, represented the plan and explained the project is to allow beer sales on site. He noted the radius of the turning lane has been improved to allow better vehicle flow. S. Gilliland questioned the egress out to 611 and the truck parking in the line in site. M. Mack noted they are speaking to representatives of Steeles to discuss the truck parking. Discussion followed on parking. M. Mack noted his concern that the sidewalk would cross over into the 'pork chop' section of Weis's entrance and without improvements to the opposite side of Rt. 611, he was concerned with the safety of a sidewalk. Discussion followed on the creation of a master plan for Rt. 611 sidewalks, requirements for traffic signals and crossings, and funding for street lights and sidewalks. M. Mack requested a deferral until the master sidewalk plan is developed and would offer fee in lieu to sidewalk improvements. Discussion followed on future PennDOT plans for Rt. 611. C. Kilby spoke in favor of installation of sidewalks. S. Gilliland noted unless a project comes in, the Township cannot ask for improvements on the site, but by submitting a plan, site improvements can be requested. M. Mack noted he would put the deferral notice on the plan until such time the Master plan and PennDot approval is received. R. Swink questioned if the PennDOT HOP was approved. M. Mack provide the letter from PennDOT noting they had no concerns. J. Sawicki made a motion, seconded by S. Gilliland, to table the Turkey Hill Minit Market Final LDP. All in favor. Motion carried.

Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letters #1 for the Lot Improvement and Prelim/Final dated 11/06/2018 were received. Plan was accepted at the 10/09/2018 P.C. Mtg. **A 60-day Time extension was received 11/13/2019. Deadline for P.C. consideration is 02/24/2019.** J. Sawicki made a motion, seconded by S. Gilliland, to table the Tannersville Point Apartments 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 10/09/2018 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 J. Sawicki, 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 10/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019.** J. Sawicki made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

**SKETCH PLANS:**

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

Katz Forestry Permit. P. Tripus explained the project was previously approved but there was a change in logging companies.

J. Sawicki made a motion, seconded by D. Purcell, to recommend approval of the Katz Forestry Permit to the Zoning Officer. All in favor. Motion carried.

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

**NEW BUSINESS:** Chad Kilby noted he is resigning from the Planning Commission due to being appointed Commissioner.

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:00 p.m. All in favor. Motion carried.

Respectfully submitted  
Pamela Tripus  
Township Secretary