

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES

June 22nd, 2015

7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on June 22nd, 2015, 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; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Township Secretary.

ACKNOWLEDGEMENT OF COMMENTS: Scott Gilliland addressed the audience. He explained the role of the Planning Commission; requested all attendees to sign in; and maintain the proper decorum when speaking. Any personal attacks on a Board member or attendee will not be tolerated and will result in being asked to leave the meeting. He thanked everyone for attending the meeting.

MINUTES: B. Demarest made a motion, seconded by M. Guidry, to approve the minutes of the 06/08/2015 regular meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Planned Residential Development (Lot 1) - Plan accepted at the 8/12/13 P.C. meeting. Conditionally approved by the P.C. Conditionally approved by the Board of Commissioners on 06/11/2015.

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. Conditional use hearing held on 8/18/14. Commissioners approved the conditional use at their September 15, 1014 meeting. No land development application has been submitted.

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/15. The configuration of the Lot 3 is dependent on the Route 715 realignment. Plan was conditionally approved at the 06/1/2015 Commissioners' meeting.
No action needed by board for above plans.

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been received until 12/31/2015. The configuration of the minor subdivision is dependent on the Route 715 realignment. Plan was tabled at the 06/22/15 meeting.

S. Gilliland made a motion, seconded by M. Guidry, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

PRELIMINARY PLANS CONT:

Wendy's Preliminary Land Development Plan - Plan accepted at the 03/23/2015 meeting. Plan fees paid. A revised plan with driveway entrance was not submitted. Date for action by the P.C. is 08/10/15. Ralph Matergia, Solicitor, requested the plan be tabled. B. Demarest made a motion, seconded by D. Purcell, to table the Wendy's Preliminary Land Development Plan. All in favor.
Motion carried.

Best Auto Services Land Development - Plan accepted at the 04/27/2015 P.C. meeting. P.C. Conditionally approved the plan at their 06/08/2015 meeting. No action needed.

PRESENTATION OF SKETCH PLAN:

C. Castle Spa Sketch Plan-Deanna Schmoyer, Borton-Lawson Engineering, reviewed the plan and address their response letter of 06/10/2015 to the Twp. Engineer's letter of 06/04/2015. D. Schmoyer noted the intent is to vacate Birchwood Road, with the main entrance on Cherry Lane Road. BCRA, PennDOT, DEP, Monroe County Planning Commission, Pocono Township Fire Company, and others have been contacted. A Traffic Impact Study is in progress and they are working with the Township for the Act 537 plan amendment; and BCRA for water service. The Co-Gen Station and subterranean parking facility designs will be detailed in the Land Development Plan. Shuttle service will be offered on the property. Sidewalk/Trails are included in the plan. Buffer zones as per the Brodhead & McMichaels Creeks SMO are shown on the plan.

D. Purcell questioned the condo ownership. Ralph Matergia, Solicitor, noted the ownership of the condo units is not finalized.

D. Purcell questioned the impact on the Cranberry Bog, housing for employees, and pump station.

S. Gilliland questioned the vacation of Birchwood Road and the impact on residents.

M. Guidry questioned the donation of property to the Bog. D. Schmoyer noted they have contacted the Nature Conservancy concerning a donation of a portion of the property which is part of the Cranberry bog.

R. Swink opened the meeting to public comment in order of sign in and with a limit to three minutes for committing.

Elaine Kirc, Birchwood Road, questioned the effect on residents if Birchwood Road is vacated and the height of the buildings.

Lisa Olsen, Hallet Road, questioned the percentage of the total development on the property.

Tom Olsen, Hallet Road, questioned if C. Castle would pay for Birchwood Road if vacated and if the project would request tax relief. R. Matergia, Solicitor, noted the project is not seeking tax relief.

Kathy Lambert, Cherry Lane Church Road, questioned water use and bus traffic. D. Schmoyer noted it will be shuttle (15 seats) bus service and water will be provided by BCRA.

Larry Lasko, Fishhill Road, questioned the sewer design and co-generation facility. Doug Olmstead noted the designs have not been finalized.

Andrew Worthington, questioned the employee housing and impact vehicle traffic. Don Klingel, Hallet Road, time line and cost of construction. D. Schmoyer noted the estimate is 2 to 3 years with an estimated cost of \$250,000.00 to \$300,000.00.

Lynn Dieter, Munch Drive, expressed concerns on the traffic problems on Rt. 715. Kris Taylor, Wild Cherry Lane, questioned the Land Development process, condos, and additional traffic.

Donna Weisbruch, Sebring Drive, expressed concern on the quality of life for residents living near the project.

Tricia Lippert, Black Cherry Lane, expressed concern no noise level, propane tanks on site, displacement of water, impact to the Cranberry Bog, and if the Township will be paid for Birchwood Road.

Teresa Purcell, Wilke Road, questioned water use and PennDOTs update to roadways. Judi Coover, Henryville, questioned the PennDOT Highway improvements, traffic generation, and height of buildings.

Tom Zych, Hallet Road, questioned the traffic on Cherry Lane Road, service vehicle traffic, and stormwater management practices.

Mike Good, Fishhill Road, spoke concerning quality of life issues.

Thaddeus Cop, Jennifer Lane, commented on traffic concerns.

Loretta Herring, Sebring Drive, commented on the impact to wildlife.

Susan Williams, Rt. 715, spoke concerning Rt. 715 realignment.

Kevin Lesione, Cherry Lane Road, question the employee housing and additional tax revenue to the Township.

Linda George, Carriage Lane, requested a definition of Glamping. (Glamorous Camping)

Karen Cihlar, Hallet Road, introduced herself to the board and extended her time to Tom Olsen.

Tom Olsen, Hallet Road, questioned if the resort allowed nudity. D. Schmoyer noted only in showers, and restrictive bathing areas.

Frank DiSalvo, Wintergreen Circle, commented on additional traffic.

Charles Warner, Brookfield Lane, commented on size of the resort and environmental impact.

Diane Zweifel, Post Hill Court, commented on the nude spa bath offered by the resort.

PRESENTATION OF VARIANCE, SPECIAL EXCEPTION, CONDITIONAL USE, ET AL, APPLICATIONS:

SPA Castle Wellness SPA Resort Regional Impact Development and SPA Castle - Employee Housing application. A letter from Matergia & Dunn, dated 06/17/2015, requesting the postponement of the P.C.'s review was received.

UNFINISH BUSINESS: SALDO Workshop is scheduled for 07/16/2015 at 7:00 p.m.

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:45 p.m. until 07/13/2015 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully Submitted: Pamela Finkbeiner, Township Secretary