

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

**OCTOBER 9<sup>th</sup>, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on October 9<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.

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

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer, Boucher & James, Inc.; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:**

- A 90-day time extension was received for Turkey Hill Minit Market LDP.
- Revised Plans were received for Turkey Hill Minit Market, 10/09/2018.

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the Pocono Township Planning Commission Meeting - 09/24/2018. All in favor. Motion carried.

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

1. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's Completeness review dated 10/03/2018 received. Andrew Wolf of Cramers, Swetz, McManus, & Jordan, represented the applicant. Developer's John Maione, Sr. & Jay Cooperman, were present. Emmett Mancinelli, applicant's engineer was present. The plan was previously submitted as a sketch plan. The plan is for 80 residential apartment units. M. Guidry questioned the location of school bus pickup. Discussion followed on the safety of Warner Road, fire truck access, water/sewer to property. S. Gilliland made a motion, seconded by M. Guidry, to accept the Tannersville Point Apartments Final LDP for review. All in favor. Motion carried.

**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 #1 dated 08/23/2018 was received. Plan was tabled at the 09/24/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.** M. Guidry made a motion, seconded by S. Gilliland, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.

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 09/24/2018 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.
  
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 09/24/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.*** D. Purcell made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.
  
3. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 09/24/2018 P.C. Mtg. ***Deadline for P.C. consideration is 11/26/2018.*** Twp. Engineer's review letter #3 dated 10/04/2018 was received. Revised plans submitted 09/24/2018. Joseph McDonald, Esquire, and Sean Policelli P.E., Gilmore & Associates, Inc. represented the plan. S. Policelli reviewed the comments - Note 3 - Michael Tripus, Zoning Officer, will review the parking; Note 21 - Right of Way Dedication. Discussion followed.  
SALDO SEC. 406.6.D - Dedication of Right-of-Way - M. Guidry made a motion, seconded by S. Gilliland, to recommend to the Board of Commissioners the waiver request to accept the dedication of Right-of-Way without improvements be granted. All in favor. Motion carried.  
  
SALDO SEC. 406.6.F - Proof of Legal Interest in the Property - S. Pocelli noted the deed has been provided. The waiver is requested for the title report. S. Gilliland made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioners, the waiver request for SALDO SEC. 406.6.F - Title Report be granted. All in favor. Motion carried.  
  
S. Gilliland made a motion, seconded by J. Sawicki, to recommend Pocono Logistics LDP be approved by the Board of Commissioners, conditioned all remaining comments of the Twp. Engineer letter dated 10/04/2018 be addressed. All in favor. Motion carried.

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

Traffic patterns Tannersville - J. Tresslar presented an aerial of the intersections of Rt. 715, Rt. 611 & Sullivan Trail. Discussion followed on the proposed PennDOT improvements to the area and the possible realignment to Sullivan Trail.

**ZONING HEARING BOARD SCHEDULE:**

- 1) Pocono Logistics - continued until 10/23/2018.
- 2) Camelback Northridge - continued until 10/23/2018.
- 3) Donald Simpson setback - 10/23/2018.

**NEW BUSINESS:**

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:05 p.m. All in favor. Motion carried.

Respectfully submitted  
Pamela Tripus  
Township Secretary