

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 24th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on September 24th, 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, present; and Chad Kilby, present.

IN ATTENDANCE:

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

PUBLIC COMMENT: None

CORRESPONDENCE:

- 1) *A time extension was received from Spa Castle Land Development until 10/07/2019.*
- 2) *A time extension was received from Pocono Logistics Land Development until 12/04/2018.*

S. Gilliland made a motion, seconded by D. Purcell, to accept the time extensions for Spa Castle LDP until 10/07/2019 and Pocono Logistics LDP until 12/04/2018. All in favor. Motion carried.

MINUTES: M. Guidry made a motion, seconded by S. Gilliland, to approve the minutes of the 08/27/2018 Planning Commission. All in favor. Motion carried.

DISCUSSION:

Regional Comprehensive plan - C. Kilby gave an update to the Board on the startup meeting for updating the Regional Comprehensive Plan. Representatives from Monroe County Planning Commission gave an overview of the steps required and funding opportunities. Future meeting will focus on identifying problems and focusing on solutions. The startup committee will meet again in two months.

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 Completeness Review letter dated 08/08/2018 was received. Plan was tabled at the 08/27/2018 P.C. Mtg. **Deadline for P.C. consideration is 10/22/2018.** D. Purcell made a motion, seconded by J. Sawicki, 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 08/27/2018 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 S. Gilliland, 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 08/27/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.*** S. Gilliland made a motion, seconded by J. Sawicki, 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 08/27/2018 P.C. Mtg. ***Deadline for P.C. consideration is 11/26/2018.*** Twp. Engineer's review letter #2 dated 08/13/2018 was received. Revised plans submitted 09/24/2018. Joseph McDonald, Solicitor, and Brian Telesh, Pocono Logistics' operator, represented the plan. Brian Telesh explained operations at the site. He noted trucks are used for hauling waste from New York City to the Seneca Meadows landfill. The Trucks are washed at Seneca and brought down to the Tannersville site for maintenance, before returning to New York. Joe McDonald explained the owner has agreed to pave the parking areas. M. Guidry questioned the status of the waterline hookup. L. Pereira, Twp. Solicitor, noted it is part of the LDP. S. Gilliland thanked Joe McDonald and Brian Telesh for their attendance and clarification of the operations. M. Guidry made a motion, seconded by S. Gilliland, to table the Pocono Logistics LDP. All in favor. Motion carried.

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:

LSA Grant Application - S.R. 611 & Rimrock Drive roadway improvements. Letter of Support. J. Tresslar, Twp. Engineer, explained the grant is right hand turn lanes to improve the intersection of Rt. 611, Bartonsville Ave., and Rimrock Drive. As part of the grant application, letters of support are requested. C. Kilby noted it will be beneficial to the Township to improve the intersection.

J. Sawicki made a motion, seconded by C. Kilby, to recommend the LSA Grant Application for S.R. 611 & Rimrock Drive Roadway improvements and authorize the Chairman to sign a letter of support. All in favor. Motion carried.

NEW BUSINESS CONT:

Next Meeting - The next regularly scheduled Planning Commission will be held on **Tuesday, October 9th, 2018** due to the Columbus Day Holiday.

COMMENTS AND DISCUSSION:

P. Tripus, Twp. Secretary, noted she had been contacted by Ardent Mills and Tannersville Point Apartments concerning future plan submittals.

S. Gilliland questioned if the Route 715 realignment had been finalized by PennDOT. J. Tresslar, Twp. Engineer, noted PennDOT has not confirmed the plan.

S. Gilliland spoke concerning Crossings internal traffic flow and traffic flow out of the parking area. Discussion followed. The Board concurred to review the traffic patterns in the area and recommend suggestions to the Board of Commissioners.

S. Gilliland requested J. Tresslar review entrance to Turkey Hill lot and curbing. C. Kilby suggested rumble strips instead of standard curbing to ease traffic flow into the parking lot. Discussion followed on U-Haul parking, site distance, and turning movement in the parking lot.

ADJOURNMENT: M. Guidry made a motion, seconded by J. Sawicki, to adjourn the meeting at 7:55 p.m. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary