

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 10, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 10, 2021 via virtual teleconference and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternates: Claire Learn, present; Stephanie Shay, present.

IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Township Manager; and Krisann Wean, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE

- A letter was received from Borton-Lawson on behalf of Core5 Industrial Partners – Warner Road Land Development indicating their application for a NPDES permit through DEP. Township provided a completed Municipal Notification of Planned Land Development for Chapter 102 Permits. J. Tresslar provided further clarifying information.

MINUTES

M. Vilardi made a motion, seconded by M. Guidry, to approve the minutes of the May 10, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- Great Wolf Lodge Expansion Sketch Plan – Applicant’s engineer, Nate Oiler of RKR Hess, presented overview of Great Wolf’s proposed expansion plans and waiver requests. Also discussed revisions made to the plan, including villa units that were removed to allow for redesign of proposed retaining wall.

M. Velardi made a motion, seconded by D. Purcell, to recommend a waiver of Chapter 390, Section 59.A(3) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Kauffman, to recommend a waiver of Chapter 390, Section 59.B of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Folsom, to recommend a waiver of Chapter 390, Section 55.C(d) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

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Discussion was held regarding SALDO Chapter 390, Section 59.H. Applicant still refining the waiver request. Discussion was held regarding SALDO Chapter 390, Section 50.D(4) regarding basin depth. Applicant is proposing to spray stormwater back onto the land to meet stormwater requirements. Applicant looking for consistency with the NPDES permit. Discussion was held regarding SALDO Chapter 390, Sections 50.D(5) & 390-55.E(3) requesting a waiver to allow 2:1 slopes where consistent with geotechnical design. Geotechnical study does show that some areas allow for a 2:1 slope, with 3:1 in other areas. J. Tresslar recommendation the Planning Commission wait until the geotechnical study is received.

- Incline Village Townhome Project – JLS Surveying & Viktor Kolesnyk, Pennsylvania Properties LLC. Proposal to construct four townhomes as part of original approved Mountain's Edge development from 1977. Discussion regarding property details and ownership.

Applicant was present to discuss the structure of the legal ownership property versus the existing townhomes. Requested direction as to how to proceed with the development. L. Pereira stated that, in looking at the title commitment and policy, there is nothing specific that identifies the access rights that the townhomes have to cross over applicant's property to get to their individual lots. There needs to be an established right to get to those homes. L. Pereira stated the Township will need the obligations of both parties identified on a plan moving forward and an agreement between the existing HOA and Incline Village confirming the obligations of both parties. The Township needs the access rights defined across the applicant's property.

NEW PLANS

- Northridge at Camelback Phases 11-16 – Motion for administrative acceptance. Applicant presented on changes to the record plan and invited the Planning Commission to tour the site.

M. Guidry made a motion, seconded by C. Kauffman to accept Northridge at Camelback Phases 11-16 land development plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

1. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. 90-day extension request received on 4/19/21 extending to 8/8/21. **Deadline for P.C. consideration is 7/26/2021.**

D. Purcell made a motion, seconded by M. Velardi, to table plans for the Camp Lindenmere Land Development Plan. All in favor. Motion carried.

2. Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. **Deadline for P.C. consideration is 7/12/2021.**

J. Folsom made a motion, seconded by M. Guidry, to table plans for the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. All in favor. Motion carried.

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3. Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2021.***

J. Folsom made a motion, seconded by D. Purcell, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor. Motion carried.

Discussion was held regarding whether continued extensions of the Kopelson plan should continue.

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

PRIORITY LIST/ORDINANCES

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS – None

PUBLIC COMMENT

Rich Wielebinski, Chair of the Board of Commissioners, commended the Planning Commission for their volunteerism.

ADJOURNMENT

M. Velardi made a motion, seconded by M. Guidry, to adjourn the meeting at 8:12 p.m. All in favor.