

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
July 6, 2017

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The July 2017 Regular Meeting of the Tobyhanna Township Planning Commission was held on July 6, 2017 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania 18350.

Present were Board Members Anne Lamberton, Michelle Bisbing, Patricia Rinehimer and Brendon Carroll. Township Engineer Robert McHale, Solicitor Jonathan Reiss, Esquire and Zoning Officer Maureen Minnick.

Absent from the meeting were Mark Sincavage.

1. Michelle Bisbing called the meeting to order at 5:30 p.m. It was determined that a quorum was present.
2. Public comment.  
None.
3. Michelle Bisbing moved to approve the minutes of the May 4, 2017. Brendon Carroll seconds. Vote: All in favor; motion carried.
4. Old Business

A. Blakeslee Overlay

Last meeting was held at the Blakeslee Center. Maureen Minnick presents that there were some suggested changes to the overlay ordinance to be forwarded to the Planning Commission and Board of Supervisors for approval.

5. New Business

A. Exeter/ARCO Final LDP, Lot 100 New Ventures Park

Jay Synoski from Exeter Property Group introduces his team and thanks the Board for the opportunity to present.

Chris McDermott from Riley Associates gives an overview of the project consisting of a land development plan of Lot 100 New Ventures Lot, a 207-acre parcel. Plans are to develop the lot for a distribution warehouse. Entrance will be off of Industrial Park with a shared driveway. There will be a 15' gravel emergency access to Commercial Boulevard. The building will be served by central sewage with an existing

pump station. Water will be provided by an on-lot well with a fire water storage tank with a 300,000 gallons capacity. Storm water will be controlled by several storm water facilities located on the site using a combination of subservice underneath the parking lot and surface detention areas on the other side of the emergency access. There will be screening on the north side at the top of the hill. Owners agree to monitor and maintain the driveway.

Mr. Reiss recommends that the owners of the property contact Aqua as they now own the public sewer system.

Anne Lamberton moved to approve final land development plan for Exeter Blakeslee Lot 100 Land LLC Project 2017-003 contingent upon comments being met from Bob McHale's July 5, 2017 letter and also to include waivers Township Code 124-86B Vertical profiles for channels; SALDO Section 135-12.D.2; SALDO Section 135-17.L; and SALDO Section 135-17.M. Brendon Carroll seconded. Vote: All in favor; motion carries.

Board thanks Bob McHale for his hard work and diligence.

- B. Proposed Zoning & SALDO Design Guideline Ordinance  
Maureen Minnick presents the Count comments.  
Jonathan Reiss advises the Board that the proposed ordinance language should be revised to reflect "a waiver" not "an exemption" would be granted by the Board of Supervisors.

Anne Lamberton made motion to recommend the proposed Zoning & SALDO 3,000 square foot exemption in Design Guideline Ordinance to the Board of Supervisors. Brendon Carroll seconded. Vote: All in favor; motion carries.

Jonathan Reiss recommends the Board's next step should be to review the fee schedule for this type of waiver.

6. Public Comment  
None.
7. Meeting adjourned at 6:09 p.m.