

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
OCTOBER 4, 2018

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The October Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on October 4, 2018 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Mark Sincavage, Michelle Bisbing, Anne Lamberton, Brendon Carroll, Patricia Rinehimer, Robert (Bob) McHale, and Solicitor Jonathan Reiss.

1. Chair Mark Sincavage calls the meeting to order at 5:30PM.
2. The Pledge of Allegiance is recited.
3. Public Comment – none.
4. Minutes
  - a. Anne Lamberton motions to approve the minutes from September 6, 2018 Regular Business Meeting, Brendon Carroll seconds. Vote: motion carries.
5. New Business
  - a. Oak Tree Properties. Sarah Bue-Morris states she is a civil engineer helping to develop Lot 5 in the Pocono Mountain Industrial Park. Her clients are Dan and Mark Witchky, and the lot is 3.49 acres. An existing concrete slab on the property is 40,100 sq. ft., an asphalt parking area covers over 27,500 sq. ft. The lot is 44.5% covered by impervious surface. The proposed work consists of building two structures – Building 1 is 9,600 sq. ft and Building 2 is 9,775 sq. ft. - and reducing the parking area so the lot is 39.2% impervious. The property is zoned CI. Setbacks were increased on the property to 60 ft. for the front, 30 ft. for sides, and 100 ft. for the rear. They will add a six-foot stockade fence at the rear of the property. For both buildings, 10 parking spaces are required each, and they provide 35 spaces in total. There will not be parking for semi-trailer trucks.

Sarah Bue-Morris states Building 1 will be serviced by an existing sewer system, Building 2 will use a proposed system, and they’ve reserved space for a third system. PA American Water serviced the former building, and have verbally indicated they will service both new buildings. For stormwater, they are proposing swales and basins. The soil is Type C.

Mark Sincavage asks if blacktop will be removed and replaced. Sarah Bue-Morris replies no, the entrance is being moved. Mark Sincavage states this is preliminary, and thanks them for coming before the Commission. The property cannot support any high flow uses. Bue-Morris replies that the systems will be specified to 400 gallons per day (GPD).

Mark Sincavage asks what they plan to do with the concrete slab. Bue-Morris replies that the parking lot will be placed on top of the old foundation. The Commission discusses what weight the concrete slab could hold. Mark Sincavage confirms the area will have lights.

Brendon Carroll asks if there needs to be two reserve systems. Bob McHale suggests contacting the Sewage Enforcement Officer. Sincavage asks if the old building had sprinklers. Bue-Morris replies industrial buildings don't need sprinklers if they are less than 10,000 sq. ft.

The Commission discusses the location of water tanks. Sincavage asks if the back of the area is wooded. Bue-Morris states yes, it is deciduous. Bob McHale asks that they take pictures from the back property line to prove there is a buffer. Sincavage states the township wants landscaping in the front of the building. Bue-Morris states there will be a sidewalk and at least five feet of landscaping in the front.

Bob McHale states Bureau Veritas will complete an International Fire Code Site Review. Sincavage states they will have to show delivery routes. Anne Lamberton asks if this is considered a minor modification by the Monroe County Conservation District (MCCD) regarding the change of impervious surface. Bob McHale states the NPDES permit is probably expired.

Bob McHale states parking lots must be ten feet away from property lines. What is the schedule for moving forward? Bue-Morris replies they will be at the December meeting.

- b. Sketch Plan Fees. Mark Sincavage states he saw an email about collecting fees for a sketch plan. Jonathan Reiss states that is a supervisor decision. In other municipalities, the applicant is required to submit a professional services agreement and establish the escrow immediately so the township is reimbursed for solicitor and engineer costs. It is not the policy in Tobyhanna Township. Sincavage states he is against this. He wants to encourage sketch plans because it helps the process along. Brendon Carroll agrees.

## 6. Old Business

- a. Zoning Map Update Discussion. Barbara Nichols states she will start at the east side of the township and move west for changes. Item 1 will be changed to CI. The Commission discusses whether it should be C or CI, how the Valinote property will be affected, and permitted uses in CI. The Commission decides it will change to C.

Barbara Nichols states Number 2 will be PCRED; the Commission agrees. Nichols states Number 3 is down Long Pond Rd, and includes changing properties belonging to George “the Greek” and Mrs. Smith to CI; the Commission agrees. Nichols states Number 4 will be C; the Commission agrees. Nichols states Number 5 will be R-2; the Commission agrees.

Barbara Nichols states Number 6 will be CI and follow the property line; the Commission agrees. Nichols states Number 7 is the Timber Trails parcel, which will be R-1; the Commission agrees. Nichols states Number 8 is the Naomi Pines area, and will change OS to R-2; the Commission agrees. The Commission discusses the property B’nai Hiram is on, and decides to consider changing from OS to R-2. Nichols is instructed to contact the owner for input.

Barbara Nichols states Number 9 will change Tobyhanna Elementary Center’s property from R-1 to C, the Pocono Lakes Cemetery will be R-1, and the commercial properties on Firehouse will remain as is; the Commission agrees. Nichols states for Number 10, the zoning will follow property lines, and all properties in the McGargle subdivision will be changed to R-1; the Commission agrees.

Barbara Nichols states Number 11 will shift the zoning line behind Lake Naomi Recreation Center to the property line, and change the space to RR; the Commission agrees. Nichols states Number 12 will make the entire parcel OS; the Commission agrees. Nichols states Number 14 is the back portion of Locust Lake Village, and will change the parcels in question from OS to R-2; the Commission agrees.

Barbara Nichols states Number 13 is township-owned properties at Keiper Field, which will remain R-2; the Commission agrees. Nichols states Number 15 realigns a zoning boundary between Locust Lake Village, which will be R-2, and Locust Ridge Ball Park, which will be R-1; the Commission agrees. Nichols states Number 16 realigns the C zoning on SR 940 to the back property lines along SR 940; the Commission agrees.

Barbara Nichols states Number 17 is Austin T. Blakeslee Natural Area. The three parcels will be changed to R-2 and a lot joinder will be submitted; the

Commission agrees. Barbara states Number 18 is for Blakeslee, and changing areas to BV-1. Jonathan Reis states the Board of Supervisors is not ready to adopt, so this should not be included. The Commission will leave all proposed parcels as they are currently zoned, and change the zoning if the Blakeslee Village districts are adopted.

Barbara Nichols states Number 19 and 20 are moot; the Commission agrees. Nichols states Number 21 will make all of the Wildlands Conservancy property OS; the Commission agrees. Nichols states Number 22 will change twenty properties at the end of Berger Rd. from OS to RR; the Commission agrees.

George Basila states Number 23 is an OS district in Stoddartsville. There is no deed restriction on the property. The family wanted to keep the property in the family, so they created a company and sold shares. The Commission directs Nichols to contact the owners and ask if they want the zoning to remain OS or change to RR.

Brendon Carroll states he'd like the remaining portion of Pinecrest to be RR; the Commission agrees. Patricia Rinehimer states third street could be mixed use. The Commission directs Nichols to contact property owners she feels have substantial zoning changes occurring to their properties. Brendon Carroll asks that Nichols call John Henry regarding the Pocono Lake Preserve Property. Nichols states the zoning changes will come before the Board of Supervisors in November. The Commission discusses changing the area on Firehouse Rd. to a mixed-use zoning district.

7. Open Discussion – none
8. Public Comment – none.
9. Brendon Carroll motions to adjourn; meeting adjourned at 7:00PM.

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Minutes recorded by Autumn Canfield and Julia Heilakka