

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
SEPTEMBER 6, 2018

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The September Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on September 6, 2018 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Mark Sincavage via Skype, Anne Lamberton, Brendon Carroll, Patricia Rinehimer, and Solicitor Jonathan Reiss. Michelle Bisbing is not present.

1. Chair Mark Sincavage calls the meeting to order at 5:30PM. It is determined that a quorum is present.

2. The Pledge of Allegiance is recited.

3. Announcements

a. Jonathan Reiss establishes that Mark Sincavage can hear the audience, and the audience can hear Mark Sincavage.

4. Minutes

a. Anne Lamberton motions to accept the most recent meeting minutes, Brendon Carroll seconds. Vote: minutes accepted.

5. Old Business – none.

6. New Business

a. Zoning Map Corrections/Changes. George Basila states he and Barbara Nichols created a draft zoning map. Each change has a number associated with it, and the mapping program being projected helps indicate those changes. [Note: RR = Rural Residential, R-1 = Low Density Residential, R-2 = Medium Density Residential, C = Commercial, CI = Commercial Industrial, PCRED = Planned Commercial Retail Entertainment Dining, BV-1 = Blakeslee Village 1, BV-2 = Blakeslee Village 2]

Barbara Nichols states Number 1 is located in Pocono Summit by the bowling alley and 84 Lumber. It’s currently R-2, and suggests making it C. Anne Lamberton suggests moving all R-2 and CI to C. Jonathan Reiss suggests leaving CI as CI, and changing the R-2 to C. Barbara Nichols states residences are not allowed in CI. Commercial would allow for residential areas as a secondary use. The Commission decides to change the area to CI.

Barbara Nichols states Number 2 is the turn around to SR 314, which is listed as C, and suggests making it CI. Anne Lamberton suggests leaving it C. Jonathan Reiss suggests leaving #2 as C. PennDOT owns this fee simple. If it was an easement, then

the easement would be abolished and that would revert back to the owner. Anne Lamberton suggests making it PCRED. Jonathan Reiss states if this is included in PCRED, it couldn't be serviced by public sewer. Mark Sincavage asks if Pocono Manor has been asked about what they want. Barbara Nichols replies not yet. The Commission decides Number 2 will be PCRED.

Barbara Nichols states Number 3 is along the SR 940 corridor in Pocono Summit. The Commercial district doesn't follow property lines, and this change will fix that. George Basila states on the map, dashes are existing zones and colors are proposed. The suggestion is to eliminate split districts on properties. Anne Lamberton suggests squaring off the CI on Long Pond Rd. and changing it to R-1. The Commission decides George the Greek's property will be CI on the west side of Long Pond. Anne Lamberton states Barbara Nichols should talk to Mrs. Smith also.

Barbara Nichols states the Ron Head property will be C. George Basila states the new alignment for the I-180 southbound off ramp will also be C. The Dunne Manning property will be split, but the proposed access road will match the C district. One other property, where the pet pantry was, will continue to be split.

Barbara Nichols states Number 4 was discussed in tandem with Number 3. The C district will follow the contours of the property lines on SR 940 instead of being a specific buffer size.

Barbara Nichols states Number 5 is at the back of PCRED, and is the only piece listed as RR in Emerald Lakes. The suggested change is to R-2. The Commission decides Number 5 will be R-2.

Barbara Nichols states Number 6 is a portion of the Pocono Mountain School District that is R-1. She suggests changing the property to CI. Mark Sincavage states the land is tax exempt. The Commission will change Number 6 to CI.

Barbara Nichols states concerning Number 7, Timber Trails is mostly R-1. There's a small piece that's R-2, and she suggests changing it to R-1. George Basila states it is a community property. These changes might have been based on how tax parcels were drawn back when the zoning was done. The Commission will change Number 7 to R-1.

Barbara Nichols states Number 8 includes B'nai Harim. She proposes changing the OS area to R-2. Brendon Carroll states it was a mistake to change these to OS: these properties should be R-2. George Basila states this change will match the nature of the R-2 district to the west. The Commission decides to change this to R-2. Brendon Carroll states he doesn't remember a particular 196-acre Pinecrest property being designated as OS, and believes that it is RR. Brendon Carroll will check his records. The Commission discusses the zoning near the intersection of SR 940 and SR 423.

The Commission takes a break at 6:26PM and returns to session at 6:28PM.

Barbara Nichols states Number 9 is the Tobyhanna Elementary Center. The property is half C and half R-1, and suggests changing the whole parcel to C. Brendon Carroll suggests moving the line north of Old Route 940. There is Commission-wide discussion regarding what zoning permits graveyards and churches. Jonathan Reiss states churches must be allowed anywhere public gathering spaces are permitted. George Basila states the County did not make the township's zoning map; this was created pre-GIS. Sam Keiper states when the township was rezoned in 1995, there were errors. OS districts were implemented in 1997, and there were errors with that. George Basila states the cemetery is zoned C and is tax exempt. The Commission asks Barbara Nichols to look into the section of Firehouse Rd near Anthony Ln, states the school district will be changed to C, and states the cemetery should be R-1.

Barbara Nichols states Number 10 is 3<sup>rd</sup> street. George Basila states this is another realignment issue. He suggests changing everything to R-1. The Wildlands Conservancy has an easement for Pocono Lake Preserve that will remain as is. One property will be split between RR and R-1, which belongs to Jerry and Margaret Keiper. Brendon Carroll suggests extending R-1 into the McGargle property. Mark Sincavage and Anne Lamberton state they like the R-1 idea. George Basila states the Nature Conservancy used Key 93 funds from the State, so it will never be developed.

George Basila states Number 11 is a lot line discrepancy, and the zoning will confirm to the lot line, making the area RR. The Commission agrees.

George Basila states Number 12 is a property that is OS except for one small piece, which is probably a lot line issue. The Commission decides the small piece will be OS.

Barbara Nichols states Number 14 is the back portion of Locust Lake Village that was mistakenly made OS. The Commission agrees any pieces of Locust Lake Village will be returned to R-2.

Barbara Nichols states Number 13 is a township-owned property by Keiper field, and suggests it become OS. The Commission decides to leave this area as R-2.

Barbara Nichols states Number 15 is on Slutter Rd. George Basila states the change will make the R-2 district follow parcel lines. The Commission agrees.

Barbara Nichols states Number 16 is Robyn Ln and SR 940. She suggests moving the C district to the back of the front property lines. The Commission agrees.

Barbara Nichols states Number 17 is Austin T. Blakeslee Natural Area. She suggests moving the entire park to OS, from R-2 and C. George Basila states Open Space bond fund money was used to purchase this, so the township can't do much unless

the County is involved. The language allows passive recreation. Barbara Nichols states the township should probably do a lot joinder for Austin T. Blakeslee. The Commission directs Barbara Nichols to make the entire area R-2 and complete a lot joinder for all park properties. Sam Keiper suggests changing part of the adjacent C zone to CI. Jonathan Reiss cautions against spot zoning.

Barbara Nichols states Numbers 18, 19, and 20 are in Blakeslee Village areas. Number 20 is the lots on Greenwood that are C; if BV zoning is adopted, this would all become BV-2. Sam Keiper and George Basila debate the proposed zoning for BV districts. The Commission agrees to make the area BV-2 if BV zoning passes.

Barbara Nichols states Number 21 is a lot line issue. George Basila states it is currently R-1, and the change would make the OS district follow the lot line. Sam Keiper states that by abutting to OS, you're restricting building in the R-1. Barbara Nichols will research setbacks when a property abuts OS.

Barbara Nichols states Number 22 is the back of Berger Rd, which used to be RR and was changed to OS. The properties don't meet the 10-acre minimum, and suggests returning them to RR. The Commission will alter these properties to RR.

7. Board of Supervisors' Report

- a. Mark Sincavage thanks Barbara Nichols and George Basila for their hard work. George Basila states the revised draft will be completed by next week.
- b. Barbara Nichols asks if this should go to the Board of Supervisors. Mark Sincavage states he would like to see the revised version at the October meeting.

8. Public Comment – none.

9. Meeting adjourned at 7:19 PM.

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Minutes recorded by Julia Heilakka

Respectfully submitted:

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Julia Heilakka, Township Secretary