

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REORGANIZATIONAL AND REGULAR BUSINESS MEETING  
JANUARY 10, 2019

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The January Reorganizational and Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on January 10, 2019 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

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

1. It is established that Mark Sincavage can hear the audience, and the audience can hear Mark Sincavage.
2. Mark Sincavage calls the meeting to order at 5:31PM. A quorum is present.
3. The Pledge of Allegiance is recited.
4. Anne Lamberton motions to appoint the same slate of officers that currently exists: Mark Sincavage as Chair, Michelle Bisbing as Vice Chair, Patricia Rinehimer as Secretary; Brendon Carroll seconds. Vote: motion carries.
5. Mark Sincavage adjourns the Reorganizational Meeting at 5:31PM and calls the Regular Business Meeting to order at 5:31 PM.
6. Public Comment – none.
7. Minutes
  - a. Anne Lamberton motions to approve the minutes of December 6, 2018, Brendon Carroll seconds. Vote: minutes accepted.
8. Old Business
  - a. Blakeslee Storage King – Land Development (Review of Landscape Plan). Mark Sincavage states this was submitted as per the Commission’s request. Chuck Niclaus describes the planned placement of ornamental trees. There are two landscape islands at the entrance of the existing storage building, and they will add to them. The trees are set back from the PennDOT right of way and overhead lines. They would like to replace the existing sign with a monument sign. Ron Habakus states they own three contiguous lots and plan to join them as needed. The preferred sign placement is on the third lot. Barbara Nichols states that the Township does not allow off premise signs and the lots would need to be joined before placing the sign on the third lot. Barbara Nichols states Chuck Niclaus has added plans for how fire equipment can access the areas at the

recommendation of Chief Troy Counterman. Counterman's review of the updated plans can be a condition. Barbara Nichols states Bill Burton is satisfied with the plans.

Mark Sincavage asks Bob McHale if everything from his letter has been addressed. Bob McHale replies yes. Mark Sincavage motions to approve the land development plan of the Storage King with the condition that they meet the Fire Code Official's request, the landscaping being completed as proposed, the monument sign done in the near future, and compliance with Bob McHale's November 26, 2018 review letter; Michelle Bisbing seconds. Vote: motion carries.

## 9. New Business

- a. Lands of Tunkhannock Creek Association Minor Sub/Lot Consolidation – Lands of Robert & Sherrie Halgas. Terry Martin states the subdivision includes a 0.688-acre parcel of land owned by Tunkhannock Creek Association between Halgas Road and Old Route 940, which the Association plans to sell to Robert and Sherrie Halgas. There is a license agreement between the Association and Halgas allowing the Halgases use of that land. Terry Martin states he made the revisions recommended by Bob McHale. Also included is a certificate of ownership and acknowledgment of plan which is signed and executed.

Terry Martin states Monroe County Planning Commission comments include that the assessment map shows Halgas as owning the property, but that is incorrectly mapped. Once the subdivision is approved, they will complete a lot joinder. Bob McHale states there are notes for the lot lines that will be extinguished once the lots are joined with a general note stating they are pending approval.

Bob McHale asks once Lot 1 is subdivided and joined with the Halgas property, what could be done with the deed of Lot 1 to exempt that out. Jonathan Reiss states a sloppy title company may use a legal description that includes the subdivided land. He recommends that there be a deed from the Association to the Association with the existing description, with an exception of this parcel. Bob McHale states the deed can reference this subdivision. Anne Lamberton motions to approve the plan with the conditions that the subdivision description is added into the deed preparation so the title history flows appropriately and the plan complies with the November 26, 2018 review letter from the Township engineer; Brendon Carroll seconds. Vote: motion carries.

10. Open Discussion – none.

11. Public Comment – none.

12. Meeting adjourned at 5:50PM.

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Minutes recorded by Matthew Helbers