

A G E N D A
Board of Supervisors
Work Session
March 25, 2019
5:00 PM

1. Call Meeting to Order: Anne Lamberton, Chair
2. Pledge of Allegiance
3. **Old Business**
4. **New Business**
 - A. Zoning Map changes - discussion
 - B. Consider Resolution 2019-008 appointing Charles Schwab Bank to serve as Directed Trustee for the Tobyhanna Township Non-Uniformed Pension Plan
5. Board of Supervisors Report/Comment
6. Public Questions and Comment

ADJOURNMENT

AUDIO AND VIDEO RECORDING IN PROGRESS

THE TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
MARCH 25, 2019

A March 2019 Work Session of the Tobyhanna Township Board of Supervisors (“Board”) was held on March 25, 2019, at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Supervisors Anne Lamberton, John Holahan, III, Heidi A. Pickard, Brendon Carroll, Solicitor Jonathan J. Reiss, Esquire, and Township Manager John Jablowski Jr. David Carbone arrives at 5:05PM.

1. Chair Anne Lamberton calls the meeting to order at 5:00PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Old Business – none.
4. New Business
 - a. Resolution 2019-008 Appoint Charles Schwab Bank to serve as directed trustee for Tobyhanna Township Non-Uniform Pension Plan. Heidi Pickard motions to approve Resolution 2019-008, John Holahan seconds. Vote: all in favor; motion carries.
 - b. Zoning Map Changes – Discussion. Barbara Nichols discusses a zoning map change on Ice House Rd regarding taking a property from C to RR. Dave Carbone arrives at 5:05PM. Denise Kowalick asks about the taxes of a residential house on a commercial property.

The Board discusses the Biernacki property at Summit Plaza. The property’s deed from 1975 dubbed the property commercial, so the zoning map should be changed to reflect the deed.

The Board bypasses Map 18 containing the BV district because the BV district does not exist. Janet Spott asks what the BV district is. Barbara Nichols explains it is a proposed zoning area for Blakeslee.

The Board discusses Map 21, which will make all Wildlands Conservancy land OS.

The Board discusses Map 22, which is the back of Burger Road. Changing the zoning from OS to RR will allow property owners to build on their land without applying for a variance. Denise Kowalick asks what RR means. Barbara Nichols explains residential classifications; RR has a lot requirement of two acres, R-1 requires 1 acre, and R-2 requires 20,000 square feet.

The Board discusses Map 23, which changes a small area from OS to RR.

The Board discusses Map 24, which would move property from OS to RR that was mistakenly moved to OS in 1995; planned residential developments can't be in OS.

The Board discusses moving the basketball camp from OS to RR, another possible mistake from 1995.

The Board discusses changing Long Pond Rd. from SR 940 to Sullivan Trail to C. The Board requests further discussion on this item.

Janet Spott asks how a property can be used if it was residential, placed in commercial zoning, and then sold. Barbara Nichols replies the property can remain residential. If the new owner builds a commercial entity, the residence can remain.

Denise Kowalick asks how it works if you live in a residence in a commercial district. Barbara Nichols replies the property can sell as a commercial property with a residence; once the residence is altered for commercial use, it cannot revert to residential. She explains nonconforming use in relation to residences on commercial properties. Jonathan Reiss clarifies that another change in the zoning map could return a commercial property to residential.

5. Board of Supervisors' Report – none.

6. Public Comment

- a. Denise Kowalski is confused if Robyn Lane is commercial or residential. Nichols explains the zoning on Robyn Lane will conform to property lines, so the properties that are half C and half R-1 will be entirely R-1.
- b. Jerry Spott asks about the area around Summit Ave. Barbara Nichols replies the proposal is to change some properties from R-2 to C, and John Valinote's property from CI to C. Malcolm Viney supports his property on Norton Pryor changing to C. Jerry Spott is very concerned about the buffer that PennDOT destroyed.

The Board discusses trying to limit commercial traffic on Summit Ave. Jerry Spott is in favor of his property being zoned C. Janet Spott states Winchester Rd. is not maintained. David Kingsley and Rick Wolvington also want their properties changed to C.

Barbara Nichols will contact property owners in the entire section of Summit Ave to get their opinion on changing the area to C.

- c. Margret Lapy states the assessors won't put anything in writing regarding taxes on nonconforming lots.

Janet Spott asks if a property needs to be reassessed when the zoning changes. Nichols replies the changes will go to the Assessor's Office.

- d. Arthur Keith, the new general manager for Kalahari, introduces himself.
 - e. The Board decides that maps from Liquid Fuels will be part of the next meeting, to find out what is and is not a township road.
 - f. Barbara Nichols clarifies the zoning map will not move to the Planning Commission. Jonathan Reiss replies yes, and he will need to draft an ordinance to change the zoning map. At that point, he will ask the Board to authorize the ordinance and map changes to go to the county and township planning commissions.
7. John Holahan motions to adjourn, Heidi Pickard seconds. Meeting adjourned at 5:47PM

Minutes recorded by Julia Heilakka

Respectfully submitted:



Julia Heilakka, Township Secretary