

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
JUNE 6, 2019

---

The June Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on June 6, 2019 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

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

1. It is established that Mark Sincavage can hear the audience and the audience can hear Mark Sincavage.
2. Chair Mark Sincavage calls the meeting to order at 5:32PM. A quorum is present.
3. The Pledge of Allegiance is recited.
4. Minutes
  - a. Michelle Bisbing motions to approve the minutes of May 2, 2019, Brendon Carroll seconds. Vote: Mark Sincavage abstains; Michelle Bisbing, Brendon Carroll, and Patricia Rinehimer in favor; motion carries.
5. Old Business - None.
6. New Business
  - a. Pocono Springs Development - Sketch Plan Presentation. Tony Diggan of Kimley Horn describes the boundaries and physical characteristics of the site for the proposed Pocono Springs Development bearing Tax Map Number 19/2/1/1. The site is currently 174 acres, but is expected to increase with the proposed realignment of SR 314. There is exceptional value in the northwest corner of the property adjacent to interchange between SR 940 & I-380, but that may change. The western portion of the property drains under I-380 and the eastern portion drains partly to the southeast and partly under Kalahari Blvd.

Tony Diggan describes three proposed access points. One access will be on SR 940, one will be on SR 314, and one will be on Kalahari Blvd. These are referred to as Access A, Access B, and Access C respectively.

Phase I will include construction of Ring Rd. that goes around the retail areas. Phase I includes approximately 550,000 total sq. ft., 80,000 sq. ft. of which will be high visibility

retail pad along SR 940. Phase I will be 24 retail establishments, 20 restaurants, and 5 entertainment venues. Ripley's Aquarium will be around 140,000 sq. ft. In Phase II there will be an additional 540,000 sq. ft. including another 106,000 sq. ft. of retail pad.

Tony Diggan states during Phase I there will be multiple basins for stormwater that will be nicely landscaped, but kept low to maintain sight lines. Additional stormwater control around Access C will be part of Phase II. The parking requirements of the PCRED ordinance are being met in excess due to licensing requirements for some stores.

Tony Diggan states they've contacted and are working with UGI, PPL, and BCRA for utilities. Sewer capacity is already in place for the entirety of Phase I and Kimley Horn will work with Bob McHale for Phase II in terms of sewer and water capacity. Michelle Bisbing asks if they've contacted PenTeleData regarding fiber. Jim Cahill states Blue Ridge is serving Kalahari already.

Tony Diggan states they intend to get Preliminary/Final Approval in August as long as everything else goes according to plan. For an overall grand opening of Phase I, they're planning for summer 2022. Ripley's Aquarium is planning for May 2023.

Mark Sincavage asks where the flow of stormwater is indicated. Tony Diggan shows where the flows are on the plan. Mark Sincavage asks if they've done infiltration testing. Tony Diggan states they've done preliminary testing. Based on exceptional quality, they meet the need at 5:1. If the stream quality decreases, the next level requires 8:1. Mark Sincavage asks if these will be holding basins. Tony Diggan states they will be infiltration basins and nicely landscaped.

Mark Sincavage asks why they're proposing a pylon sign on SR 940. Tony Diggan states it has been the plan for a while. Mark Sincavage states he thought SR 940 was going to be lowered in this area. Tony Diggan says SR 940 will remain the same in this location, but there will be a grade change on SR 314. SR 314 will be brought up to SR 940 due to a superstructure to the north. This will help visibility of the retail pads and traffic flow.

Mark Sincavage asks about the parking spaces along SR 940. Bob McHale states there will be a greenbelt along SR 940. There will be a master sign plan and a master parking plan. Mark Sincavage suggests that there be a berm along SR 940 as a landscape buffer.

Mark Sincavage, in reference to the pylon sign, recommends they use similar signage to Kalahari. Mark Sincavage states the Commission has been advocating for monument signs over pylons. Mark Sincavage asks if there is any residential/mixed use proposed. Tony Diggan answers no. Mark Sincavage asks if there are any hotels proposed. Tony Diggan states it is a permitted use in the district, but there no plans for any at present.

Mark Sincavage asks what the outdoor pavilion on the plan will be used for. Tony Diggan states there is talk of having food trucks around the area and the fountain. Mark Sincavage asks if it will be used for entertainment. Tony Diggan states it may in the future. Mark Sincavage asks about the pedestrian flow through the area; if there is an event at the pavilion, there must be adequate sidewalks. Tony Diggan states the white area on the plan is pedestrian circulation. There are sidewalks out to the right-of-way along the Ring Rd.

Mark Sincavage asks if they've considered bike paths and bike parking. Tony Diggan states they have, but they're waiting on Township's Bike & Hike Trail to be instituted to ensure cohesion. The primary direction of incoming traffic will be North on I-380 and East on SR 940. There will be a free flow right turn off of SR 940. Tony Diggan discusses the potential for a bike path. Bob McHale states the bridge over I-380 needs to be widened before it can accommodate any bike traffic. Mark Sincavage states he would like the plan to reflect the potential for bike traffic. Tony Diggan states they are cognizant of future bike traffic.

Brendon Carroll states there was a tentative sign plan associated with the Southlands project. Tony Diggan states there will be a new one. Bob McHale states, in regard to improvements, there will be point-of-access study first, and then Pennoni will do more accurate plans for the internal roads and possible signalization of intersections.

Heidi Pickard asks what the sewer capacity needed for Phase I is. Garrett Bergey states it is 145,000 to 150,000 gallons per day. At present they have 210,000 gallons per day allotted.

Peter Nelson asks for clarification on the phasing of the project. Tony Diggan refers to the chart to show the phases.

7. Meeting adjourned at 6:02PM.

---

Minutes recorded by Matthew Helbers