

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
FEBRUARY 6, 2020

The February 2020 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on February 6, 2020, at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Mark Sincavage, Michelle Bisbing, Brendon Carroll, Patricia Rinehimer, Rachel Schickling (arrives at 5:50PM), and Solicitor Peter Nelson.

1. Chair Mark Sincavage calls the meeting to order at 5:41PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Public comment – none.
4. Minutes
 - a. Michelle Bisbing motions to approve the minutes from the January 9th reorganizational meeting, Brendon Carroll seconds. Vote: all in favor; motion carries.
 - b. Patricia Rinehimer motions to approve the minutes from the January 9th regular meeting, Michelle Bisbing seconds. Vote: Michelle Bisbing, Patricia Rinehimer, and Brendon Carroll in favor; Mark Sincavage abstains because he was not present: motion carries.
5. Old Business – none.
6. New Business
 - a. Dunne Manning Sketch Plan Presentation. Larry Turoscy and Mark Luthé from Lehigh Engineering, Connor Topper representing Dunne Manning. Larry Turoscy summarizes the history of the project and explains that the existing building will be replaced and the gas pumps will remain. PennDOT will issue their HOP if Dunne Manning removes the easternmost entrance, and questions the timeframe related to a side road.

Bob McHale cautions that the wetland impact for the relocation of the Stillwater entrance is .47 acres. If the impact exceeds .5 acres, the Army Corps of Engineers jointly reviews the plans, and mitigation requirements increase to 2:1 instead of 1:1 for under .5 acres.

Rachel Schickling arrives at 5:50PM.

Larry Turoscy states they need a new septic system and are investigating where it can go. PennDOT requires an agreement between Dunne Manning and Tobyhanna Township that

Dunne Manning will close the current access upon the completion of the side road. Mark Luthe suggests adding a paragraph to the current MOU. Bob McHale clarifies that the MOU is not currently a written agreement, it's bulleted items only; it would be easier to do a separate memorandum for road usage. The Commission decides to have the agreement related to the HOP and side road separate. Mark Luthe clarifies there is currently no existing HOP; they need to apply for an interim HOP before the township applies for one. Dunne Manning will draw up the MOU and send it to Jonathan Reiss.

The Commission discusses the second proposed building, and confirms that it is in stage two of the development. Larry Turoscy clarifies that the sewer is proposed for the main building, and the alternate location is on another parcel. Bob McHale states the new building straddles the property line and a lot joinder will need to be considered.

Matthew Helbers states the use can be extended 100 ft. past the zoning line if the zoning splits the lot through special exception. The Commission states it does not have an objection to shifting the zoning. Peter Nelson asks if there are concerns with 115 Stillwater existing within Stillwater Estates. Mark Luthe replies Dunne Manning does not plan to use 115 Stillwater.

Mark Sincavage asks that Dunne Manning/Lehigh Engineering submit a landscaping plan, elevations, and designs of the building. The signage must be a monument sign. Matthew Helbers is directed to send the Design Guidelines to Dunne Manning.

Brendon Carroll asks if the business will be operational during renovations. Bob McHale states Dunne Manning is part of the central sewer talks, but that project will take years and they need a sewer system soon. Bob McHale and Larry Turoscy discuss elevation changes and grading requirements for the property. Dunne Manning is directed to reach out to Pennoni Engineering to discuss grading. The Commission discusses the process of shifting the zoning line, either by special exception or a zoning map change. The Commission discusses E&S plans, lighting requirements, and landscaping screening. The Commission confirms it supports Dunne Manning pursuing a lot consolidation and the special exception for allowing the use back 100 ft. from the zoning line. The Commission discusses that Dunne Manning can submit a phased plan.

7. Public Comment – none.

8. Meeting adjourned at 6:43PM.

Minutes recorded by Julia Heilakka