

Before
THE TOBYHANNA TOWNSHIP PLANNING COMMISSION

In Re: Reorganizational/Regular Business Meeting

Tobyhanna Township Government Center Building
State Avenue
Pocono Pines, Pennsylvania 18350
Thursday, January 6, 2011, beginning at 7 p.m.

PRESENT: JOSEPH MILLER, Vice-Chairperson
ROBERT BAXTER, Board Member
ANNE LAMBERTON, Board Member
PATRICIA M. RINEHIMER, Board Member

ROBERT McHALE, P.E.,
Township Engineer

PATRICK ARMSTRONG, ESQUIRE, Solicitor

ORIGINAL

Panko Reporting
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Stroudsburg, Pennsylvania 18360
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1 MR. MILLER: I'll call the
2 meeting to order. We'll immediately go into the
3 reorganization meeting. I'll appoint myself as
4 temporary chairman of that reorganizational meeting
5 and I will ask for nominations.

6 MRS. LAMBERTON: I'd like to
7 make a nomination for the board to remain as in
8 2010.

9 MR. BAXTER: Second.

10 MR. MILLER: What were they?

11 MRS. LAMBERTON: Mark Sincavage,
12 Chair; Joseph Miller, Vice-Chair; Rob Baxter,
13 Secretary.

14 MR. MILLER: Any other
15 nominations?

16 Call for a vote. All in favor?

17 MR. BAXTER: Aye.

18 MRS. LAMBERTON: Aye.

19 MRS. RINEHIMER: Aye.

20 MR. MILLER: Aye.

21 All opposed? Okay.

22 Now we'll go back into the
23 regular meeting. I guess now I will act as
24 chairman since our chairman is not here tonight.

25 Public comment?

1 Minutes from the November 4th.
2 We've all had a chance to look at them. Any
3 corrections or additions?

4 MRS. RINEHIMER: I have none.

5 MR. BAXTER: Move to approve the
6 minutes.

7 MRS. LAMBERTON: I'll second it.

8 MR. MILLER: Seconded. All in
9 favor?

10 MRS. LAMBERTON: Aye.

11 MR. BAXTER: Aye.

12 MRS. RINEHIMER: Aye.

13 MR. MILLER: Aye.

14 Romec rezoning. It's under new
15 business.

16 MR. ARMSTRONG: Yes, the Romec
17 property, this was discussed by the commission back
18 towards the summer of 2009 when the owners of the
19 property came in and petitioned the township to
20 rezone the property. This commission didn't seem
21 to have a problem with it, neither did the board.
22 The reason it took so long is the applicant's
23 engineer took a while getting the survey together,
24 right, Bob? And they have gotten it together. The
25 ordinance has been advertised for public hearing on

1 February 14th. So it would be appropriate at this
2 time if the commission had any comments, concerns
3 or if you just wanted to make a recommendation and
4 approval of the proposed ordinance, to rezone that
5 property.

6 MR. MILLER: Anybody have any
7 questions or comments?

8 Do I hear a recommendation?

9 MRS. LAMBERTON: I'll make a
10 recommendation for approval.

11 MR. MILLER: Is there a second?

12 MRS. RINEHIMER: I'll second it.

13 MR. MILLER: Any other comments?
14 All in favor?

15 MRS. LAMBERTON: Aye.

16 MR. BAXTER: Aye.

17 MRS. RINEHIMER: Aye.

18 MR. MILLER: Aye. Motion
19 passed.

20 Old business. Wee-Wons. Are we
21 concerned about these, Locust Ridge Quarry and Seip
22 Route 940. I think some of that stuff goes back
23 pretty far.

24 MR. ARMSTRONG: I don't think
25 there is anything new on Wee-Wons or Locust Ridge

1 that I'm aware of. They both signed and submitted
2 an indefinite time extension for action. So there
3 is no precedent -- time period to act on those
4 plans.

5 The Seip Route 940 plan, I don't
6 know if you want to talk about that tonight, Bob,
7 but they did, just this week, they signed a time
8 extension to act on that plan until the middle of
9 March. You briefly looked at their plan in
10 November, made a couple of comments, particularly
11 about landscaping, I think, right Bob?

12 MR. McHALE: Yes.

13 MR. ARMSTRONG: But I don't know
14 of any revised plans that have been submitted.

15 MR. McHALE: They have not
16 addressed all the review comments.

17 MR. MILLER: Okay. Being that
18 is the end of old business, now we have some open
19 discussion. Anything anybody has to say?

20 MRS. LAMBERTON: Actually, I
21 know they are trying to put a steering committee
22 together for the Blakeslee visioning. So if anyone
23 is interested -- actually your name was thrown out
24 there. So, Heidi is going to organize and get a
25 meeting set up for whoever is interested. The

1 suggestion was probably like a seven-member board,
2 if I'm not mistaken. And they'd like to have maybe
3 two from the supervisors, two from planning and
4 three extras and probably shareholders, like people
5 that own property in the area. I had two
6 suggestions, maybe like Joe Hanyon out there that
7 has undeveloped property because that's going to be
8 coming down. He's eager to join with future
9 development. Those are just names that were thrown
10 out there. And then I thought maybe for the
11 Blakeslee, maybe John Houllahan that does a lot of
12 residential that might be interested in throwing
13 his two cents in. If you can think of anyone or,
14 you know, put that thought through your process and
15 see if you can come up with anyone.

16 Reach out and see if anyone is
17 interested. And the steering committee is
18 basically just to get it up and going and create
19 meeting times and see who you might want to touch
20 base with in there, starting with the planning.

21 MR. MILLER: What is the purpose
22 of it?

23 MRS. LAMBERTON: The purpose of
24 it, and Patrick, you can correct me if I'm wrong,
25 is to gain more multi-use village commercial and

1 tie in maybe the 537 to it, your stormwater has to
2 be upgraded, the roads need to be made to adopt to
3 it and it's actually just planning for the future.

4 MR. McHALE: It's a master plan
5 of the Blakeslee area.

6 MRS. LAMBERTON: And not only
7 Blakeslee.

8 MR. McHALE: Once it's
9 established and formatted, then they'd like to do
10 it in Pocono Pines and Pocono Summit. Right across
11 the township.

12 MRS. LAMBERTON: And a couple of
13 intersections maybe to have that as a little hub
14 where people can congregate, shop, make it more
15 walking, user friendly.

16 MR. ARMSTRONG: They are going
17 to have a number of public sessions to get as much
18 input from the public as they possibly can. With
19 that input they're going to put the plan together.
20 But aside from putting the plan together they're
21 going to give you the plan and idea of how to
22 implement the plan. I think they will be working
23 together with Carson.

24 MRS. LAMBERTON: He'll be doing
25 the ordinance and zoning. And Mark Evans, I'm

1 sorry, I don't remember the company name, I
2 apologize for that.

3 MR. MILLER: Mark Sincavage
4 would be interested.

5 MRS. LAMBERTON: And also, I
6 thought maybe you might want to think about it,
7 Joe, just with the 940 frontage and the next hub
8 would be Pocono Pines to be looked at.

9 My point that I was trying to
10 make is it's not just for Blakeslee, it's Tobyhanna
11 Township. And that's something I think we should
12 be sensitive to because it affects all of our tax
13 payers and they can actually have some input on
14 maybe what they might want to see when it gets
15 moved down into the next corridor. You know what I
16 mean? They might have some ideas that would be a
17 huge input.

18 MR. BAXTER: To start it and to
19 kind of spread it.

20 MR. MILLER: Some good
21 regulations in the Blakeslee area that would hold
22 pretty true for the rest of the town.

23 MRS. LAMBERTON: Exactly. But
24 to include them, you know, make it a township
25 effort, not just a Blakeslee visioning.

1 So think about it, the more
2 input the better.

3 MR. MILLER: Back to public
4 comment again.

5 MRS. WENDI FREEMAN: We agree.

6 MRS. LAMBERTON: I actually put
7 Jeff Evans on my list to contact. I thought the
8 hub of the pines, that would affect how Lake Naomi
9 residence pull in and they view the Poconos and it
10 makes it attractive and welcoming.

11 MR. BAXTER: I thought one of
12 the really interesting things that fascinated me
13 was Randall talking about roundabouts. He did the
14 presentation or worked with us. You were there.

15 MRS. LAMBERTON: There was a
16 session.

17 MR. BAXTER: And he talked about
18 roundabouts instead of four-way intersections. And
19 how actually the accident rate goes way down and
20 that it could fit easily at 115 and 940.

21 MR. McHALE: Not the major
22 intersections.

23 MRS. LAMBERTON: Past them.
24 You're absolutely correct.

25 MR. McHALE: Because the volume

1 of traffic is so high that -- he was talking, what
2 I recall, was there is auxiliary locations that
3 would be spur roads, if you will, that will connect
4 940 and 115 that would have the opportunity to have
5 some of those roundabouts.

6 MRS. LAMBERTON: If I remember
7 correctly, it was past the intersection of 940,
8 like out past the church, past the catholic church
9 and the little methodist church.

10 MR. McHALE: Yes.

11 MRS. LAMBERTON: And the
12 intersection like where the mini golf was.

13 MR. BAXTER: I addressed him
14 specifically when we were done and he said no, no,
15 no, it would work, because I was very surprised.
16 And he says PennDOT is warming up to these because
17 of the lower accident rate and that based on the
18 size roundabout, and what's the other term? It's a
19 size thing.

20 MRS. LAMBERTON: But it is
21 something to look into. The only issue I thought
22 was brought up was snow removal. That was an
23 issue.

24 MR. McHALE: Tractor trailer
25 traffic too, getting through those roundabouts.

1 MRS. LAMBERTON: But it is
2 something to consider. I think even Jaime said
3 they approved something in one of the projects that
4 his firm had done.

5 MR. McHALE: I know another
6 project north of here in the Dallas area. They
7 were looking to do a roundabout.

8 MRS. LAMBERTON: Something to
9 investigate. It would be exciting to see what
10 people come up with. There is no delay time too,
11 if you think about it, with the light being absent.
12 The flow keeps moving.

13 MR. McHALE: Rob is correct
14 about the accident rates. If there is an accident
15 it's usually more of a minor accident because it's
16 not the T-bone style where somebody is barreling
17 down on a green light and somebody pulls out.

18 MR. BAXTER: At 115 and 940 they
19 do that. People go flying through at 40, 50 miles
20 an hour.

21 MR. McHALE: The speed limit is
22 45 through there, so they are going 55 sometimes.

23 MR. ARMSTRONG: Before you move
24 on, I'm assuming then you want to table the Seip
25 Route 940?

1 MR. BAXTER: Yeah, do we need to
2 take action?

3 MR. ARMSTRONG: What I would say
4 is they just signed an extension of time until the
5 middle of March. So if you wanted to table it
6 until February, you can do that, because then
7 they'll meet before the board of supervisors in
8 March. What I can do is if you decide to table it
9 tonight, I'm assuming you want them to come and not
10 only submit revised plans based on Bob's review
11 letter, but also to show the revised landscaping
12 pursuant to your discussion in November. I'm
13 assuming you want them to come to the February
14 meeting, address them and then make recommendations
15 if the plans have been revised by that date.

16 MRS. LAMBERTON: Sounds good.

17 MR. MILLER: Motion to table --

18 MR. BAXTER: So moved.

19 MR. MILLER: -- Seip Route 940
20 plan until February.

21 MR. BAXTER: What he said.

22 MR. MILLER: Is there a second.

23 MRS. RINEHIMER: I'll second it.

24 MR. MILLER: All in favor?

25 MRS. LAMBERTON: Aye.

1 MR. BAXTER: Aye.

2 MRS. RINEHIMER: Aye.

3 MR. MILLER: Aye.

4 Anything from the engineering,
5 legal end of the commission for the coming year?

6 MRS. LAMBERTON: Do we have any
7 new plans coming in?

8 MR. MILLER: Hope there is more
9 business.

10 MR. McHALE: We had a couple of
11 meetings over the past few weeks with different
12 opportunities for new applications.

13 MRS. LAMBERTON: I think that's
14 another reason that now is the perfect time for
15 visioning because the cycle is going to start. So
16 we might have a year or so to get our ordinances in
17 line. If you do have something you are looking to
18 achieve, it's quiet, now is the time to go for it.

19 MR. MILLER: Yep.

20 MRS. WENDI FREEMAN: I have a
21 question. Does anyone know if Wee-Wons is sold or
22 is not sold?

23 MR. MILLER: I heard it was in
24 the process. That's all I know.

25 MRS. WENDI FREEMAN: I know we

1 had talked about that at the last meeting. I just
2 wondered if anybody had known if there was an
3 update or --

4 MR. MILLER: I don't know it to
5 be one hundred percent, but I knew it was in the
6 process. I haven't heard lately, though.

7 MRS. WENDI FREEMAN: Do you know
8 is it the same usage or any clue about that? No.

9 MRS. LAMBERTON: I've heard
10 nothing. I'm sorry. I don't have anything on
11 that.

12 MRS. WENDI FREEMAN: I was just
13 wondering. Thank you.


14 MR. MILLER: Okay. We are
15 adjourned.

16 (Meeting adjourned at 7:16 p.m.)

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me at the hearing in the above matter; and that the foregoing is a true and correct transcript of the same.



JOSEPHINE HOLLMAN, C.R.

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