

Before  
THE TOBYHANNA TOWNSHIP PLANNING COMMISSION

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In Re: Regular Business Meeting

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Tobyhanna Township Government Center Building  
State Avenue  
Pocono Pines, Pennsylvania 18350  
Thursday, February 3, 2011, beginning at 7 p.m.

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PRESENT: MARK SINCAVAGE, Chairperson  
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

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**ORIGINAL**

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**Panko Reporting**  
537 Sarah Street, 2nd Floor  
Stroudsburg, Pennsylvania 18360  
(570) 421-3620

1 MR. SINCAVAGE: Call the regular  
2 meeting of the Tobyhanna Township Planning  
3 Commission to order, February 3rd, 2011.

4 First order of business is  
5 consider the minutes of the January 6th  
6 reorganizational meeting. Do I have a motion to  
7 approve?

8 MR. MILLER: So moved.

9 MR. BAXTER: Second.

10 MR. SINCAVAGE: Motion and  
11 second. All those in favor please say aye.

12 MR. MILLER: Aye.

13 MR. BAXTER: Aye.

14 MRS. LAMBERTON: Aye.

15 MS. RINEHIMER: Aye.

16 MR. SINCAVAGE: I'll abstain.

17 Consider the January 6th regular  
18 meeting minutes. Do I have a motion to approve  
19 those?

20 MR. BAXTER: So moved.

21 MR. MILLER: Second.

22 MR. SINCAVAGE: All those in  
23 favor please say aye.

24 MR. MILLER: Aye.

25 MR. BAXTER: Aye.



1 MRS. LAMBERTON: Aye.

2 MS. RINEHIMER: Aye.

3 MR. SINCAVAGE: Next order of  
4 business is the sewer planning module for Wagner  
5 Forest. Anybody want to talk about that?

6 MR. McHALE: I think everything  
7 is in order. The sewage enforcement officer has  
8 already reviewed it and it's ready to be approved.

9 MR. SINCAVAGE: What is that  
10 for?

11 MR. MILLER: Yes, what's it for?

12 MR. McHALE: For some lots in  
13 Wagner Forest. This was an older subdivision, as I  
14 understand, so it already had some approvals and  
15 subdivision already done. Actually, Terry, you  
16 were involved in some of this.

17 MR. TERRY MARTIN: Yes, I  
18 covered it a little bit.

19 MR. McHALE: We were trying to  
20 locate where the soils would pass. And didn't DEP  
21 ask for a second site on some of these?

22 MR. TERRY MARTIN: Yes. What  
23 happened was, as Bob said, it was approved years  
24 ago, and when they obtained subdivision approval,  
25 they didn't have the planning approval from DEP, so

1 they went in to test the lots, and at that time  
2 there was no spray irrigation system, anything like  
3 that, and alternate types of systems we have today,  
4 and they couldn't get all the lots to meet the  
5 standards for sand mounds. So recently, with some  
6 of the regulation changes and some of the systems  
7 that are now permitted for single family use, they  
8 found that each one of those lots would be suitable  
9 for an onsite sewage disposal system. So John  
10 Kerrick had Del/Val soils come in and do some  
11 testing. Most of the lots would be suitable for  
12 spray irrigation systems. There are a couple that  
13 will sustain an onsite elevated sand mound system.  
14 We did the work as far as locating the testing  
15 sites. There are some wetlands to the rear lots on  
16 what would be the east side of Wadi Road West, to  
17 the rear of these lots. We delineated those.  
18 They've done all the PNDI work and completed  
19 components 2 and 4. The planning commission this  
20 evening is Component 4. I believe they are just  
21 looking for approval from DEP to go ahead and have  
22 those accepted as, I guess, a revision to your  
23 official plan.

24 MR. MCHALE: They have already  
25 forwarded everything, the planning module to Monroe

1 County Planning Commission.

2 MR. SINCAVAGE: Where is this in  
3 the development? Do you know?

4 MRS. LAMBERTON: I do. You come  
5 in the entrance, make a left, come down to the next  
6 Y -- do you know where Dr. Rinehimer lives? Make  
7 the right before his house. It's like the road off  
8 of the first loop. It was always called fossil  
9 road.

10 MR. SINCAVAGE: The road wasn't  
11 completed, though.

12 MRS. LAMBERTON: Yes, it's  
13 there. It's built. It's been built as long as I  
14 can remember.

15 MR. TERRY MARTIN: Quite a  
16 while.

17 MRS. LAMBERTON: We were like  
18 house number 3 or 4 in there. It's been there  
19 since then. They are nice lots.

20 MR. SINCAVAGE: Any comments?

21 So do I have a recommendation to  
22 allow the secretary to sign the sewage planning  
23 module for Wagner Forest Park Section 8?

24 MRS. LAMBERTON: I'll make that  
25 motion.

1 MR. SINCAVAGE: Do I have a  
2 second to the motion?

3 MR. MILLER: Second.

4 MR. SINCAVAGE: Motion and  
5 second. All those in favor please say aye.

6 MR. MILLER: Aye.

7 MR. BAXTER: Aye.

8 MRS. LAMBERTON: Aye.

9 MS. RINEHIMER: Aye.

10 MR. SINCAVAGE: Aye.

11 Sketch plan for Lake Naomi.

12 MR. TERRY MARTIN: May I layout  
13 a couple prints?

14 Good evening everyone. This is  
15 a proposed sketch plan for a proposed subdivision  
16 and further development. The plan is hopefully  
17 addressing two things this evening. It's being  
18 submitted for formal discussion. The property is  
19 presently owned by Thomas and Leslie Sodano. You  
20 may know it as the old Gross tract which lies  
21 directly across from the parking lot at the Lake  
22 Naomi Club House. The plan proposes a subdivision  
23 of Mr. and Mrs. Sodano's land. Lake Naomi Club is  
24 hoping to acquire a portion of their lands, which  
25 would be about three quarters of an acre, what

1 would be the westerly part of their parcel. That  
2 would leave them with about an acre and a half, a  
3 little bit less of an acre and a half for their  
4 existing dwelling, garage, onsite sewage and well.  
5 Once the conveyance is made, Lake Naomi Club is  
6 looking to develop that parcel into additional  
7 parking for the clubhouse. There's just currently  
8 an agreement with the Sodanos, and, Jeff, you can  
9 maybe explain better. Before any of this can go  
10 through as far as acquiring the land, I believe  
11 that there is a vote from the community because of  
12 the expenditure, the amount of expenditures.

13 But, what we want to do this  
14 evening is present this, this would be a  
15 conditional use in your zoning ordinance. Any type  
16 of development amenity is classified as a  
17 conditional use. What we are here this evening for  
18 is any informal comments -- just to show the  
19 planning commission what we are ultimately  
20 proposing, if you have any comments. We also will  
21 go before the supervisors to see if they have any  
22 comments before the hearing is set up, which is  
23 part of your zoning ordinance for the conditional  
24 use.

25 We are proposing to put,

1 hopefully, we haven't done the stormwater  
2 calculations, they are presently being worked on  
3 and the drainage, but the layout right now shows 57  
4 spaces. That would be the most that we could get.  
5 That may come down a little bit depending on what  
6 the stormwater calculations show. We are hopefully  
7 going to do some subsurface detention for the  
8 stormwater. We do show 20 foot buffers, in  
9 accordance with your zoning ordinance. Any lots  
10 that we butt up against that are part of the  
11 development, we have to provide 20 foot buffers on  
12 the sidelines from any of those lots. We do show  
13 20 feet from what would be Sodanos' remanning lands  
14 and parcels to the east. Within that buffer we are  
15 proposing to plant some Colorado Spruce, stagger  
16 two rows of those to provide adequate screening  
17 from any of the adjoining properties.

18 The purpose of the parking lot  
19 is basically for overflow when the clubhouse  
20 experiences a large number of people attending and  
21 the capacity is reached with the existing parking  
22 facilities. This will be utilized to handle any of  
23 the overflow cars.

24 MR. SINCAVAGE: You said that  
25 the lot was -- one and a half was left over. I see

1 two.

2 MR. TERRY MARTIN: I'm sorry,  
3 you're right. Two acres proposed, that's right.  
4 Right now it's two and three quarters, roughly.

5 MR. SINCAVAGE: Right. Okay.

6 MR. TERRY MARTIN: Yes.

7 MR. SINCAVAGE: Can we create a  
8 lot -- what is the zoning in this area?

9 MR. TERRY MARTIN: R-2.

10 MR. SINCAVAGE: So you're  
11 allowed to create a lot that size?

12 MR. TERRY MARTIN: Yes.

13 MR. SINCAVAGE: What is the  
14 minimum in that size?

15 MR. McHALE: 20,000 square feet.

16 MR. TERRY MARTIN: I believe,  
17 yeah, 20,000.

18 MR. McHALE: Terry is also  
19 showing a crosswalk to tie into the Lake Naomi Club  
20 facility across the street.

21 MR. SINCAVAGE: That's what I  
22 was trying to read.

23 MR. TERRY MARTIN: Yes. It  
24 would be similar to the one that's there in place  
25 now on Miller Drive for the small parking area on

1 the opposite side of Miller's Drive that they have.

2 MR. SINCAVAGE: Have you  
3 notified the adjoining neighbors?

4 MR. JEFF EVANS: We spoke with  
5 the Grahams yesterday. They are the only ones that  
6 actively use the adjoining houses. That's the  
7 little cottage circle that preexisted the  
8 development and there is three houses on the side  
9 of the proposed parking lot. The only one that is  
10 actively used is the Graham house and we did meet  
11 with Mr. Graham yesterday just so that he would be  
12 aware of it. He had no objections to it. We are  
13 in the process of contacting the other two  
14 individuals. One of the houses is in substantial  
15 disrepair.

16 MR. BAXTER: One is for sale.

17 MR. JEFF EVANS: We were not  
18 aware of that. Which one is for sale?

19 MR. BAXTER: I have to look. I  
20 don't remember.

21 MR. JEFF EVANS: Oh, probably  
22 Graham is for sale and they have a potential buyer  
23 who is an existing club member, and they were also  
24 going to contact them. We gave them a copy of the  
25 plans so that they would have that.

1 MR. SINCAVAGE: Is that part of  
2 Lake Naomi, those lots?

3 MR. JEFF EVANS: Some of them  
4 are, if they've added the deed restrictions.  
5 Graham is. The first two properties are not. And  
6 then it circles around three of the other ones that  
7 are also part of the club.

8 MR. McHALE: Jeff, did you  
9 provide something to the zoning officer regarding  
10 the Sodano property?

11 MR. TERRY MARTIN: Yes. The  
12 Sodano property, back when it was under the care  
13 and custody of First Eastern Bank, they added the  
14 deed restrictions to the property to make it part  
15 of the Lake Naomi Community because that was a  
16 question that came up when we had early meetings  
17 with the zoning officer and with the township  
18 engineer because then that becomes a very fine line  
19 as far as making a community amenity. Fortunately,  
20 that wasn't an issue because that had been done and  
21 we provided the zoning officer with a copy of that  
22 recorded information.

23 MR. MILLER: How much lighting  
24 are you going to use, Jeff?

25 MR. JEFF EVANS: Well, we'll use

1 the minimum amount required by the township, but it  
2 will be on a timer so that obviously we don't want  
3 to pay for the lights when it's not being used.  
4 This would be, as Terry Martin indicated, this  
5 would be the third area. The first one is the area  
6 that's immediately adjacent to the clubhouse and  
7 then the second area is the area that has been a  
8 long established overflow parking lot.

9                   Fortunately, the usage of the  
10 Lake Naomi Club House has increased over the years  
11 as we've improved the staffing and service there,  
12 and as the members become more active, but that's  
13 led to a lack of parking. We did an upgrade on  
14 that building in 1997 and 1998 and the township  
15 didn't require at that time any additional parking  
16 spots. But we've identified that we need that.  
17 Where you really run into a problem is when there  
18 is heavy use of the beach area, in addition to the  
19 restaurant area.

20                   The Soldanos actually heard from  
21 a member of our long range planning committee about  
22 our need and they actually came to us. We never  
23 dreamed that they would part with a portion of the  
24 property. But, obviously, when they came to us we  
25 were very interested. There has been a lot of

1 negotiations over the last 5 or 6 months and we  
2 finally came to an agreement where we've purchased  
3 an option to buy it. Because of the way our  
4 by-laws are, we actually have to purchase the  
5 option, go through the township approval process  
6 and then once we have all of that we have to go out  
7 to the members for a vote, because anything new in  
8 our club that exceeds two hundred thousand dollars  
9 requires a vote of our members.

10 We are hopeful that if the  
11 planning process goes smoothly and we can get out  
12 to our members, that we would at least have the  
13 potential to have this on line for use this summer,  
14 because that would be the primary use, would really  
15 be the 90 days between Memorial Day and Labor Day.

16 So to get back to the lighting  
17 question, the lights would be on timers so they  
18 would go off once our clubhouse is closed and then  
19 for much of the year they wouldn't be on at all  
20 because we would not be using the facility.

21 MR. MILLER: Weekends mainly in  
22 the winter?

23 MR. JEFF EVANS: Even in the  
24 winters, except for the holiday period we might  
25 need it, but our plan would be not to even plow it.

1 MR. MILLER: So you regulate  
2 that as you go.

3 MR. JEFF EVANS: Right.

4 MR. SINCAVAGE: Anyone else have  
5 any questions or comments?

6 MR. MILLER: I assume it's going  
7 to be paved?

8 MR. JEFF EVANS: Yes, we'd be  
9 required to pave it. One of the things we talked  
10 to the township engineer about as a part of the  
11 drainage is to actually look at the porous paving  
12 that we used on the trail, that that might be a  
13 means of handling some of the drainage since it's  
14 only going to be used by -- the largest thing you  
15 would have in there is an SUV. There is no  
16 delivery trucks going through that and that type of  
17 thing, that it would probably work for that. When  
18 we did the trail, when we got to the part where the  
19 fire department accesses the dry hydrant at the  
20 Lake Naomi dam, we actually put regular paving in  
21 there because we were concerned that the porous  
22 paving would not handle the weight of the fire  
23 trucks. But this would only have to handle the  
24 weight of the vehicles. And so that's one of the  
25 things we'll be looking at as a part of the

1 drainage.

2 MR. ARMSTRONG: This is just a  
3 sketch plan at this point in time?

4 MR. TERRY MARTIN: Yes. For  
5 informal discussion.

6 MR. JEFF EVANS: We would  
7 anticipate being back at the March meeting, we are  
8 hoping.

9 MR. TERRY MARTIN: I don't think  
10 we are going to make the March meeting because I  
11 think the plans have to be in by next Wednesday,  
12 Bob, for the March meeting. Probably it would be  
13 on for the April. I don't believe our stormwater's  
14 going to be ready for that.

15 MR. JEFF EVANS: Well, we have  
16 to -- you know, this is basically just started.  
17 The township has been very cooperative. We'll  
18 certainly look at when we could get them in and  
19 talk to Bob, if there is anyway to get them in at  
20 March, but we probably won't be ready for that. So  
21 if it went through in April -- we are preparing the  
22 mailing and things like that so that we'll be ready  
23 to go, once we would get township approval, that  
24 we'd be ready to go out to our members in hopes of  
25 getting the vote.

1 MR. SINCAVAGE: Well, like Joe  
2 just said to us, Lake Naomi is a wonderful neighbor  
3 to have in our community and if you need a special  
4 meeting you just let us know.

5 MR. JEFF EVANS: We appreciate  
6 that.

7 MR. SINCAVAGE: We can work that  
8 out.

9 MR. JEFF EVANS: It would just  
10 be lining up because of the planning commission and  
11 then going to the supervisors and we have to have a  
12 conditional use hearing.

13 MR. SINCAVAGE: Right. There is  
14 a lot to get done.

15 MR. JEFF EVANS: Right. And we  
16 know that it's going to be a push to do that, and  
17 we are going to try to do that, but if we can't,  
18 we've waited this long for it, we'll go through one  
19 more summer because we've never tried to construct  
20 it during the summer months. There is way too much  
21 traffic and it would inconvenience too many people  
22 to try to do that. So if we can't have it done by  
23 the third week of June, which would mean starting  
24 right after Memorial Day, then we would wait until  
25 the fall to construct it.

1 MR. SINCAVAGE: Terry, this  
2 site, does it sheet backwards.

3 MR. TERRY MARTIN: Comes towards  
4 Miller's Drive. A little bit of the back sheets  
5 off to the rear, but the majority of it comes right  
6 down towards Miller's Drive.

7 MR. SINCAVAGE: It's relatively  
8 level.

9 MR. TERRY MARTIN: Yeah, the  
10 beginning has a little bit of slope when you first  
11 come in off of Miller's Drive.

12 MR. SINCAVAGE: The only other  
13 comment that I have is did you look at doing a berm  
14 at all or is that an option? I mean, you did pitch  
15 to make berms down at the aqua center.

16 MR. JEFF EVANS: We had the land  
17 to be able to do that. The 20 feet doesn't  
18 really -- because they wanted us to take --  
19 initially we were talking about 100 feet and we  
20 actually had to get up to 102 feet under this plan  
21 because you need -- we were thinking early on  
22 before we met with Bob and Phyllis that we only  
23 needed 15 foot buffers, but we needed 20 foot  
24 buffers, 20 feet for each of the parking spots and  
25 then we are going with a 22 foot aisle. So that

1 was the difficulty in doing the berm is that you  
2 just don't have the space to be able to do that.  
3 If someone found it objectionable, we'll probably  
4 end up fencing it with landscaping on the side of  
5 the fence, but Mr. Graham had no -- he's probably  
6 as close as anybody and really had no real concerns  
7 about it.

8 MR. MILLER: Do you know any of  
9 the other people there, Jeff?

10 MR. JEFF EVANS: I don't know  
11 the other people. I will be contacting them as I  
12 indicated. They are not frequent users so I have  
13 had no interaction in 30 years with them.

14 MR. McHALE: Terry, aren't you  
15 going to try to maintain as much of the vegetation  
16 around the edge also and only tie in where you need  
17 it for the pavement?

18 MR. TERRY MARTIN: That was the  
19 other thing. We are going to try to keep as much  
20 natural vegetation as we can there and just  
21 supplement it with the Colorado Spruce. There is  
22 hemlock in there now, a little bit of birch.

23 MR. SINCAVAGE: The hemlock must  
24 be mature, though.

25 MR. TERRY MARTIN: Most of it

1 is, yeah.

2 MR. SINCAVAGE: So you're not  
3 going to have the protection.

4 MR. TERRY MARTIN: No.

5 MR. SINCAVAGE: That's what I'm  
6 getting at, especially for these houses.

7 MR. JEFF EVANS: The other thing  
8 that we found on the other side of the road is that  
9 those hemlocks are really at the end of their  
10 useful life and once some of them were removed then  
11 not even in the catastrophic ice storm, but just in  
12 a windstorm, a lot of the other ones ended up  
13 blowing over. And, you know, in Lake Naomi, we  
14 hate to cut trees, but what we found over the years  
15 is you kind of have to know when to cut them and  
16 when to save them. But we'll go through and look  
17 at every one individually in the buffer area and  
18 leave anything that we possibly can.

19 MR. SINCAVAGE: Right. I know a  
20 previous board member always used to say that you  
21 should use different variety of trees when you're  
22 doing the buffer instead of doing all the same. So  
23 maybe that's something to look at. Just so you  
24 have a variety in there, try to mix it up, because  
25 when you put those double rows in there, that's

1 going to look like --

2 MR. JEFF EVANS: Well, it looks  
3 like a double row of buffer trees. We would rather  
4 put deciduous trees in, but they won't give you the  
5 buffer.

6 MR. SINCAVAGE: What if you did  
7 shrubs and some deciduous?

8 MR. JEFF EVANS: We'll take a  
9 look at that.

10 MR. SINCAVAGE: That would be  
11 allowed, right, Bob, if they did some low shrubs?  
12 That's something to look at.

13 MR. McHALE: If they can  
14 maintain some of the vegetation, especially on that  
15 southwestern side, it will help with the lighting  
16 as well. Eventually those double rows, staggered,  
17 will grow up to a point where they are probably  
18 even going to be pretty tightly spaced in 15 years.

19 MR. JEFF EVANS: It actually  
20 becomes like a hedge, but that's good for  
21 blocking -- when you're trying to block headlights,  
22 that works out well.

23 MR. McHALE: So you can do like  
24 Mark has suggested, mix in some lower shrubs that  
25 are evergreens that would be throughout the year.

1 MR. BAXTER: The community  
2 center, that's what you did along the berm.

3 MR. JEFF EVANS: That was a  
4 double --

5 MR. BAXTER: That is all the  
6 same tree, isn't it?

7 MR. JEFF EVANS: Right.

8 MR. BAXTER: That doesn't look  
9 so bad.

10 MR. JEFF EVANS: That's helped  
11 by the size of the area.

12 MR. SINCAVAGE: That's a much  
13 bigger project.

14 MR. McHALE: Some of the  
15 suggestions with the variety was just in case there  
16 was a disease.

17 MR. JEFF EVANS: Disease.

18 MR. SINCAVAGE: Right. Which we  
19 have with the hemlock, so --

20 Any other comment, question from  
21 anyone?

22 MR. MILLER: I think we ought to  
23 help with a special meeting if they need it. I  
24 think it's something that is sorely needed there.  
25 We should do what we can to help move this along.

1 MR. SINCAVAGE: Okay.

2 MR. TERRY MARTIN: Thank you.

3 MR. SINCAVAGE: Under old  
4 business, Wee Wons, Locust Ridge Quarry, Seip 940.

5 MR. McHALE: They were supposed  
6 to be here.

7 MR. ARMSTRONG: After our  
8 meeting in January I sent the representative a  
9 letter requesting that they would come to the  
10 meeting, requesting that they would make the  
11 revisions that Bob pointed out in his letter. I  
12 don't know if they have submitted any revised  
13 plans, Bob.

14 MR. McHALE: No, sir.

15 MR. ARMSTRONG: Now, we do have  
16 some time extension until March 18th. It's up to  
17 you guys if you want to wait and see or if you want  
18 to make a conditional recommendation tonight. It's  
19 up to you guys.

20 MR. SINCAVAGE: We don't have  
21 any problem with waiting as long as we have the  
22 time extensions. I'm good. We'll wait, if that's  
23 what they want to do.

24 Then I'll entertain a motion to  
25 table Wee Wons plans.

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MR. MILLER: I'll make a motion.

MR. SINCAVAGE: I have a motion.

Do I have a second?

MRS. LAMBERTON: I'll second it.

MR. SINCAVAGE: Motion and  
second. All in favor please say aye.

MR. MILLER: Aye.

MR. BAXTER: Aye.

MRS. LAMBERTON: Aye.

MS. RINEHIMER: Aye.

MR. SINCAVAGE: Aye.

Entertain a motion to table  
Locust Ridge Quarry.

MR. MILLER: So moved.

MRS. LAMBERTON: Second.

MR. SINCAVAGE: Motion and  
second. All in favor please say aye.

MR. MILLER: Aye.

MR. BAXTER: Aye.

MRS. LAMBERTON: Aye.

MS. RINEHIMER: Aye.

MR. SINCAVAGE: Aye.

I'll entertain a motion to table  
Seip Route 940.

MR. MILLER: So moved.

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MR. LAMBERTON: Second.

MR. SINCAVAGE: All those in favor please say aye.

MR. MILLER: Aye.

MR. BAXTER: Aye.

MRS. LAMBERTON: Aye.

MS. RINEHIMER: Aye.

MR. SINCAVAGE: Aye.

Anything to bring before the board?

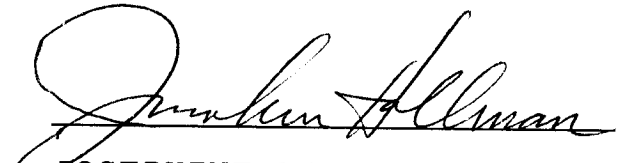
We stand adjourned then.

(Meeting adjourned at 7:25 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.

**ORIGINAL**