

**Coolbaugh Township
Planning Commission
April 11, 2011 Minutes
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The Coolbaugh Township Planning Commission Meeting of April 11, 2011 was held in the Township Municipal Center, in Building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

Call To Order

Mr. Horne called the meeting to order at approximately 6:30 p.m. and led those in attendance in the recitation of the Pledge of Allegiance.

Members present included: Mr. Wayne Horne, Ms. Alma I. Ruiz-Smith, Mr. Bernard Kozen, Mr. Ronald Kluge and Mr. Andrew Sterner. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

Approval March 14, 2011 Meeting Minutes

Motion: Mr. Kluge moved to approve the March 14, 2011 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Proposed Lot Line Adjustment Plan - Arcadia North Business Park, South Phase, Section 1

No one was present on behalf of the plan referenced above. Mr. Horne suggested to go on to the next agenda matter to allow time for a representative to show up.

Proposed Warehouse - Revised Final Land Development Plan - Arcadia North Business Park - South Phase, Section 1, Lot #2

No one was present on behalf of the plan referenced above. An email was received from August Antol requesting that the matter to be tabled.

Motion: Ms. Ruiz-Smith moved to table the Revised Final Land Development Plan for Arcadia North Business Park - South Phase, Section 1, Lot #2. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

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Arcadia North Business Park, North Phase, Section 1, Lot #1 - Subdivision and Land Development Plan

No one was present on behalf of the plan referenced above.

Motion: Mr. Horne moved to table the Arcadia North Business Park - North Phase, Section 1, Lot #1. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

Land Development Plan of the property owned by Alvaro Rodriguez

George Fetch, Jr., Surveyor and Mr. Rodriguez were present on behalf of the plan referenced above.

Mr. Fetch distributed a revised land development plan in response to the Township Engineer's October 2010 review. Discussion ensued over the locations, proposed building improvements and proposed uses of the two principal buildings. Mr. Rodriguez stated that car alarm and stereo system installation would be done in the car sales building, but detailing of vehicles, indoor washing of vehicles, oil changes, inspections, etc. would not be done, and that vehicles would have to be sent to another business for these services; it was indicated that there may be some outdoor washing of the vehicles. Mr. Rodriguez also indicated that the principal buildings have separate electric meters. Mr. Fetch stated that the septic system which had been installed a year ago has the capacity to handle both buildings. There was further discussion about the status of the PennDOT Highway Occupancy Permit, the additional parking spaces which will be constructed, stormwater considerations, and the applicant's request to be permitted to use asphalt millings to surface the parking area beyond the required PennDOT paving.

Motion: Mr. Kozen moved to table the Alvaro Rodriguez Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Draft - Updated Township Zoning Ordinance

Carson Helfrich was present to discuss the draft updated ordinance. Discussion ensued over Article 4, Schedule of Uses /District Regulations. All in attendance agreed to continue reviewing the ordinance at the May Planning Commission meeting.

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It was noted that the Board of Supervisors and Planning Commission members would hold a Joint Work Session on Thursday, April 21, 2011 to discuss the updated Ordinance.

Proposed Lot Line Adjustment Plan - Arcadia North Business Park, South Phase, Section 1

Motion: Mr. Sterner made a motion to table the Proposed Lot Adjustment Plan for Arcadia North Business Park, South Phase, Section 1. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Public Input

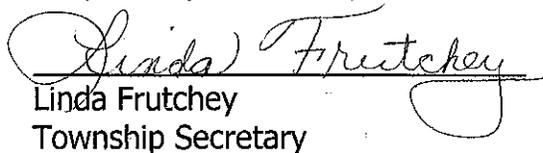
Ms. Ruiz-Smith - informed the members that she filled out a Township Service Request asking that something be done with vehicles going across the property as a short cut to SR 940. Township Zoning Officer Joe Brady sent a letter to Gabriel and Paul Scavello suggesting that they temporarily close off one or both of the entrance with dirt, logs, etc. **Ms. Ruiz-Smith** asked about the screening of the tank at the Bulk Fuel Storage Site Plan (Jo-Jo Oil Company). Ms. Frutchey said she would look into the matter.

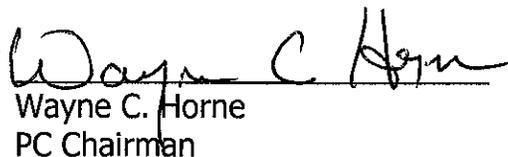
Adjournment

Motion: With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

The Meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,


Linda Frutchey
Township Secretary


Wayne C. Horne
PC Chairman