

**Coolbaugh Township
Planning Commission Meeting
April 13, 2009 - Page 1**

The Coolbaugh Township Planning Commission Meeting of April 13, 2009 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 to the Flag.

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

Approval of January 12, 2009 Re-organizational/Business Meeting Minutes

Motion: Mr. Sterner moved to approve the January 12, 2009 Re-organizational and Business Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. ***Discussion - none. The motion carried 5-0.***

Minor Subdivision Plan in Stillwater Lake Estates, Lots 506 & 507, Section G-II - Property Owners - Nancy Ann Marino & Rose Marino

No one was present on behalf of the plan referenced above. A brief discussion followed about the plan's proposal to adjust a lot line around an existing garage to make a more conforming lot while both lots will remain the same size. It was also noted that a variance was granted by the ZHB. Township Engineer Russ Kresge confirmed that all comments in his review letter dated February 26, 2009 have been addressed.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they approve the Minor Subdivision Plan in Stillwater Lake Estates, Lots 506 & 507, Section G-II for property owners Nancy Ann Marino & Rose Marino. Seconded by Ms. Ruiz-Smith. ***Discussion - none. The motion carried 5-0.***

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

Paul Szewczak of Liberty Engineering was present on behalf of the above referenced plan. He gave a brief overview of the proposed 300,000 square foot warehouse at the north end of the Arcadia North Business Park. Discussion followed about a tenant for the facility, access, sewer and stormwater issues, etc. Township Engineer Russ Kresge said one of the primary concerns is to make sure Laurel Drive and the access road for the project line up at SR 611 with proper site distances in both directions. He also noted that the Board of Supervisors is actively working to redesign this particular intersection, so it is better to deal with it now rather than later. Mr. Szewczak said they will be coming to the site to review the access issues in the near future. Mr. Kresge confirmed that other items in his comment letter dated April 7, 2009 will be handled during the process leading to a final plan.

Motion: Mr. Kozen made a motion to accept the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan for Official Review. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 5-0.

Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Summerall Estates - Final Land Development Plan

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that the project has a time extension until June 16, 2009.

Motion: Mr. Horne moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that the project has a time extension until June 16, 2009.

Motion: Mr. Sterner moved to table the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Discussion - the PC members asked if this project had received the letter sent to applicants with slow or little progress, and if not, one should be sent. At this point, Township Engineer Russ Kresge said that a meeting is scheduled for April 21, 2009 with the Road Master to look at stormwater issues at this site, which

confirmed some movement with the project. The motion was called and carried 5-0.
The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that the project has a time extension until June 16, 2009.

Motion: Mr. Horne moved to table discussion of *The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.*

Public Input - none.

Solicitor Connor - brought up the subject of an Action Plan to update the municipal Zoning and SALDO ordinances and asked for Planning Commission members' involvement in the process as it unfolds for Coolbaugh Township. He and Township Engineer Russ Kresge both confirmed that our ordinances are in need of updating and at some point a joint work session with the Board will be planned. Solicitor Connor also recommended attending a Conservation Subdivision Workshop on April 23, 2009 for municipal officials who have adopted or are in the process of adopting Growing Greener ordinances.

Brian Courtright, PLS - arrived on behalf of the Minor Subdivision Plan in Stillwater Lake Estates, Lots 506 & 507, Section G-II - Property Owners - Nancy Ann Marino & Rose Marino and was informed that the PC recommended that the Board of Supervisors approve it.

Adjournment

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

The Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman