

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 13, 2015
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:33pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

Board Members present:

Bernard Kozen, Alma I. Ruiz-Smith, Ronald Kluge and Dennis Noonan.

Board Members absent:

Kevin Ambrogio

Staff present:

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Douglas Hein.

Staff absent:

None

1. **Approval of March 9, 2015 Meeting Minutes**

Ms. Ruiz-Smith made a motion, seconded by Mr. Noonan to approve the March 9, 2015 minutes as presented.

- **Discussion:** None.
- **Vote:** Three Members in favor with Mr. Kluge abstaining due to his absence from the March meeting, motion passed.

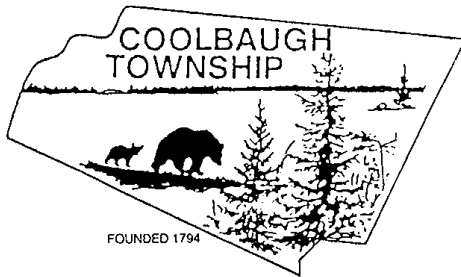
2. **Review of Smoke Ridge Planning Module**

Smoke Ridge requested that the submission be returned to them so that they can further clarify and complete the information necessary for re-submission. Mr. Kozen stated to send the submission back per applicant request-No motion needed.

3. **Pocono Mountain Office Commons Land Development Plan-Arcadia Properties request for extension through July 31, 2015.**

Mr. Kluge made a motion, seconded by Ms. Ruiz-Smith to recommend the Board of Supervisors approve the request for Pocono Mountain Office Commons Land Development Plan-Arcadia Properties request for an extension through July 31, 2015.

- **Discussion:** Recommendation for Atty. Connor to send a request for a letter of clarification on project status.
- **Vote:** All in favor; motion passed.



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4. Acceptance and Review of Pocono Transcrete Land Development Plan

Steve Gitch from Keystone Consulting Engineers spoke on behalf of the interests of Pocono Transcrete accompanied by Rob Chiles and H. John Davis. Mr. Gitch addressed the comments that were previously sent to him from Coolbaugh Township Engineer Russ Kresge as well as Coolbaugh Township Zoning Officer Joe Brady which includes the previous exception agreement between Coolbaugh Twp. and Rock Hill Quarry which addresses but is not limited to maximum number of incoming and outgoing trucks per day, having a recycling mechanism in place to be approved by the Monroe County Conservation District, sewage disposal system reviewed by SEO, traffic, and the fact that the original exception listed the plant as being a 5 cubic yard plant.

Mr. Gitch stated that the industry standard trend has changed since 1994 and instead of mixing 5 cu. yds. per batch they are mixing 10 cu. yds. per batch so as to be time, cost and environmentally efficient. This concern was discussed and is believed to be a zoning issue that should be discussed further with Joe Brady for clarification in order to find a solution if one is available.

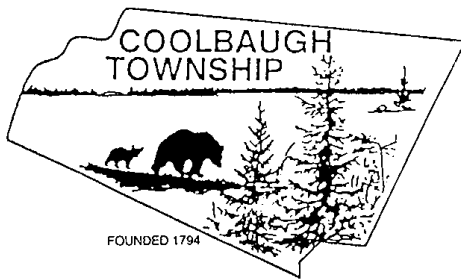
When addressing the recycling mechanism issue that needs to be in place, Mr. Chiles stated that there are three sediment ponds in place that they will continue to utilize as well they make cement blocks that can be used for retaining walls and salt bins with the excess concrete that is left over so that there is no waste.

Ms. Ruiz-Smith spoke on her concerns of the traffic pattern that the trucks would be taking. She would like to see an agreement between Pocono Transcrete and Coolbaugh Twp. that would have the trucks using 611 Northbound to Route 380 for any deliveries that are not going to be made between Tannersville and Mount Pocono area so as to avoid additional traffic on Route 611 in the town of Mount Pocono. Further discussion ensued pertaining to what if any control Coolbaugh Twp. would have over state owned and maintained roads.

The issue with the sewage system would have to be addressed as previously there were portable restrooms on site, but because they are chemically treated facilities they are not allowed and a more permanent restroom facility would have to be put in place.

Mr. Chiles stated that he is running a state of the art facility that is clean and that he is here to run a business and be a good neighbor in Coolbaugh Twp.

They understand that they are required to also add three additional parking spots in their lot with one of them to be handicapped parking.



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The last issue that was address was the lighting in the driveway at the plant that was addressed as an issue in the report. Mr. Gitch requested that they be granted a waiver on this condition as the building and parking lot will be lit, but since they will be mainly conducting business during the daylight hours and the driveway is gated when they are closed, they would prefer to not light the driveway so as to deter anyone from venturing back to the plant when they are closed.

Mr. Noonan made a motion to accept and review the plans submitted for the Pocono Transcrete Plant, second by Ms. Ruiz-Smith.

- **Discussion:** None.
- **Vote:** All in favor; motion passed.

Mr. Kluge made a motion, seconded by Ms. Ruiz-Smith to recommend the Board of Supervisors approve the waiver request for lighting in the driveway of the Pocono Transcrete Plant.

- **Discussion:** None.
- **Vote:** All in favor; motion passed.

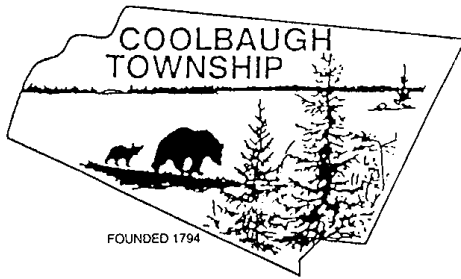
Mr. Kluge made a motion, seconded by Ms. Ruiz-Smith to recommend that the Board of Supervisors grant conditional approval to Pocono Transcrete to meet township engineer recommendations per his letter dated April 3, 2015; also, clarification from Township Zoning Officer Joe Brady on 5 cubic yard plant vs. 10 cubic yard plant is needed.

5. Public Input

There was no public comment heard at this time.

Comments from those present were as follows:

- Discussion was held regarding bylaws that were issued to the commission at the meeting. The bylaws were unsigned and from 1996, therefore they were unable to take action based on those documents. It was requested that minutes from 1996 be located to prove that the minutes were in fact voted on pertaining to said bylaws. Further discussion was tabled until next month's meeting.



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6. Adjournment

There being no further business, a motion was made by Mr. Noonan, seconded by Ms. Ruiz-Smith, to adjourn the meeting. All in favor. Motion passed. Meeting adjourned at 7:55 PM.

NEXT REGULAR COMMISSION MEETING: May 11, 2015

Submitted by: _____
Ronald Kluge, Planning Commission Secretary

Compiled by: _____
Douglas A. Hein, Acting Recording Secretary

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____