

Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of April 14, 2008 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 March 10, 2008 Meeting Minutes

Motion: Mr. Sterner moved to approve the March 10, 2008 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried

3-0-2 (Mr. Kozen and Mr. Kluge abstained, as they were not present at the meeting).

Consideration of Official Acceptance - Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan

Mr. Horne announced that Barry Tompkins of BTT Associates had called to say he could not be present on behalf of the above referenced plan at tonight's meeting, due to a scheduling conflict.

A brief discussion followed regarding a review dated March 31, 2008 by Hanover Engineering Associates, Inc. of the proposed project's Sewage Facilities Planning Module. Concerns were raised about the availability of water. Township Engineer Russ Kresge confirmed that the application was complete as far as being accepted for review.

Motion: Mr. Horne moved to accept the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan for Official Review. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-1-1 (Mr. Sterner opposed and Mr. Kozen abstained).

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Motion: Mr. Kluge moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

Consideration of Official Acceptance - Pocono Farms Fitness Center

Harry Andes of Greenman-Pedersen, Inc. and Dave Timko were present on behalf of the project referenced above.

Mr. Andes gave an overview of the proposed project for a new fitness center on approximately 1.75 acres in the Pocono Farms Country Club area. Discussion ensued regarding the location, parking, membership regulations and hours of operation for the center, emergency vehicle access, fire hydrants, adequacy of the plans for sewage, water service, etc.

Township Engineer Russ Kresge expressed concerns about lot size, setbacks, heights and coverages (lot and building), that the plan does not show the entire property, septic issues and clarification regarding membership being limited to resident members only. Solicitor Connor confirmed that the membership matter could be addressed with a note on the plan.

Motion: : Mr. Horne moved to accept the Pocono Farms Fitness Center for Official Review. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Motion: Mr. Horne made a motion to table discussion of the Pocono Farms Fitness Center. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

Arcadia North Business Park, Lot 2

Shawn K. Langen of Arcadia Properties, LLC and August Antol of Liberty Engineering were present on behalf of the project referenced above.

Mr. Langen introduced Mr. Antol to go over and seek clarification on some of the comments in a letter dated April 10, 2008 from Township Engineer Russ Kresge. Mr. Antol gave an overview of the proposed project and its location in the Arcadia North Business Park. Discussion followed about the layout, detention basins, temporary access issues, grading, stormwater management, piping, traffic layouts, turning lanes and the Tegawitha Drive punch-through to SR 611 being recorded as a separate plan, the

prospective tenant, etc.

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Mr. Langen went on to explain that they did not have time to fully review Mr. Kresge's comments prior to this meeting, but were here to seek guidance and take questions from the PC back to the engineers and prospective tenant.

Motion: Mr. Kozen moved to table discussion of Arcadia North Business Park, Lot 2. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Summerall Estates - Final Land Development Plan

Mr. Horne gave a summary of a letter dated April 11, 2008 from Paul A. Szewczak of Liberty Engineering asking that discussion of the Summerall Estates Final Land Development Plan be tabled at tonight's meeting.

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

Shawn K. Langen of Arcadia Properties, LLC noted that the next revisions will be submitted in time to make the Agenda for the Planning Commission meeting in May.

The Cross, Inc. - Land Development Plan

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

Before the PC was a letter dated April 8, 2008 from Dean Swink of BTT Associates, Inc. requesting an extension on the project until August 5, 2008, as the applicant waives the benefit of deemed decision through that date. A brief discussion followed about the acceptance date.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the request for an extension on The Cross, Inc. - Land Development Plan until August 5, 2008. Seconded by Mr. Sterner.

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

Coolbaugh Realty Partners, LP - Land Development Plan -

Revised 11/26/07

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

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Mr. Horne announced that a telephone call was received from the applicant's representative, requesting that discussion of the project be tabled at tonight's meeting.

Motion: Mr. Sterner moved to table discussion of the Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.

Public Input - none.

Adjournment

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

5-0.

The Meeting adjourned at approximately 7:27 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman