

**Coolbaugh Township
Planning Commission
April 8, 2013 Minutes
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The Coolbaugh Township Planning Commission Meeting of April 8, 2013 was held in the Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

Call To Order

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

Approval of Minutes

Motion: Ms. Ruiz-Smith motioned to approve the March 11, 2013 minutes as presented and dispense with the reading. Seconded by Mr. Kozen. The motion carried 5-0.

Request for a Special Exception and Variance - Pocono Mountains Industries, Inc. (Owner) - Pocono Mountains Corporate Center East - Lot 23 - Waste Not Technologies (tenant)

Ann Wingert of Niclaus Engineering and Patrick Kelly owner of Waste Not Technologies were present to represent the above referenced matter. Russ Kresge, Township Engineer letter of April 8, 2013 was discussed at length.

Motion: Mr. Kozen made a motion that the Planning Commission members recommend to the Zoning Hearing Board that they grant the Special Exception Request and variances for Waste Not Technologies as follows:

Grant the request for a variance to allow the proposed parking in the front of the building as opposed to the rear of the building.

The proposed pre-treatment of process wastewater must comply with the requirements of the PA DEP and must be verified with the submission of a land development plan.

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Advised the Zoning Hearing Board members that it is the opinion of the Planning Commission members that an environmental and community assessment for the proposed manufacturing use is not warranted.

The height restriction and the proposed maximum building elevation should be indicated on the plan and confirmed that the site improvements will be in compliance for FAA height restrictions for the airport across Route 611.

Grant the variance to allow parking lot lighting being permitted to be mounted on the building, with the condition that if additional park is constructed on the side of the parking area away from the building, that there be pole-mounted lighting for that portion.

A modification to the current NPDES Permit must meet the requirements of the Monroe County Conservation District.

Seconded by Ms. Ruiz-Smith. Discussion followed about the recently adopted revised Zoning Ordinance and the issue with the parking analysis. Russ Kresge Township Engineer said he would meeting with Joe Brady Zoning Officer to discuss the parking analysis. The motion carried 4-0-1 (Mr. Noonan abstained).

Ann Wingert said an application has been submitted for PA DEP for approval of Waste Not Technologies new connection to the sanitary sewer/treatment plan within the Pocono Mountains Corporate Center.

Pocono Mountains Corporate Center East and Lot 20- Land Development Plan

No one was present to represent the above referenced matter.

Motion: Mr. Kluge moved to table the Pocono Mountains Corporate Center East and Lot 20 Land Development Plan. Seconded by Mr. Kozen. The motion carried 5-1.

Extension request - Pocono Mountains Office Commons Phase 1 Final Land Development Plan

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the extension request for Pocono Mountains Office Commons to July 31, 2013 as the applicant waives the benefit of a deemed decision through that date. Seconded by Ms. Ruiz-Smith. The motion carried 5-0.

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Public Input

Ms. Ruiz-Smith asked if there was an update of any development going in on the Scavello Site. There was no update.

Adjournment

Motion: With no further business before the Commission, Mr. Kluge made a motion to adjourn the meeting. Seconded by Mr. Noonan. The motion carried 5-0. The Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Andrew Sterner
Chairman