

**Coolbaugh Township
Planning Commission Minutes
August 11, 2008 - Page 1**

The Coolbaugh Township Planning Commission Meeting of August 11, 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, Mr. Bernard Kozen and Mr. Andrew Sterner. Ms. Alma I. Ruiz-Smith and Mr. Ronald Kluge were absent. Also present were PC Solicitor H. Clark Connor, PC Engineer Russ Kresge and Jeri Inness, Recording Secretary.

Approval of July 14, 2008 Meeting Minutes

Motion: Mr. Sterner moved to approve the July 14, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Horne. Discussion - none. The motion carried 2-0-1 (Mr. Kozen abstained, as he was not present at the meeting).

Official Acceptance - Civic Center for Pocono Farms East Association Inc.

No one was present on behalf of the project referenced above. Township Engineer Russ Kresge confirmed that the submission was complete for purposes of official acceptance.

Motion: Mr. Kozen moved to accept the Civic Center for Pocono Farms East Association, Inc. for official review. Seconded by Mr. Horne. A brief discussion followed about comments in a Memo dated August 5, 2008 from the Township Zoning Officers. The motion carried 3-0.

Coolbaugh Realty Partners, LP - Land Development Plan

Tim Townes of J. Loew Associates, Inc. was present on behalf of the plan referenced above.

**Planning Commission Minutes
August 11, 2008 - Page 2**

Mr. Townes went over the few outstanding engineering comments from Township Engineer Russ Kresge and Hanover Engineering. Discussion followed about a change to the water filter inlet, outside agency permits, financial guarantees, that the Board approved a waiver of Section 2.3.A.6 to allow the infiltration basins to have flat bottoms per DEP regulations, installation of a fire hydrant and a sprinklered building as required, etc. Township Engineer Russ Kresge commented that this plan is in good shape to go before the Board of Supervisors.

Motion: *Mr. Kozen made a motion to recommend to the Board of Supervisors that they approve the Coolbaugh Realty Partners, LP - Land Development Plan provided the applicant satisfactorily addresses all outstanding comments in letters dated August 5, 2008 from Township Engineer Russ Kresge and August 11, 2008 from Hanover Engineering. Seconded by Mr. Sterner. Discussion - none. The motion passed 3-0.*

Pocono Farms Fitness Center - Land Development Plan

Harry Andes of Greenman-Pedersen, Inc. was present on behalf of the plan referenced above.

Mr. Andes provided revised plans and reports at the meeting. Discussion followed about the latest revisions to parking lots, an underground detention system, added curbing, roadside drainage issues, lighting, landscaping and demolition plans, etc. He also confirmed that a note was added to the plan concerning use of the facility by owner members only.

Solicitor Connor asked Mr. Andes to go over the Chapter 27, Zoning comments in a letter dated May 8, 2008 from Township Engineer Russ Kresge. Further discussion followed regarding dimensional and parking requirements, driveways, surfacing material for driveways, lighting, parking space dimensions, the distance of the parking area from the right-of-way of Lake Road, etc.

Motion: *Mr. Horne moved to table discussion of the Pocono Farms Fitness Center - Land Development Plan until the next review from Township Engineer Russ Kresge is received for the plans presented at tonight's meeting. Seconded by Mr. Sterner. Discussion - none. The motion passed 3-0.*

Summerall Estates - Final Land Development Plan

No one was present on behalf of the plan referenced above and no revised plans were received.

**Planning Commission Minutes
August 11, 2008 - Page 3**

Discussion followed about a draft letter from PC Solicitor Clark Connor regarding projects that are on the agenda, but are showing no signs of progress, such as Summerall Estates.

Motion: *Following review of the draft letter, Mr. Kozen made a motion to send it to Arcadia Properties, LLC re: Summerall Estates. Seconded by Mr. Sterner. Discussion - Solicitor Connor clarified that the letter should come from the PC, signed by the Chairman, Mr. Horne. He also suggested adding copies forwarded to other parties involved with the Summerall Estates project.*

Motion: *Mr. Horne moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 3-0.*

Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan

No one was present on behalf of the project referenced above and no revised plans were received.

Before the Planning Commission was a letter dated July 31, 2008 from Paul A. Szewczak of Liberty Engineering requesting a PC recommendation to the Board of Supervisors for an extension on the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan until December 3, 2008, as the applicant waives the benefit of deemed decision through that date.

Motion: *Mr. Kozen moved to recommend to the Board of Supervisors that they approve the extension request for the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan until December 3, 2008, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion passed 3-0.*

The Cross, Inc. - Land Development Plan

No one was present on behalf of the project referenced above and no revised plans were received.

Discussion followed about the length of time this project has been on the agenda

without showing any progress. It was the consensus of the PC members to send the same letter drafted by Solicitor Connor (for Summerall Estates) to The Cross, Inc., changing to the wording as appropriate.

**Planning Commission Minutes
August 11, 2008 - Page 4**

Motion: *Mr. Horne moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 3-0.*

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

No one was present on behalf of the project referenced above and no revised plans were received.

Motion: *Mr. Kozen moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Horne. Discussion - none. The motion passed 3-0.*

Minor Subdivision Plan - Lands of Pennsylvania-American Water Company

No one was present on behalf of the project referenced above and no revised plans were received.

Township Engineer Russ Kresge confirmed that there was nothing new from this project since his review letter dated July 29, 2008.

Motion: *Mr. Kozen made a motion to table discussion of the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Horne. Discussion - none. The motion carried 3-0.*

Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc.

No one was present on behalf of the project referenced above and no revised plans were received. It was noted that the PAWC and APCP Minor Subdivision plans are related; therefore, no further comment was heard.

Motion: *Mr. Kozen moved to table discussion of the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. Seconded by Mr. Horne. Discussion - none. The motion passed 3-0.*

**Planning Commission Minutes
August 11, 2008 - Page 5**

Zone Change request - Pocono Mountains Municipal Airport Authority

Greg Christine, Chairman of the Pocono Mountains Municipal Airport Authority was present on behalf of the Zone Change request referenced above.

Mr. Christine explained that the purpose of the Zone Change request was to create uniformity in the zoning district by changing two small parcels of land adjacent to the runways owned by the applicants from Industrial (I) to Industrial Airport (I-A). He noted that the zone change was recommended by the Monroe County Planning Commission.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the Zone Change request for the Pocono Mountains Municipal Airport Authority amending the Coolbaugh Township Official Zoning Map by changing Tax Parcel Account Numbers 03/93825 and 03/93935 from the Industrial (I) Zoning District to the Industrial Airport (I-A) Zoning District. Seconded by Mr. Sterner. Discussion - none. The motion carried 3-0.

Public Input - none.

Adjournment

Motion: With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Mr. Kozen. Discussion - none. The motion carried 3-0.

The Meeting adjourned at approximately 7:05 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman

