

**Coolbaugh Township  
Planning Commission  
August 8, 2011 Minutes  
Page 1**

The Coolbaugh Township Planning Commission Meeting of August 8, 2011 was held in the Township Municipal Center, in Building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

**Call To Order**

Ms. Ruiz-Smith 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: Ms. Alma I. Ruiz-Smith, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey. Mr. Wayne Horne and Mr. Ronald Kluge were absent from the meeting.

**July 11, 2011 Meeting Minutes**

**Motion:** Mr. Sterner moved to approve the July 11, 2011 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 2-0-1 (Mr. Kozen abstained due to not being present for the meeting).

**Land Development Plan of the property owned by Alvaro Rodriquez**

No one was present on behalf of the plan referenced above. Mr. Rodriquez sent a letter requesting an extension until February 2012.

**Motion:** Mr. Sterner moved to recommend to the Board of Supervisors that they grant the extension request until February 2012. Seconded by Mr. Kozen. Discussion - Mr. Sterner commented that Mr. Rodriquez has made many improvements in cleaning up the property. The motion carried 3-0.

**Planning Commission  
August 8, 2011 Minutes  
Page 2**

**Arcadia North Business Park, North Phase, Section 1, Lot #1 - Subdivision and Land Development Plan**

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

**Motion:** Mr. Sterner moved to table the Land Development Plan for Arcadia North Business Park - North Phase, Section 1, Lot #1. Seconded by Mr. Kozen. Discussion - none. The motion carried 3-0.

**Proposed Warehouse - Revised Final Land Development Plan - Arcadia North Business Park - South Phase, Section 1, Lot #2 (Clarius Project)**

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

**Motion:** Mr. Sterner moved to table the Land Development Plan for Arcadia North Business Park - South Phase, Section 1, Lot #2. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

**Draft - Updated Township Zoning Ordinance**

Carson Helfrich went over Article VIII Standards for Specific Uses. For the September meeting, Mr. Helfrich suggested starting at Section 835 - Mineral Extractions and if time discuss the sign ordinance and to use the Jackson Township's Sign Ordinance as a guideline.

**Public Input**

**Ms. Ruiz-Smith** said she noticed some construction going on at the Scavello Property. Mr. Kresge said a fence is being installed around the detention basin. Discussion followed about not hearing any details of anything being planned at the site.

**Planning Commission  
August 8, 2011 Minutes  
Page 3**

**Adjournment**

***Motion:*** With no further business before the Commission, Mr. Kozen made a motion to adjourn the meeting. Seconded by Mr. Sterner. Discussion - none. The motion carried 3-0. The Meeting adjourned at approximately 8:16 p.m.

Respectfully submitted,

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Linda Frutchey  
Township Secretary

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Alma Ruiz-Smith  
PC Vice-Chairman