

**Coolbaugh Township
Planning Commission Minutes
December 13, 2010 - Page 1**

The Coolbaugh Township Planning Commission Meeting of December 13, 2010 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: Township Engineer Russ Kresge, PC Solicitor Clark Connor and Secretary Linda Frutchey.

Approval of November 8, 2010 Meeting Minutes

Motion: Mr. Sterner moved to approve the November 8, 2010 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

The Cross, Inc. - Land Development Plan

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

Motion: Mr. Kozen moved to recommend to the Board of Supervisors to approve an extension on The Cross, Inc. plan until February 21, 2011 with the condition that a letter requesting the extension is received. Seconded by Mr. Horne. Discussion - none. The motion passed 5-0.

Motion: Mr. Kozen made a motion to table discussion of The Cross, Inc. Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

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

Motion: Mr. Kluge moved to table discussion of the Arcadia North Business Park, South Phase, Section 1, Lot #2- Subdivision and Land Development Plan. Seconded by Mr. Sterner . Discussion - none. The motion carried 5-0.

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

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

Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot #1 - Subdivision and Land Development Plan. Seconded by Mr. Sterner . Discussion - none. The motion carried 5-0.

Stormwater Management Plan - Lowe's Mount Pocono

Mike Gavin of Gavin Law LLC was present on behalf of the Land Development Plan referenced above. Mr. Gavin summarized the proposed project. Mr. Gavin said they have received conditional approval from the Borough of Mount Pocono and is still working with PennDOT on obtaining a Highway Occupancy Permit. Mr. Gavin discussed parking, grading, stormwater issues, landscaping, traffic improvements, etc.

Mr. Gavin described the difficulty the applicant had faced in obtaining approval from the Monroe County Conservation District (MCCD), but that he thought most of the issues had been resolved. It was discussed that a letter of support from the Planning Commission to the MCCD may be helpful.

After discussion, it was resolved that when the stormwater plans progress to the point that Hanover Engineering provides a letter of stormwater consistency, Solicitor Connor would prepare a letter of support, which the Secretary would email to the members for their review and comment prior to sending the letter to the MCCD.

Motion: Ms. Ruiz-Smith made a motion to table the Stormwater Management Plan for Lowe's to allow time to address the outstanding items that need to be addressed. Seconded by Mr. Kluge. Discussion - None. The motion carried 5-0.

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Land Development Plan of the property owned by Alvaro Rodriguez

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

Motion: Mr. Kozen made a motion to table discussion of the Land Development Plan for Alvaro Rodriguez. Seconded by Mr. Horne. Discussion - none. The motion carried 3-0.

Confirmation of Date for Reorganizational Meeting

Motion: Mr. Horne moved to hold the Planning Commission's Reorganizational/Business Meeting on Monday, January 10, 2011 at 6:30 p.m. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Public Input

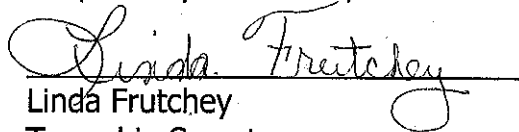
Wishes for Happy Holidays were exchanged.

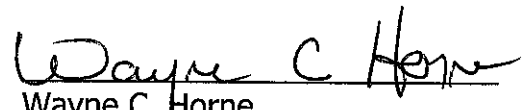
Adjournment

Motion: With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Ms Ruiz-Smith. Discussion - none. The motion carried 5-0.

The Meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,


Linda Frutchey
Township Secretary


Wayne C. Horne
PC Chairman