

**Coolbaugh Township
Planning Commission Meeting
December 14, 2009 - Page 1**

The Coolbaugh Township Planning Commission Meeting of December 14, 2009 was held in the Township Municipal Center, in Building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

Call To Order

Vice Chairperson Alma I. 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 to the Flag.

Members present included: Ms. Alma I. Ruiz-Smith, Mr. Ronald Kluge and Mr. Bernard Kozen. Also present were PC Engineer Russ Kresge and Recording Secretary Jeri Inness. PC Solicitor Clark Connor, Mr. Wayne Horne and Mr. Andrew Sterner were absent.

Approval of November 9, 2009 Meeting Minutes

Motion: Mr. Kluge moved to approve the November 9, 2009 Meeting Minutes and dispense with the reading. Seconded by Mr. Kozen. Discussion - none. The motion was called and did not carry 2-0-1 (Ms. Ruiz-Smith abstained as she was not present at the meeting).

Motion: Mr. Kozen moved to table approval of the November 9, 2009 Meeting Minutes, due to the lack of a quorum. Seconded by Mr. Kluge. Discussion - none. The motion passed 3-0.

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.

Ms. Ruiz-Smith summarized a letter dated December 3, 2009 from August Antol, EIT of Liberty Engineering, Inc. requesting a recommendation for a time extension on the plan until March 16, 2010.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant an extension on the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan until March 16, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kozen. Discussion - none. The motion carried 3-0.

Motion: Mr. Kluge moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan. Seconded by Mr. Kozen. Discussion - none. The motion passed 3-0.

Preliminary Land Development Plan - Square One Markets, Inc.

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

Ms. Ruiz-Smith confirmed that no revised plans were received and the applicant has a time extension until March 16, 2010.

Motion: Mr. Kozen made a motion to table discussion of the Square One Markets, Inc. Preliminary Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0.

The Cross, Inc. - Land Development Plan

Ms. Ruiz-Smith summarized a letter dated December 3, 2009 from Pastor Lakeram Sahadeo requesting a recommendation for a time extension on the plan until March 16, 2010.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant an extension on The Cross, Inc. - Land Development Plan until March 16, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kozen. Discussion - none. The motion carried 3-0.

Motion: Mr. Kluge moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 3-0.

CVS Pharmacy - Preliminary/Final Land Development Plan

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

Township Engineer Russ Kresge gave a brief overview of the proposed project. Discussion followed about the location of the site, outstanding zoning issues regarding parking and lot coverage and the definition of the facility as a Retail Center based on the square footage of the building relative to the acreage of the property. Mr. Kresge said the applicant will amend their application and appear at a Zoning Hearing Board meeting to determine the interpretation of certain dimensional requirements of the Township Zoning Code, or, in the alternative, request a variance from those requirements.

Motion: Mr. Kozen moved to table discussion of the CVS Pharmacy - Preliminary/Final Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion passed 3-0.

Pocono Mountain Public Library Building Project - Sketch Plan

Brick Linder, PE, Bob Strunk, architect for the project, and Ann Shincovich, PMPL Director were present to speak on behalf of the Pocono Mountain Public Library Building Project Sketch Plan.

Mr. Linder said they were here to informally get feedback from the Planning Commission before beginning work on the plan for official submittal. He gave an overview of the proposed facility with discussion following about the location of the building in relation to existing structures, setbacks, stormwater management, sewer and water, parking, the heating and cooling system, walkways, a retaining wall, bus stop, book drop off, possible landscaping, etc. Mr. Linder said they hope to go out to bid in the Spring of 2010.

Township Engineer Russ Kresge noted that legal guidance will be required as to whether the plan is a straight Land Development Plan or a Subdivision and LandDevelopment Plan, due to long term leasing issues, etc.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Ms. Ruiz-Smith confirmed that no further information was received regarding this matter.

Official Acceptance - Rysz/Fennell Minor Subdivision Plan

Township Engineer Russ Kresge summarized the Minor Subdivision Plan referenced above, explaining that the applicants are requesting a subdivision of 30 feet to be added to an existing lot. He noted that the title block has to be changed to reflect both parties on the plan and confirmed that the application was complete.

Motion: Mr. Kozen moved to officially accept the Rysz/Fennell Minor Subdivision Plan for review. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0.

Public Input - none.

Township Engineer Russ Kresge - added that per a letter from Brian Courtright, PLS for the Rysz/Fennell Minor Subdivision, the applicants will seek a waiver of Chapter 9, Section 103.2.2 requiring that a minor subdivision submit a natural features conservation plan, because it is their contention that it will be costly and not provide any important or pertinent information to the Township. Mr. Kresge agreed that a natural features conservation plan would not be necessary and this matter will be discussed in more detail following his review.

Ms. Ruiz-Smith - said she will have an item for discussion on next month's agenda.

Adjournment

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

The Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Alma I. Ruiz-Smith
PC Vice Chairman