

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, DECEMBER 14, 2015 MINUTES

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:30pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

Board Members present:

Bernard Kozen, Ronald Kluge, Kevin Ambrogio and Dennis Noonan.

Board Members absent:

Alma I. Ruiz-Smith

Staff present:

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Erin Masker.

Staff absent:

None

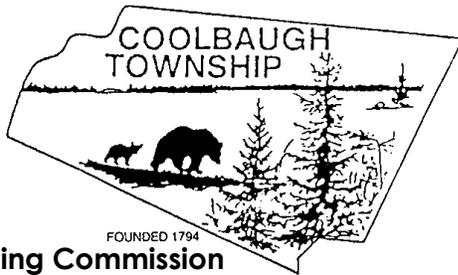
1. Approval of November 9, 2015 Meeting Minutes

Mr. Kluge made a motion, seconded by Mr. Noonan to approve the November 9, 2015 minutes as presented.

- **Discussion:** None.
- **Vote:** All in favor, motion passed.

2. Request for a change in Zoning District- A New Beginning in Christ Temple

Mr. Noonan discussed that Corporate Center East is the only C-2 zone prior to re-zoning houses of worship were a permitted use. Northampton Community College Building has been vacant for almost two years and the only groups that have shown an interest in the property have been churches. They are requesting that a house of worship be added back into C-2 zoning as a permitted use so that they can get this building back into being used. Discussion ensued about the fact that permitting this usage would take the property off the tax roll and it was stated by Mr. Noonan that there are still permitted uses that fall under a C-2 zone that would also make the property tax exempt. Mr. Kresge, Township Engineer reviewed the permitted uses and zoning districts that allow a house of worship in them. When re-zoning the Township, Corporate Center East did not allow Houses are worship as a permitted use as the purpose of this office complex was to create jobs and provide an office park area. Mr. Kluge stated that there would not be any benefit to the Township in a tax revenue perspective. Ms. Kelly asked why the EDC was advocating for this use to be added, and was advised that the only organizations interested in the property were churches and that the building was originally built as a church when it was a permitted use and they would like to get someone in the building but do not anticipate that there will be other churches interested in coming into the complex. Mr. Noonan said from an economic standpoint it will create some jobs with them anticipating the opening of a day care. The building does need some work so they will also be putting in "sweat equity". Mr. Ambrogio stated that changing the ordinance may welcome other churches in the industrial park,



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and asking why it was originally omitted, being told that it was a zone for the purpose of creating jobs with the goal of getting the highest and best use of the property.

Mr. Kluge made a motion seconded by Mr. Ambrogio to recommend to the Board of Supervisors for review and consideration to allowing Places of worship in the C-2 Zone.

- **Discussion:** None
- **Vote:** 4-0-1, Mr. Noonan abstained

3. Arcadia

Mr. Kozen made a motion second by Mr. Kluge to recommend granting an extension of time for Arcadia Properties until November 15, 2016.

- **Discussion:** Mr. Kresge reviewed the project to this point.
- **Vote:** All in favor, motion passes.

4. Dog Goods USA

Discussion ensued about the status of the project and that they are currently under an extension of time. Nothing new was received to this point. Review of conditions that needed to be met was discussed. Mr. Connor discussed encroachment issues that need to be resolved as well. This will have to be discussed with the Township Solicitor, for possible indemnification agreement, which would be up to Township Solicitor.

Mr. Kluge made a motion seconded by Mr. Noonan to table the issue until the January meeting.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

5. Adjournment

There being no further business, a motion was made by Mr. Ambrogio seconded by Mr. Kluge, to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:12 PM.

NEXT REGULAR COMMISSION MEETING: January 11, 2015

Submitted by: _____
Ronald Kluge, Planning Commission Secretary

Compiled by: **Erin M. Masker, Acting Recording Secretary**

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____