

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of February 8, 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 PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

Approval of January 11, 2010 Re-Organizational / Business Meeting Minutes

Motion: Ms. Ruiz-Smith moved to approve the January 11, 2010 Re-Organizational / Business Meeting Minutes and dispense with the reading. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

CVS Pharmacy - Preliminary/Final Land Development Plan

Erich Schock, attorney for CVS Pharmacy, John Cogan of Summit Realty Advisors and Joel DelliCarpini of Bohler Engineering were present on behalf of the plan referenced above.

Mr. Schock reported that the issue of acreage relative to the square footage of a retail center was reviewed by the Zoning Hearing Board, and the ZHB found that there is an existing retail center on the property and the CVS project is a Permitted Use. Discussion followed about comments in a letter from Township Engineer Russ Kresge dated January 29, 2010, including matters of impervious coverage, storm water discharge, the addition of green space, landscaping, screening and setbacks, proposed fencing and the detention basin, parking, tractor trailer loading and unloading, access by emergency vehicles, the proposed water system, etc.

Mr. Kresge noted that most of the comments in his letter were "cleanup" items, and his main concerns involved stormwater management.

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Mr. DelliCarpini said that they had a meeting with Mr. Kresge about the stormwater issues and the applicant will comply. Further discussion ensued regarding easements, a minor subdivision to join the two lots for the project and the probability of foot traffic in the area. Solicitor Connor said there will be another ZHB meeting to consider signage issues related to the CVS plan on February 11, 2010. A brief discussion followed regarding the signs and the need for additional wall signs, all of which were trimmed down as much as possible to comply with the Township's ordinance.

Motion: Mr. Sterner moved to table discussion of the CVS Pharmacy - Preliminary/Final Land Development Plan. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

Act 537 Plan Revisions - Special Study for Coolbaugh Township

Township Engineer Russ Kresge summarized his letter dated February 4, 2010 regarding the Act 537 Update Revisions - Special Study for Coolbaugh Township to address sewage disposal needs until the year 2020 for a Planning Area in the commercial and industrial zones along the SR 611 corridor from the Darlak property to the Pocono Mountains Corporate Center. This would involve upgrading the WWTP in two phases. The first phase would double the capacity at the treatment plant from 52,000 to 104,000 gallons per day. The second phase would involve constructing conveyance facilities for the SR 611 corridor properties and increase the capacity of the WWTP to 400,000 gpd. Discussion followed.

Mr. Kresge said he is concerned that there is no specific information provided in the study to support the premise that there are no significant sewage disposal needs in the residential areas of the Township and therefore it is limited to the existing service area and commercial/industrial development along the SR 611 corridor. His second main concern is that the basis of the projected flows from the commercial/industrial properties is not set forth, even though the alternative analysis and the size and cost of the proposed facilities are directly based on these flows. Different assumptions regarding projected flows could change the selected alternative and costs. Further discussion followed.

Solicitor Connor said the PC must make a recommendation to the Board of Supervisors, per procedure, and asked if there were any other concerns besides those outlined in Mr. Kresge's comment letter. A brief discussion followed.

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Motion: *Mr. Kluge made a motion to recommend to the Board of Supervisors that 1) they approve proceeding with Phase I of the Act 537 Update Revision/Special Study; 2) there is not enough specific information for the Planning Commission to recommend Phase II, and 3) they share all of the concerns in Township Engineer Russ Kresge's comment letter of February 4, 2010 regarding the Act 537 Update Revisions Special Study dated December 2009. Seconded by Mr. Sterner. Discussion - none. The motion passed 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 plan referenced above. Mr. Horne confirmed that the Board of Supervisors granted an extension on the project until March 16, 2010.

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 passed 5-0.*

Preliminary Land Development Plan - Square One Markets, Inc.

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that the Board of Supervisors granted an extension on the project until March 16, 2010.

Motion: *Mr. Sterner moved to table discussion of the Preliminary Land Development Plan - Square One Markets, Inc. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.*

The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that the Board of Supervisors granted an extension on the project until March 16, 2010.

Motion: *Ms. Ruiz-Smith moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.*

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Mr. Horne confirmed that no further information was received regarding this matter.

Public Input - none.

Ms. Ruiz-Smith - raised concerns about all of the clearing going on at the site of the Scavello 940 property. A brief discussion followed regarding their land development plan, possible changes of use, etc. Solicitor Connor said he would contact Township Solicitor Jerry Hanna for a status report on this project.

Adjournment

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

The Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman