

**Coolbaugh Township Planning Commission
Reorganizational/Business Meeting
January 10, 2011 - Page 1**

The Coolbaugh Township Planning Commission Re-Organizational/Business Meeting of January 10, 2011 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.

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 Secretary Linda Frutchey.

Organization of the Planning Commission

Motion: Mr. Kozen moved to appoint Wayne Horne as Chairman. Seconded by Mr. Sterner. Discussion - none. *The motion carried 4-0-1 (Mr. Horne abstained).*

Appointment of Vice-Chairman

Motion: Mr. Horne moved to appoint Alma Ruiz-Smith as Vice Chairman. Seconded by Mr. Kluge. Discussion - none. The motion passed 4-0-1 (Ms. Ruiz-Smith abstained).

Appointment of Secretary

Motion: Mr. Horne moved to appoint Andy Sterner as Secretary. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0-1 (Mr. Sterner abstained).

Selection of Meeting Date for Calendar Year 2011

Motion: Mr. Kozen moved to keep the Planning Commission meeting date and time the same, on the second Monday of each month at 6:30 p.m. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

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Approval of December 13, 2010 Meeting Minutes

Motion: *Mr. Sterner moved to approve the December 13, 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.

Mr. Horne suggested to go on to the next agenda matter to allow time for a representative to show up.

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. Kozen moved to table discussion of the Arcadia North Business Park, South Phase, Section 1, Lot #2- Subdivision and Land Development Plan. Seconded by Mr. Kluge . 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. Horne 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.*

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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 meeting at the Monroe County Conservation District and the January 5, 2011 review letter from Bohler Engineering. Discussion - Ms. Ruiz-Smith asked questions relating to the height of the fencing and the location of the gates. Discussion followed. Ms. Ruiz-Smith asked Solicitor Connor if there was a conflict with Joe Brady being the Zoning Officer for the Boro of Mount Pocono and Coolbaugh Township. Discussion followed about there being no conflict of interest as Mr. Brady has to follow each municipalities ordinances and he is not involved with policy making.

Motion: Mr. Horne passed a motion to send a recommendation to the Board of Supervisors, to approve the Lowe's Stormwater Management Plan with the condition that Hanover Engineering confirms that the review comments have been addressed as outlined in the January 5, 2011 letter from Bohler Engineering (copy attached). Seconded by Mr. Sterner. Discussion - Ms. Ruiz-Smith suggested that ED White's name be removed from being copied on all correspondence since he is no longer employed by Lowe's. The motion carried 5-0.

Land Development Plan of the property owned by Alvaro Rodriguez

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

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

First draft of the updated Township Zoning Ordinance -Top of the Mountain Consistency Project - Coolbaugh Township, Borough of Mount Pocono, Tobyhanna Township and Tunkhannock Township

Carson Helfrich was present to discuss the first draft of the updated Township Zoning Ordinance which is being updated as part of the Top of the Mountain Consistency Project based on the Regional Comprehensive Plan for Coolbaugh Township, Borough of Mount Pocono.

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Discussion followed about each municipality retaining its own ordinance, zoning officer, zoning hearing board, etc.

Discussion followed about discussing the ordinance after the official business on the PC agenda was taken care. Mr. Helfrich suggested that the PC and Supervisors hold joint work sessions to avoid duplication of review. Discussion followed which a decision was made that if it is not convenient for the Supervisors to attend the PC meetings, another evening of the month could be scheduled. Discussion followed about discussing Part 1 through Part 4 at the February Planning Commission Meeting.

The Cross, Inc. - Land Development Plan

Mr. Horne recalled the Cross, Inc. Land Development Plan. No one was present on behalf of the plan referenced above.

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

CVS Pharmacy - Proposed Infiltration Area Revisions

Township Engineer Russ Kresge explained that the site contractor for the proposed CVS Pharmacy has proposed the substitution of open bottom plastic chambers for the perforated plastic pipes in the stormwater infiltration bed for this project. Mr. Kresge said that in his opinion, this is a minor construction change, which will not require a submission of revised land development plans.

Public Input

Ms. Ruiz-Smith - asked Russ Kresge if there is anything happening at the Scavello 940 Project to report. Mr. Kresge replied no.

Ms. Ruis-Smith - brought up the matter of motorists driving to fast as they pass over between Summit Avenue to SR 940, etc. **Mr. Kluge** said he has noticed this happening. Discussion ensued. It was suggested that a Service Request could be filled requesting the Township DPW Foreman look into the matter.

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Adjournment

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

The Meeting adjourned at approximately 7:58 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman