

**Coolbaugh Township
Planning Commission
Re-Organizational and Business Meeting
January 12, 2009 - Page 1**

The Coolbaugh Township Planning Commission Re-Organizational/Business Meeting of January 12, 2009 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 PC Recording Secretary Jeri Inness.

Organization of the Planning Commission

Appointment of Chairman

Motion: Mr. Sterner moved to reappoint Wayne Horne as Planning Commission Chairman. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0-1 (Mr. Horne abstained).

Appointment of Vice-Chairman

Motion: Mr. Horne made a motion to reappoint Alma Ruiz-Smith as Planning Commission 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 reappoint Andy Sterner as Planning Commission Secretary. Seconded by Mr. Kozen. Discussion - none. The motion passed 4-0-1 (Mr. Sterner abstained).

**Planning Commission
Reorganizational and Business Meeting
January 12, 2009 - Page 2**

Selection of Meeting Date for Calendar Year 2009

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 Mr. Horne. Discussion - none. The motion carried 5-0.

Approval of December 8, 2008 Meeting Minutes

Motion: Ms. Ruiz-Smith made a motion to approve the December 8, 2008 Meeting Minutes and dispense with the reading. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

Natural Features Conservation Plan - Arrowhead Lakes, Lot 39, Block A-64, Section 11 - Property Owner - Segundo Fernandez - request for a waiver - Chapter 9, Part 1, Section 104.2. (4). (a)

Brian Courtright, PLS was present on behalf of the plan referenced above. Mr. Courtright gave an overview of the plan to build a single family dwelling on a 0.387 acre lot in Arrowhead Lakes. He pointed out that the proposed construction phase will temporarily encroach into the wetlands, for which the applicant, Segundo Fernandez, has secured a permit from PADEP. Mr. Segundo is also requesting a waiver of Chapter 9, Part 1, Section 104.2. (4). (a) of the Township Code of Ordinances, Chapter 27, Zoning, allowing him to build within the wetland buffer area. A brief discussion followed.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the waiver of Chapter 9, Part 1, Section 104.2. (4). (a), Natural Features Conservation Plan, of the Township Code of Ordinances, Chapter 27, Zoning, for property owner Segundo Fernandez, Arrowhead Lakes, Lot 39, Block A-64, Section 11. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition

No one was present on behalf of the plan referenced above. Township Engineer Russ Kresge recommended moving to the next agenda item, as the applicant will be attending the meeting.

**Planning Commission
Reorganizational and Business Meeting
January 12, 2009 - Page 3**

Change in the Order of the Agenda

Mr. Horne proceeded to discussion of Agenda Item #6.

Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan

George Asimos, Attorney for Arcadia North Land, LLC (an affiliate of Higgins Development Partners), Jay Farrell of Higgins Development Partners, August Antol of Liberty Engineering and Shawn Langen of Arcadia Properties, LLC spoke on behalf of the plan referenced above.

Mr. Asimos referenced their appearance at the December 8, 2008 PC meeting and the efforts made to clarify and seek guidance on outstanding issues. At this point, the applicant believes great progress was made and that all but a few comments in the engineering and zoning office communications are easy "will comply". A lengthy discussion followed regarding interior driveways, intersections, truck and car traffic patterns, the possibility of installing STOP signs for traffic control, handicap ramps, proposed sight triangles, snow plowing, sewage and stormwater issues, approvals from outside agencies, etc.

Shawn Langen of Arcadia Properties, LLC commented that both the incoming and outgoing Fire Chiefs endorsed the emergency access, and this was brought to the attention of the Supervisors at a previous meeting of the Board. He also noted that Arcadia Properties and the Airport Authority are working together on the matter of the existing stormwater pond (TP-10).

Township Engineer Russ Kresge confirmed that since this is a Preliminary Plan, there did not appear to be any issues preventing a PC recommendation to the Board for conditional approval.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan with the condition that, in accordance with a letter dated January 12, 2008 from August Antol of Liberty Engineering, all plan comments will be addressed, all engineering will be approved by the Township Engineer, and all outside agency approvals will be obtained prior to final approval. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 5-0.

**Planning Commission
Reorganizational and Business Meeting
January 12, 2009 - Page 4**

Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition

Ann Wingert, PE of Niclaus Engineering arrived at the meeting on behalf of the plan referenced above, Agenda Item #5. Ms. Wingert went over comments in a letter dated January 7, 2009 from Township Engineer Russ Kresge. Discussion followed about truck turning, accessing docks, FAA certification, approvals from outside agencies, stormwater issues and the possibility of adding fencing or unfriendly vegetation around the swale, clarification of a technical comment regarding the OCS configuration in a Stormwater Management review by Hanover Engineering dated January 6, 2009, etc.

Motion: *Mr. Kozen moved to recommend to the Board of Supervisors that they approve the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition, pending a satisfactory response to Form 7460-I from the FAA, approval of the Erosion and Sedimentation Pollution Control Plan the by MCCD, and a satisfactory response from Hanover Engineering about their Stormwater review comment regarding the OCS configuration. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 5-0.*

Summerall Estates - Final Land Development Plan

Before the Planning Commission was a letter dated January 7, 2009 from Paul Szewczak of Liberty Engineering, Inc. requesting a recommendation for an extension on the project until March 20, 2009.

Motion: *Mr. Kozen made a motion to recommend to the Board of Supervisors that they grant the extension on the Summerall Estates - Final Land Development Plan until March 20, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.*

Motion: *Mr. Kozen moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion passed 5-0.*

Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan

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

Motion: *Mr. Kozen moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Horne. Discussion - none. The motion passed 5-0.*

**Planning Commission
Reorganizational and Business Meeting
January 12, 2009 - Page 5**

The Cross, Inc. - Land Development Plan

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

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

Public Input - none.

Adjournment

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

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

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman