

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Re-Organizational/Business Meeting of January 14, 2008 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 7:00 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
Appointment of Vice Chairperson
Appointment of Secretary**

Motion: Ms. Ruiz-Smith moved to keep everything status quo, appointing Mr. Wayne Horne as Chairman, Ms. Ruiz-Smith as Vice Chairperson and Mr. Andy Sterner as Secretary. Seconded by Mr. Horne. Discussion - none. The motion carried 3-2-0 (Mr. Kluge and Mr. Sterner opposed).

Selection of Meeting Date for Calendar Year 2008

Motion: Mr. Kluge made a motion to accept the second Monday of each month as the date for Planning Commission meetings. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Mr. Sterner asked the PC members if they would entertain the idea of changing the time of the meeting to an earlier hour. Discussion followed about what times would be convenient for everyone. It was the consensus of the PC members to change the meeting time to 6:30 p.m.

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Motion: Mr. Sterner moved to hold the Planning Commission meetings at 6:30 p.m. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Approval of December 10, 2007 Meeting Minutes

Motion: Ms. Ruiz-Smith moved to approve the December 10, 2007 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.

Consideration of Official Acceptance - Coolbaugh Realty Partners, LP

No one was present on behalf of project referenced above.

Township Engineer Russ Kresge said he did not think anyone would be present, but the submission is complete for purposes of official acceptance.

Motion: Mr. Kluge moved to officially accept for review the Coolbaugh Realty Partners, LP Land Development Plan. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

Motion: Mr. Kluge moved to table discussion of the Coolbaugh Realty Partners, LP Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

Consideration of Official Acceptance - Arcadia North Business Park, Lot 2

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

Solicitor Connor said there is an issue with this plan in that it is not consistent with the underlying subdivision plan already approved to create lots. Discussion followed. Township Engineer Russ Kresge also pointed out problems with the applicant's options for access that have to be resolved. Further discussion followed.

It was the consensus of the PC members that they could not officially accept the Arcadia North Business Park, Lot 2 plans for review this evening.

Motion: Mr. Sterner made a motion to send a letter to the applicants informing them of the reasons the plans were not accepted for review, outlining the issues regarding the Arcadia North Business Park, Lot 2 not being consistent with the underlying subdivision plan already accepted and the access options, which are in need of resolution. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Summerall Estates - Final Land Development Plan

Before the Planning Commission was a letter dated January 10, 2008 from Shawn K. Langen of Arcadia Properties, LLC requesting to table discussion of Summerall Estates at tonight's meeting and asking for a recommendation for an extension on the project until April 15, 2008, as the applicant waives the benefits of deemed decision through that date.

Motion: Mr. Kluge made a motion to recommend to the Board of Supervisors that they grant an extension on the Summerall Estates - Final Land Development Plan until April 15, 2008, per the applicant's request, as they waive the benefits of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Motion: Mr. Kluge moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

The Cross, Inc. - Land Development Plans

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

Before the PC was a letter dated January 9, 2008 from Dean Swink of BTT Associates Inc. requesting a recommendation for a 90 day extension on the project, as they are still working on engineering comments.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they approve the applicant's request for a 90 day extension until May 6, 2008 on The Cross, Inc. Land Development Plans. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Motion: Mr. Horne moved to table discussion of The Cross, Inc. Land Development Plans. Discussion - none. The motion carried 5-0.

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Brick City - Proposed Retail Store - Land Development Plans

Tony Bernardi, EIT and Mike Luciani of Ceco Associates Inc. were present on behalf of the project referenced above.

Mr. Luciani distributed a revised site plan to the PC members. Mr. Bernardi gave an overview of the plans for Brick City located in Coolbaugh and Tobyhanna Townships, explaining that they went before the Coolbaugh Township Zoning Hearing Board for a variance regarding lot coverage, but it did not go through. Solicitor Connor noted that the ZHB preferred that the applicants explore other ways to handle the issues rather than by the ZHB granting a variance. As a result, the applicants revised their plans to keep the lot coverage under the 40% required in the zoning district, and these plans were given to Township Engineer Russ Kresge at tonight's meeting.

Mr. Bernardi asked for clarifications regarding certain comments in a letter dated January 9, 2008 from Township Engineer Russ Kresge. A lengthy discussion followed. Topics of discussion included whether the proposed warehouse is a permitted accessory building and that a note should be put on the plan clarifying this, that a lighting plan is being developed, screening issues, landscaping plans, SEO matters to be dealt with internally by the Township, the deed of ownership, approvals from outside agencies, stormwater management, approvals by Tobyhanna Township, etc.

Mr. Bernardi said they are seeking a conditional approval from the PC to forward the plans to the Board of Supervisors. Mr. Kresge confirmed that there are no comments of concern that would prevent the plans from moving forward, but that the outstanding issues should be conditions for approval.

Motion: Mr Kluge moved to recommend to the Board of Supervisors that they approve the Brick City - Proposed Retail Store - Land Development Plans provided comments #2, 5, 6, 10 &11, 15, 20, 24, 26 (verification letter submitted), 34 (letter verifying approval of the plans by Tobyhanna Township) and all other items are deemed acceptable. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Discussion of permissible signage for Mountain Healthcare Center and a

revised proposed amendment to the Township's Zoning Ordinance

No one was present on behalf of the revised proposed amendment regarding permissible signage for Mountain Healthcare Center.

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Solicitor Connor said he prepared comments in response to a proposed revision to the amendment submitted by Attorney Marc Wolf, that he would go over these comments with the PC tonight, type them up later and make the comments available for the Minutes. He also noted that he planned to call Mr. Wolf and forward a copy of his comments to him.

A lengthy discussion ensued about the signage issues in the Township; Mr. Kluge offered to research sign regulations in industrial parks and other townships if it would help the commission, etc.

Motion: Mr. Kozen moved to table discussion of permissible signage for Mountain Healthcare Center and a revised proposed amendment to the Township's Zoning Ordinance. Seconded by Mr. Sterner. Discussion - none. The motion carried.

Further discussion ensued about the Planning Commission's role in reviewing the sign ordinance, the proposed amendment, etc.

Motion: Mr. Kozen made a motion to send a letter to the Board of Supervisors regarding the PC review of the proposed amendment for permissible signage at the Mountain Healthcare Center, noting that this goes along with the PC discussions about the Township's Model Sign Ordinance, and asking the Supervisors if they want the Planning Commission to use Solicitor Connor's input and other research to continue efforts to make recommendations to revise our sign ordinance. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Discussion - Coolbaugh Township Model Sign Ordinance

It was the consensus of the PC members that this discussion had already been covered under the previous Agenda item.

Public Input - none.

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

The Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman