

**Coolbaugh Township Planning Commission
Re-Organizational/Business Meeting
January 14, 2013 - Page 1**

The Coolbaugh Township Planning Commission Re-Organizational/Business Meeting of January 14, 2013 was held in the Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

Call To Order

Ms. Ruiz-Smith 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: 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. Mr. Horne was not present.

Organization of the Planning Commission

Discussion ensued over hearing that Wayne Horne sent a letter of resignation to the Board of Supervisors. Several members were in contact with Mr. Horne and they were hoping to change his mind. It was the consensus of the members to table the organization of the Planning Commission until the February meeting.

Motion: Mr. Kozen moved to table the appointments of Chairman, Vice-Chairman and Secretary until the February meeting. Seconded by Mr. Sterner. The motion carried 4-0.

Selection of Meeting Date for Calendar Year 2013

Motion: Mr. Kluge 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. Sterner. Discussion - none. The motion carried 4-0.

Approval of November 12, 2012 Meeting Minutes

Motion: Mr. Kluge motioned to approve the November 12, 2012 minutes as presented and dispense with the reading. Seconded by Mr. Kozen. The motion carried 3-0-1 (Mr. Sterner abstained).

Planning Commission
January 14, 2013 Minutes
Page 2

Mount Pocono Self Storage, Phase III - Preliminary / Final Land Development Plan - Post Construction Stormwater Report

Louis Cozza Project Manager for Kiley Associates were present to represent the above referenced plan. Mr. Cozza went over the items that needed to be addressed in Township Engineer's letter of December 6, 2012.

Motion: Mr. Sterner motioned to recommend to the Board of Supervisors approval of the Mount Pocono Self Storage Phase III - Preliminary / Final Land Development Plan Seconded by Mr. Kluge. Discussion ensued over the conditions that should be in the motion. Mr. Sterner amended the motion to include the vacation of Tiffany Court by the Township must be finalized, the submission and approval of a lot combination plan to combine Lot 1A, Lot 2 and Tiffany Court into a single parcel, the recording of a joinder deed and all other conditions outlined in Township Engineer Russ Kresge's December 6, 2012 letter be addressed. Mr. Kluge seconded the amended motion. The motion carried 3-1-0 (Mr. Kozen opposed).

M.S. Logistics, LLC (#1 Liz Way) Final Land Development Plan - Stormwater Management Report

Ann Wingert, P.E. for Niclaus Engineering Corporation was present to represent the above referenced matter. She went over the comments outlined in Russ Kresge Township Engineer letter of January 10, 2013.

Motion: Mr. Kozen moved to recommend that the Board of Supervisors grant the waiver request of §104.2A(4)(b) Chapter 9, Part 1 - Natural Features Conservation to allow a paved driveway, maneuvering area and loading area in the wetland impact area because of the commercial / industrial nature of the proposed development. Seconded by Mr. Sterner. The motion carried 4-0.

Motion: Mr. Kozen moved to recommend that the Board of Supervisors grant the waiver request in reference to Appendix E -§ 2.3C(1) of the SALDO- to allow narrower embankment top width from 8' to 5' for the infiltration Basin G. Seconded by Mr. Kluge. The motion carried 4-0.

Motion: Mr. Kozen went over the matter of the project being on three (3) separate parcels with the existing building and some of the parking area on one lot and the

Planning Commission Minutes
January 14, 2013 Minutes
Page 3

remaining portion of the parking area on a second lot and moved to required that a note must be placed on the plan requiring that an easement and agreement be executed for the portion of the parking area on the second lot, in the event that lot is conveyed separately. Seconded by Mr. Sterner. The motion carried 4-0.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors approval of the MS Logistics , LLC Final Land Development Plan with the condition that all comments in Russ Kresge Township Engineer letter of January 10, 2013 be addressed. Seconded by Mr. Sterner. The motion carried 4-0.

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.

Before the Planning Commission was a request for an extension to April 30, 2013. Discussion ensued about the above referenced Subdivision and Land Development Plan being accepted for review by the Planning Commission in April of 2009. Since then, there have been numerous requests for extensions. Mr. Kresge said his last review letter is dated August 4, 2009. Concerns were expressed about the Board of Supervisors will be taking action on adopting a Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment at their February 5, 2013 meeting and this Subdivision and Land Development Plan was submitted under our current ordinances and will not have to comply to the proposed new ordinances changes.

Motion: Mr. Sterner motioned to recommend the Board of Supervisors deny the request for an extension and the Arcadia North Business Park, North Phase, Section 1, Lot #1 Subdivision and Land Development Plan be rejected because the comments in the Township Engineer's letter dated August 4, 2009 have not been addressed. Seconded by Mr. Kluge. The motion carried 4-0.

Pocono Mountains Office Commons Phase 1 Final Land Development Plan

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

Motion: Mr. Kozen moved to recommend that the Board of Supervisors grant the Pocono Mountains Office Commons, Phase 1 Final Land Development Plan their

**Planning Commission
January 14, 2013 Minutes
Page 4**

extension request to April 30, 2013 as the applicant waives the benefit of a deemed decision through their requested date. Seconded by Mr. Sterner. The motion carried 4-0.

Motion: Mr. Sterner moved to table the plan. Seconded by Mr. Kluge. The motion carried 4-0.

Pocono Mountains Corporate Center East and Lot 20- Land Development Plan

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

Motion: Mr. Kluge moved to table the plan. Seconded by Mr. Sterner. The motion carried 4-0.

Alvaro Rodriguez Land Development Plan

Discussion ensued about the Land Development Plan time frame will expire on January 30, 2013. Mr. Rodriguez called yesterday and said he was sending a letter to withdraw the Land Development Plan and will resubmit at a later date, but no letter was received.

Discussion ensued about the Subdivision and Land Development Plan being accepted for review by the Planning Commission in September 2010. Since then, there have been numerous requests for extensions. Mr. Kresge said his last review letter is dated July 7, 2011.

Concerns were expressed about the Board of Supervisors will be taking action on adopting a Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment at their February 5, 2013 meeting and this Subdivision and Land Development Plan was submitted under our current ordinances and will not have to comply to the proposed new ordinances changes.

Motion: Mr. Kozen motioned to recommend to the Board of Supervisors that Alvaro Rodriguez Land Development Plan be rejected because the comments in the Township Engineer's letter dated July 7, 2011 have not been addressed. Seconded by Mr. Sterner. The motion carried 4-0.

Public Input - None.

Planning Commission
January 14, 2013 Minutes
Page 5

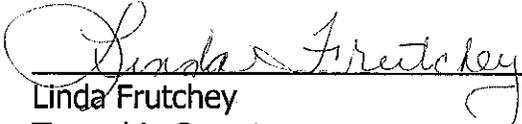
Wayne Horne's Letter of Resignation

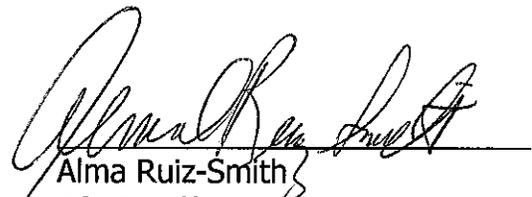
Mrs. Frutchey was directed to ask the Board of Supervisors not to take action on Wayne Horne's resignation at this time. Discussion followed. Ms. Ruiz-Smith offered to send a letter on behalf of the members to Mr. Horne asking that he withdraw his letter of resignation. Ms. Ruiz-Smith said she would send everyone a copy of the letter prior to mailing it in the event anyone wanted to offer any input.

Adjournment

Motion: With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Kluge. The motion carried 4-0. The Meeting adjourned at approximately 8:15 p.m.

Respectfully submitted,


Linda Frutchey
Township Secretary


Alma Ruiz-Smith
PC Vice-Chair