

**Coolbaugh Township  
Planning Commission Meeting  
July 12, 2010 - Page 1**

The Coolbaugh Township Planning Commission Meeting of July 12, 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 6:45 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, and Mr. Andrew Sterner. Mr. Ronald Kluge and Bernard Kozen were absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Township Secretary Linda Frutchey.

**Approval of June 14, 2010 Meeting Minutes**

*Motion: Mr. Sterner moved to approve the June 14, 2010 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

**Lowe's Home Improvement Center Land Development Plan - Coolbaugh Township and Mount Pocono Borough**

Mike Gavin of Gavin Law LLC and Cornelius Brown of Bohler Engineering were present on behalf of the Land Development Plan referenced above. Mr. Gavin summarized the proposed project and said last September you recommended to the Board of Supervisors that they waive the applicant going through the process of a Land Development Plan with the condition that the applicant has comes back with a stormwater management plan that complies with the Township's Code of Ordinances. Mr. Gavin said they have received conditional approval from the Borough of Mount Pocono, they are working with PennDOT on obtaining a Highway Occupancy Permit, they will be working with the Township Engineer on the stormwater issues once they get the report from PADEP. Mr. Gavin went over the Land Development Plan pointing to the placement of the building on the property, discussed parking, grading and stormwater issues, landscaping, traffic improvements, etc. It was noted that the building is now in the Borough of Mount Pocono and stormwater management issues and the out parcels, for which there is no proposed use at this time,

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are in Coolbaugh Township. Mr. Gavin said that they have an Agreement of Sale with the Property Owner with a September deadline so, he is here tonight to ask the members that they recommend to the Board of Supervisors to sign the Land Development Plan because for recording purposes the plan has to have signatures from the Borough Council as well as the Township Supervisors and their respective Planning Commissions. He confirmed that they will be working on a stormwater management plan for Coolbaugh Township. Discussion followed.

***Motion:** Mr. Sterner moved to recommend to the Board of Supervisors that they sign the approved Borough of Mount Pocono Land Development Plan for Lowe's Home Centers, Inc. after the stormwater management plan is reviewed by Coolbaugh Township's Engineer and is determined to be acceptable and will comply with Coolbaugh Township's Code of Ordinances. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

**The Cross, Inc. - Land Development Plan**

No one was present on behalf of the Land Development Plan referenced above.

Mr. Horne said the applicant received an extension on the project until September 21, 2010. Township Engineer Russ Kresge confirmed that the applicant is moving along with their plan; however, there are some outstanding issues regarding sewage flow and parking as well as issues with the Highway Occupancy Permit that need to be addressed.

***Motion:** Mr. Sterner made a motion to table discussion of The Cross, Inc. Land Development Plan. Seconded by Mr. Horn. Discussion - none. The motion carried 3-0.*

**Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan**

No one was present on behalf of the Land Development Plan referenced above.

***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 3-0.*

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**Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan**

Mr. Horne confirmed that no new information was received for tonight's meeting.

**Public Input**

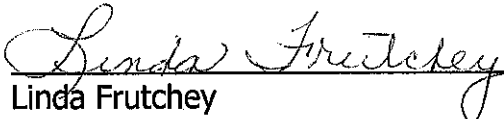
**Ms. Ruiz-Smith** - asked if the Board of Supervisors authorized Russ Kresge to do an inspection at the Scavello 940 Project and to get a copy of the recorded Highway Occupancy Permit. She said that residents in Pocono Summit Lake Estates are worried that if a rumored gas station comes in, it could impact their lake. Ms. Frutchey said that the Supervisors opinion is that the developer, must return to the Township with a new land development plan for the type of business that will be proposed at the site and the applicant will be responsible for landscaping, installation of a buffer, etc.


**Adjournment**

***Motion:** With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Mr. Sterner. Discussion - none. The motion carried 3-0.*

The Meeting adjourned at approximately 7:25 p.m.

Respectfully submitted,

  
Linda Frutchey  
Township Secretary

  
Wayne C. Horne  
PC Chairman