

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of July 13, 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. Bernard Kozen and Mr. Andrew Sterner. Mr. Ronald Kluge was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

Approval of June 8, 2009 Meeting Minutes

Motion: Mr. Sterner moved to approve the June 8, 2009 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

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

August Antol, EIT of Liberty Engineering was present on behalf of the plan referenced above. He gave a summary of the project which proposes to construct a 300,000 sq. ft. collection/delivery/distribution center on a 26.30 acre lot to be subdivided within the planned business center.

Discussion followed regarding location of the project within the business center, stormwater issues and discharge, detention basins, etc. Mr. Antol referenced comments in letters dated July 9, 2009 from Township Engineer Russ Kresge and Hanover Engineering, noting that matters regarding ordinances and technical aspects are mostly addressed. However, there are some outstanding areas of concern they are waiting to resolve, including a request for three waivers, approvals from PennDOT, input from PMEDC (formerly known as PMI) regarding sewer allocation, PADEP and the need for a Sewage Facilities Planning Module, PAWC on water, etc.

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Further discussion ensued regarding plans being sent to the fire company for review, the number of fire hydrants on site (5), driveway alignment, truck traffic and the height of the fencing around the detention basin area. The applicant proposes 4' fencing; however, it was the consensus of the PC members to recommend 6' fencing, which Mr. Antol acknowledged. Three waivers are being requested: 1) relief from the requirement for a 1% slope to allow the flat bottom basins to be consistent with DEP regulations and guidelines; 2) allow construction of the spillway berm with fill; 3) relief from the requirement for a plan scale of 1" = 100'. Discussion followed in which Township Engineer Russ Kresge explained that a waiver of the plan scale would not be necessary, and the berm construction, with the condition of adding a key trench, would be an acceptable and conservative way of discouraging berm failure.

Solicitor Connor pointed out that it would be beneficial to address the waivers and keep the plan on the PC agenda to iron out all of the bigger issues before sending it to the Board of Supervisors. The PC members and Mr. Antol agreed.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they grant a waiver of Chapter 26, Part 2, Stormwater Management - Appendix E, Section 2.3.A.6 of the Coolbaugh Township Code of Ordinances requiring a 1% slope, in order to allow the flat bottom basins to be consistent with PA DEP regulations and guidelines. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

Motion: Mr. Horne made a motion to recommend to the Board of Supervisors that they grant a waiver of Chapter 26, Part 2, Stormwater Management - Appendix E, Section 2.3.B(1) of the Coolbaugh Township Code of Ordinances to allow construction of the spillway berm with fill, provided there is a key trench. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.

Preliminary Land Development Plan - Square One Markets, Inc.

Joseph Stachokus, PE of SM Design Group, LLC was present on behalf of the plan referenced above.

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Discussion followed about permitted uses in the zoning district where the proposed preliminary plan is located and further clarification of how the final plan will be developed, a PennDOT requirement for a traffic study and left turn analysis for the traffic signal at the intersection, etc. In response to a comment in a letter dated June 19, 2009 from Township Engineer Russ Kresge regarding concerns about potential conflict between vehicles exiting the drive-through lane and in-bound vehicles from the SR 196 entrance, Mr. Stachokus presented a revised plan to address the problem, which Mr. Kresge said was a big improvement. Another comment in a review from Hanover Engineering, not available for inclusion in the PC meeting packets, involved an experience requirement, which Mr. Stachokus questioned as a professional engineer and which Mr. Kresge confirmed was not a concern. It is the applicant's goal to have everything addressed in time for the next meeting, except the PennDOT requirements, which will take approximately two months.

Motion: Mr. Kozen moved to table discussion of the Preliminary Land Development Plan - Square One Markets, Inc. Seconded by Mr. Horne. Discussion - none. The motion passed 4-0.

Summerall Estates - Final Land Development Plan

August Antol, EIT of Liberty Engineering was present on behalf of the plan referenced above.

He gave a brief update regarding the revised plan and discussed additional testing at the site, sewer and water issues being addressed, a reduction in the number of townhouse units being proposed to 112 resulting in changes to the loop road, making it shorter and reducing impervious coverage, etc.

Motion: Mr. Horne moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0.

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

No one was present on behalf of the plan referenced above. Mr. Horne summarized a letter dated July 6, 2009 from the applicant, explaining that he was out of the country and requesting a recommendation for an extension on the project. Discussion followed about the PC members not recommending the Board of Supervisors approve a previous extension request.

Motion: Mr. Sterner made a motion to recommend to the Board of Supervisors that they deny the request for an extension. Seconded by Mr. Kozen. Discussion - Ms. Ruiz-Smith asked whether the owner being out of the country should be an issue to consider. Township Engineer Russ Kresge pointed out that are differing points of view regarding swale work done by the property and the applicant's need for a stormwater discharge point. The motion was called and carried 4-0.

Solicitor Connor said another motion would have to be made concerning what the Board of Supervisors should do if there is no recommendation for an extension from the Planning Commission.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they deny the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan for failure to address engineering comments in review letters sent out since the time of submission. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above. A brief discussion followed about movement being made on the plan for a proposed church with the downsizing of the seating capacity to 180 people, which eliminates the requirements for a Sewage Facilities Planning Module and a turning lane.

Motion: Mr. Kozen moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Solicitor Connor confirmed that there was nothing further to discuss on this subject tonight, and once we are notified about upcoming meetings, the PC already has its volunteers to attend.

Public Input

Residents representing the Stillwater Lakes Civic Association, including in alphabetical order, Matt Ducey, Mike Glasic, Noreen Gorka, David Nieves, Roe Paolucci and David Weinstein, were present to express concerns about and seek clarification regarding the

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widening and extension of Runway 13-31 at the Pocono Mountains Municipal Airport and its proximity to properties in their community development, proposed rail service to the area and the dam at Hawkeye Creek. A lengthy discussion followed in which the PC members, Solicitor Connor and Township Engineer Russ Kresge offered information about the responsibilities of township, state and federal boards, commissions and agencies in local projects, and suggested that their association appoint an individual to monitor such projects in our local newspapers, on the Internet and by calling the Township offices for updated information on new and pending plans.

Adjournment

Motion: With no further business before the Commission, Mr. Kozen made a motion to adjourn the meeting. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

The Meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman