

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 13, 2015 MINUTES

The meeting was called to order by Planning Commission Vice-Chairman Alma Ruiz-Smith at 6:30pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Ms. Ruiz-Smith led those present in the Pledge of Allegiance.

Board Members present:

Kevin Imbroglio, Alma I. Ruiz-Smith and Dennis Noonan.

Board Members absent:

Bernard Kozen, and Ronald Kluge

Staff present:

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Erin Masker.

Staff absent:

None

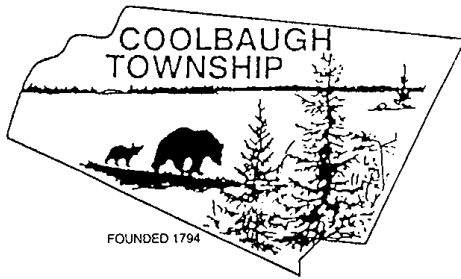
1. Approval of June 8, 2015 Meeting Minutes

Mr. Noonan made a motion, seconded by Mr. Ambrogio to approve the June 8, 2015 minutes as presented.

- **Discussion:** None.
- **Vote:** All in favor, motion passed.

2. Review of Smoke Ridge Planning Module Submission

Mr. Kresge stated that the original planning module that was submitted was returned to Smoke Ridge for revisions to be made to the plan. The letter from Hanover Engineers that is being reviewed pertains to the review of the new planning module that was submitted which basically states that all the other items were addressed and that there are still the three items listed that still need to be addressed. Items # 1 & 3 are purely S.E.O issues and should not need to be addressed by the Commission but by the S.E.O. Mr. Kresge addressed the issue with the Right of Way which is in Item #2 of the letter from Hanover Engineers dated June 12, 2015. The statement that the proposed sewage disposal systems will not limit the right of ways does not confirm or deny whether the required ten-foot (10') isolation distance between the proposed absorption areas and any easements or right of ways can be met. It appears that test pits for the out parcels are shown on the Right Of Way which has the potential of septic being located on Right of Ways. A subdivision plan has not been received to date. Mr. Kresge stated that this issue should not hold up the plan from being submitted to the Board of Supervisors for review and signing once all issues are addressed. We would need four (4) complete sets of documents to present to the Board of Supervisors with our recommendation. Ms. Ruiz-Smith asked if they are building their own plant and was informed by Mr. Connor that they are all on lot septic, and that we are unable to tell if there is encroachment on to right of ways until the plan is received. Mr. Connor said that this would move on to the Board of Supervisors for



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addition to the Act 537 and the concerns would then need to be addressed in order to move forward, but that there is no need to continue visiting it at the Planning Commission level.

Motion made by Mr. Ambrogio seconded by Mr. Noonan to move the Smoke Ridge Plan on to the Board of Supervisors with the condition that Comment #2 in the Hanover Letter dated June 12, 2015 be addressed.

- **Discussion:** None
- **Vote:** All in favor, Motion passes.

3. Review of Plans- Dog Goods USA

Motion made by Mr. Noonan and seconded by Mr. Ambrogio to accept the email from Brian Courtright requesting that the review of Dog Goods USA be tabled until the August 2015 meeting.

- **Discussion:** None
- **Vote:** All in favor, motion passed.

4. Bylaws

Ms. Ruiz stated that she had one comment from last month regarding what just cause would be defined as, asking Mr. Connor what he remembers as far as the ending discussion from June meeting. He replied that the Commission discussed that they did not have enough time to review and that they were going to review and revisit this month. Ms. Ruiz-Smith then stated that she does not feel comfortable discussing the bylaws with two commission members not being present.

Ms. Ruiz-Smith made a motion seconded by Mr. Ambrogio to table the review of the bylaws until the August meeting.

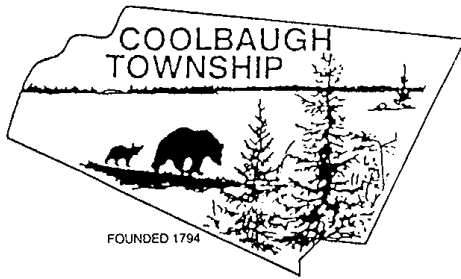
- **Discussion:** None
- **Vote:** All in favor, motion passes.

5. Public Input

Ms. Ruiz-Smith questioned the property on Route 196 where there appears to be a car lot. Unsure who owns it but was wondering what the status is with all the junk that is there, and asking are they legal. Mr. Kresge stated that he is unsure of the outcome of the research that has been done by the zoning officer to this point.

6. Adjournment

There being no further business, a motion was made by Mr. Noonan, seconded by Mr. Ambrogio, to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:42 PM.



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NEXT REGULAR COMMISSION MEETING: August 10, 2015

Submitted by: _____
Ronald Kluge, Planning Commission Secretary

Compiled by: **Erin M. Masker, Acting Recording Secretary**

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____