

**Coolbaugh Township  
Planning Commission  
July 8, 2013 Minutes  
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The Coolbaugh Township Planning Commission Meeting of July 8, 2013 was held in the Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

**Call To Order**

Mr. Sterner 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: Mr. Andrew Sterner, Ms. Alma I. Ruiz-Smith (arrived after the approval of the minutes), Mr. Ronald Kluge, and Mr. Dennis Noonan. Mr. Bernard Kozen was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

**Approval of Minutes**

**Motion:** Mr. Kluge motioned to approve the June 10, 2013 minutes as presented and dispense with the reading. Seconded by Mr. Noonan. The motion carried 3-0.

**Official Acceptance - Pocono Mountain Business Park - Lot 3B Lot Combination Plan**

Ann Wingert of Niclaus Engineering was present to represent the above referenced matter.

**Motion:** Mr. Kluge motioned to officially accept the Pocono Mountain Business Park - Lot 3B Lot Combination Plan for review. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

Mr. Kresge explained that the plan proposes to redesignate a green area as Lot 3B on sheet 1 of the plans, then to combine Lot 3B with an existing Lot 3 and vacated Park Court. Discussion followed.

Ms. Wingert went over the comments listed in Russ Kresge's June 28, 2013 review letter. Discussion followed.

**Motion:** Ms. Ruiz-Smith moved to table the matter. Seconded by Mr. Kluge. The motion carried 4-0.

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**Lot 23 - Pocono Mountains Corporate Center East - Waste Not Technologies, Inc.  
Land Development Plan**

Ann Wingert of Niclaus Engineering and Patrick Kelly of Waste Not Technologies were present to represent the above referenced matter. Mr. Kelly brought in a sample of the fence that is made from recycled plastic milk jugs.

The comments on Russ Kresge's June 28, 2013 letter were discussed.

**Motion:** Ms. Ruiz-Smith moved to recommend to the Board of Supervisors to grant the waiver of §612.5 of the Subdivision and Land Development Ordinance to permit parking between the street right-of-way and the principal structure be granted to be consistent with the variance granted by the ZHB. Seconded by Mr. Kluge. The motion carried 3-0-1 (Mr. Noonan abstained).

**Motion:** Ms. Ruiz-Smith moved to recommend to the Board of Supervisors to grant the waiver of §615.5.D. of the Subdivision and Land Development Ordinance from the requirement to buffer Rain Garden 5 from the adjacent property. Seconded by Mr. Kluge. The motion carried 3-0-1 (Mr. Noonan abstained).

**Motion:** Ms. Ruiz-Smith moved to recommend to the Board of Supervisors to grant the waiver of §615.2 fo the Subdivision and Land Development Ordinance to allow the removal of 5 red maple trees at the front on the building. Seconded by Mr. Kluge. The motion carried 3-0-1 (Mr. Noonan abstained).

**Motion:** Mr. Kluge moved to recommend that the Board of Supervisors waived the following sections of Appendix E of the Stormwater Management and Earth Disturbance Ordinance: §2.3.A.6. - a minimum bottom slope of one percent; §2.3.B.1. - Outlet to grade; §2.3.C.1. - A minimum top width of 8; §2.3.C.2. - a minimum free board of 6" for the 100-year storm; §615.4 - Street Trees at 50 foot spacing outside sight triangles. Seconded by Ms. Ruiz-Smith. The motion carried 3-0-1 (Mr. Noonan abstained).

Discussion followed about the remaining items on Mr. Kresge's review letter had to do with outside agencies.

**Motion:** Mr. Sterner moved to recommend to the Board of Supervisors to approve Lot 23 Pocono Mountains Corporate East Land Development Plan with the condition that the waivers are granted by the Board of Supervisors. Seconded by Mr. Kluge. The motion carried 3-0-1 (Mr. Noonan abstained).

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**Smoke Ridge Major Subdivision**

No one was present to represent the above referenced matter.

Before the members was a letter from Jon S. Tresslar, Project Manager for Boucher & James agreeing to waive the requirement and requesting an additional 90 days to allow time to respond to the outstanding comments and requesting that the matter be tabled.

**Motion:** Mr. Kluge moved to recommend to the Board of Supervisors to grant a 90 day extension on the review time for the Smoke Ridge Major Subdivision. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

**Motion:** Ms. Ruiz-Smith moved to table the matter. Seconded by Mr. Noonan. The motion carried 4-0.

**Pocono Mountains Office Commons - Phase 1 Final Land Development Plan**

No one was present to represent the above referenced matter. Before the members was a letter from Shawn Langen of Arcadia Properties requesting an extension through October 31, 2013 and waiving the benefit of a deemed decision through that date.

**Motion:** Mr. Kluge moved to recommend to the Board of Supervisors to grant an extension through October 31, 2013 for the Pocono Mountains Office Commons Land Development as the applicant waives the benefit of a deemed decisions through that date. Seconded by Mr. Noonan. The motion carried 4-0.

**Motion:** Ms. Ruiz-Smith moved to table the matter. Seconded by Mr. Noonan. The motion carried 4-0.

**Public Input**

Ms. Ruiz-Smith asked the Secretary if she could put the applicant's name next to each agenda item. Discussion followed. Ms. Frutchey had no problem with the request.

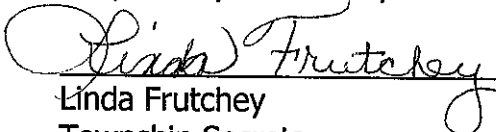
Ms. Ruiz-Smith asked if there was any news about any development going up on the Scavello Property. Discussion followed about a Public Hearing being held on July 24, 2013 to consider an appeal from the decision of the Zoning Office denying an application to construct an off-premise advertising sign. Discussion followed.

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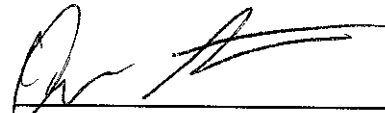
**Adjournment**

***Motion:*** With no further business before the Commission, Mr. Sterner moved to adjourn the meeting. Seconded by Ms. Ruiz-Smith. The motion carried 4-0. The Meeting adjourned at approximately 7:37 p.m.

Respectfully submitted,

  
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Linda Frutchey  
Township Secretary

  
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Andrew Sterner  
Chairman

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