

**Coolbaugh Township  
Planning Commission  
July 9, 2012 Minutes  
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The Coolbaugh Township Planning Commission Meeting of July 9, 2012 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.

Members present included: Mr. Wayne Horne, Ms. Alma I. Ruiz-Smith, Mr. Ronald Kluge, and Mr. Andrew Sterner. 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 moved to approve the June 11, 2012 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

**Proposed Distribution Center - Clarius Partners, LLC - Arcadia North Business Park - South Phase, Section 1, Lot #2 - Revised Final Land Development Plan - Drainage & Stormwater Management Report**

George Asimos, Attorney for Arcadia North Business Park Land (Clarius Project) and August Antol of Liberty Engineering spoke on behalf of the plan referenced above.

**Motion:** Mr. Sterner made a motion to recommend to the Board of Supervisors to approve the Proposed Distribution Center - Clarius Partners, LLC - Arcadia North Business Park - South Phase, Section 1, Lot #2 conditioned upon the following being met as outlined in Russ Kresge, Township Engineer's June 2, 2012 review letter.

§1104 - the use of Basin TP-10 as a sediment basing during construction which will require that the berm be maintained at the present elevation until the final construction phase.

§403D(19) - dependent upon the lot line adjustment plan for Arcadia North which was approved by the Board of Supervisors, with conditions, on July 19, 2011, and upon the construction of the roadway improvement shown on that plan.

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§403E(11) (a)(1) and §502.11. The location and size of the sanitary sewer connection should be subject to the review of the engineer for the Pocono Mountain Industrial Park Authority.

§502.24, §505.3A and §505.3C - Minor revisions with respect to the striping and signage for the easterly proposed site driveway are required.

§2.3A(6). An analysis by a qualified botanist be provided.

SALDO §312. Because of the complexity of the proposed construction and requirements that certain judgements be made by qualified professionals at critical points during construction, it is recommended that #11. A through D outlined in Mr. Kresge's letter be addressed in the development agreement.

The motion was seconded by Mr. Kluge. The motion carried 4-0.

**Mount Pocono Self Storage Lot Combination / Land Development Plan**

Robert Latzanich letter of July 3, 2012 withdrawing the plan for the Mount Pocono Self Storage Lot Combination / Land Development Plan, with the intention of resubmitting a new and complete plan in the next 10 to 12 weeks was noted.

**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.

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

**Pocono Mountains Corporate Center East and Lot 20- Land Development Plan & NPDES Renewal**

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.

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**Pocono Mountains Office Commons Phase 1 Final 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**

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

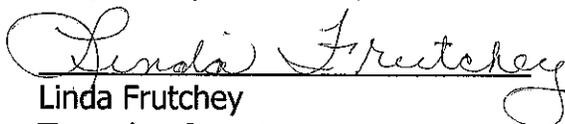
**Motion:** Mr. Horne moved to table the plan. Seconded by Mr. Sterner. The motion carried 4-0.

**Public Input** - None.

**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 4-0. The Meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,



Linda Frutchey  
Township Secretary

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Wayne C. Horne  
PC Chairman