

**Coolbaugh Township
Planning Commission
June 13, 2011 Minutes
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The Coolbaugh Township Planning Commission Meeting of June 13, 2011 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. Bernard Kozen, and Mr. Andrew Sterner. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey. Mr. Ronald Kluge was absent from the meeting.

May 9, 2011 Meeting Minutes

Motion: Mr. Sterner moved to approve the May 9, 2011 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0.

JOJO Oil Company Subdivision (Lot Combination) Plan

No one was present on behalf of the plan referenced above. Mr. Horne went on to the next agenda item to give the applicant time to arrive.

Land Development Plan of the property owned by Alvaro Rodriguez

Mr. Rodriguez was present but, said he would prefer waiting for his engineer to arrive before discussing the matter. Mr. Horne went on to the next agenda item.

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

No one was present on behalf of the plan referenced above. Discussion ensued about the applicant needing a time extension.

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Motion: Mr. Kozen made a motion to recommend to the Board of Supervisors that they approve the extension request for the Arcadia North Business Park, North Phase, Section 1, Lot #1 Subdivision and Land Development Plan until September 21, 2011. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

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

JOJO Oil Company Subdivision (Lot Combination) Plan

John Occuhipiniti Manager and Engineer Emmet Mancinelli were present on behalf of the plan referenced above.

Mr. Mancinelli went over the 10 items listed on Township Engineer Russ Kresge's letter of June 8, 2011. Discussion ensued.

Motion: Mr. Kozen moved to officially accept the JOJO Oil Company Subdivision Plan for review. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.

Motion: Mr. Sterner moved to recommend to the Board of Supervisors to approve the JOJO Oil Company Subdivision (Lot Combination) Plan conditioned that new plan are submitted to address the comments listed in Township Engineer's June 8, 2011 review letter. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

Proposed Lot Line Adjustment Plan - Arcadia North Business Park, South Phase, Section 1

No one was present on behalf of the plan referenced above. Discussion ensued about the applicant needing a time extension.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension on the Land Development Plan for Arcadia North Business Park - South Phase, Section 1, with the condition that the Township is in receipt of a letter requesting the extension. Seconded by Mr. Sterner. Discussion followed about what would be done, if the applicant did not submit a letter. Mr. Kozen amended the motion to recommend to the

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Board of Supervisors to deny the plan if the applicant does not submit a letter requesting the extension. Mr. Sterner amended the second to the motion. The motion carried 4-0.

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

Proposed Warehouse - Revised Final Land Development Plan - Arcadia North Business Park - South Phase, Section 1, Lot #2

No one was present on behalf of the plan referenced above. Discussion ensued about the applicant needing a time extension.

Motion: Mr. Kozen moved to table the Land Development Plan for Arcadia North Business Park - South Phase, Section 1, Lot #2. Seconded by Mr. Sterner. Discussion - Ms. Ruiz-Smith asked Mrs. Frutchey to list Clarius Project next to the agenda item to make the projects at Arcadia Business Park a little clearer. The motion carried 4-0.

Draft - Updated Township Zoning Ordinance

Carson Helfrich was present to discuss the draft updated ordinance. Discussion ensued over Multi-Family Dwelling Standards and Sign Regulations. Mr. Helfrich said he would provide a copy of Jackson Township's Sign Ordinance to be used as a guideline to discuss at the July meeting.

Land Development Plan of the property owned by Alvaro Rodriguez

George Fetch did not arrive. Discussion followed on the need for an extension. Mr. Rodriguez agreed to send a letter requesting an extension.

Motion: Mr. Sterner made a motion to recommend to the Board of Supervisors that they grant an extension for the Land Development Plan for Alvaro Rodriguez. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

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Motion: Mr. Sterner moved to table the Alvaro Rodriguez Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.

Public Input

Alma Ruiz-Smith - asked questions relating to work being done near the CVS Project. Mr. Kresge explained that existing pipes are being replaced with larger ones.

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 8:25 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman