

**Coolbaugh Township
Planning Commission Meeting
June 14, 2010 - Page 1**

The Coolbaugh Township Planning Commission Meeting of June 14, 2010 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. Ronald Kluge and Mr. Andrew Sterner. Mr. Bernard Kozen was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

Approval of May 10, 2010 Meeting Minutes

Motion: Mr. Sterner moved to approve the May 10, 2010 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0-1 (Ms. Ruiz-Smith abstained as she was not present at the meeting).

Because the scheduled representative for the Arrowhead Sewer Company, Inc. Act 537 Plan Special Study was not yet present, Mr. Horne moved to the next agenda item, The Cross, Inc.

The Cross, Inc. - Land Development Plan

No one was present on behalf of the Land Development Plan referenced above.

To give the applicant time to show up, Mr. Horne moved to the next agenda item, Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan.

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

Before the Planning Commission was a letter dated June 8, 2010 from August Antol, EIT of Liberty Engineering requesting a recommendation for an extension on the project until August 21, 2010.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they grant the extension on the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan until August 21, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kluge. Discussion - none. The motion passed 4-0.

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

Arrowhead Sewer Company, Inc. - Act 537 Plan Special Study

John Miller, PE, CFM with Princeton Hydro was present to speak on behalf of the special study referenced above and to answer questions from the PC members. A lengthy discussion followed about the reasons behind the study, along with comprehensive and detailed explanations of every aspect of this issue. Solicitor Connor summed everything up by informing the PC members that the Board of Supervisors would like a recommendation from them on whether it is appropriate to include this as part of their Act 537 Plan.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they approve proceeding with the Act 537 Plan Revisions Special Study for Arrowhead Lake Sewer Company, Inc and suggest that the Planning Commission be involved in the preparation of the Township's Sewage Management Program. 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.

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Township Engineer Russ Kresge confirmed that the applicant is moving along with their plan; however, there were some outstanding issues regarding occupancy, sewage flow and parking that need to be addressed.

Mr. Horne summarized a letter from the applicant requesting an extension on the project until September 21, 2010.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the request for an extension on The Cross, Inc. plan until September 21, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 4-0.

Motion: Mr. Horne made a motion to table discussion of The Cross, Inc. Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Mr. Horne confirmed that no new information was received for tonight's meeting.

Public Input

Ms. Ruiz-Smith - raised further concerns regarding activity at the Scavello 940 project. She reported that the site is cleared and paved, but no one knows what type of business might be going in there, and residents in Pocono Summit Lake Estates are worried that if a rumored gas station comes in, it could impact their lake. She asked if there was anything the Planning Commission could do to stop the developers from going any further until they submit a Land Development Plan. A lengthy discussion followed.

Solicitor Connor confirmed that the developers are entitled to work on their property, but suggested that PennDOT be contacted for any public information available on the Highway Occupancy Permit for the site and to see if any changes have been made to it. The PC could also recommend to the Board that they authorize an inspection by the Township Engineer as a follow up to an earlier inspection by the Zoning Officer.

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No matter what, the developer must return to the Township with a new land development plan, but it may be possible to require them to reinstall the buffer now.

Motion: Ms. Ruiz-Smith moved to recommend to the Board of Supervisors that they send correspondence to PennDOT to find out what is on record regarding the Highway Occupancy Permit for the Scavello 940 project and whether any changes have been made to it and to authorize the Township Engineer to do a follow up inspection at the site. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

Chuck Leonard - of Pocono Mountains Economic Development Corporation (PMEDC) was present at the request of Ms. Ruiz-Smith to discuss a new group in the beginning stages of organization called Citizens Against Regulatory Excess (C.A.R.E). Mr. Leonard went on to explain that for years the process of permitting a project in Monroe County has become increasingly complex, time consuming and expensive and is a deterrent to investment and responsible development in this area, making it nearly impossible to compete with neighboring states.

He is asking local Planning Commissions and Boards and Councils to take an interest and become involved by sending representatives to the C.A.R.E. meetings. The next meeting is scheduled for July 1, 2010 at 8:30 a.m. and any members who can attend are invited. In the meantime, they are working on scheduling future meetings in the evening, when more people are able to attend. Further discussion ensued.

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 8:45 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman