

**Coolbaugh Township  
Planning Commission Meeting  
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The Coolbaugh Township Planning Commission Meeting of June 8, 2009 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, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

**Approval of April 13, 2009 Meeting Minutes**

***Motion:** Mr. Sterner moved to approve the April 13, 2009 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.*

**Official Acceptance - Preliminary Land Development Plan - Square One Markets, Inc.**

Joe Stachokus, PE for SM Design Group LLC was present on behalf of the plan referenced above.

Mr. Stachokus gave an overview of the proposed project on 5.333 acres northeast of the intersection of Sterling Road, SR 196 and Kings Way that involves development of a 5093 square foot building providing space for retail sales and a fast food franchise, 2 fuel-dispensing islands and parking for 46 vehicles. Discussion followed about access and turning, the signalization planned for the intersection of SR 196, Kings Way and Seven Nations Drive, stormwater and sewer issues, types of fuel available at the pumps, which fast food franchise might locate there, the proximity to other similar developments such as PenMart, etc.

Township Engineer Russ Kresge confirmed that the plan submission was complete.

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***Motion: Mr. Horne moved to officially accept the Preliminary Land Development Plan for Square One Markets, Inc. for review. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.***

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

**\* Note - waivers are being requested**

No one was present on behalf of the plan referenced above. Mr. Horne summarized a letter dated June 8, 2009 from August Antol of Liberty Engineering requesting that discussion of the project be tabled at tonight's meeting and granting an extension until September 15, 2009, as the applicant waives the benefit of deemed decision through that date.

***Motion: Mr. Horne made a motion to recommend to the Board of Supervisors that they approve a time extension for the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan until September 15, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.***

***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 5-0.***

**Summerall Estates - Final Land Development Plan**

No one was present on behalf of the plan referenced above. Mr. Horne summarized a letter dated June 4, 2009 from Paul Szewczak of Liberty Engineering requesting a recommendation from the Planning Commission to the Board of Supervisors to approve an extension on the project until September 15, 2009, as the applicant waives the benefit of deemed decision through that date.

***Motion: Ms. Ruiz-Smith made a motion to recommend to the Board of Supervisors that they approve a time extension for the Summerall Estates - Final Land Development Plan until September 15, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.***

***Motion: Ms. Ruiz-Smith moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.***

**Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan**

No one was present on behalf of the plan referenced above. Mr. Horne summarized a letter dated June 5, 2009 from Barry Tompkins, PLS of BTT Associates, Inc. requesting a recommendation from the Planning Commission to the Board of Supervisors to approve a time extension on the project until September 15, 2009, as the applicant waives the benefit of deemed decision through that date.

***Motion:*** Mr. Kluge moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Kozen. Discussion followed about a reference in the letter to a problem with a drainage ditch on the property. The motion passed 5-0.

***Motion:*** Mr. Sterner made a motion to recommend to the Board of Supervisors that they deny the request for an extension. Mr. Kluge seconded the motion for discussion. Discussion followed about plans like Apache Summit that remain on the agenda too long with no progress and no representation at PC meetings and whether to recommend that the Board deny this plan altogether based on failure to address engineering comments in review letters, etc. The motion was called and carried 5-0. Solicitor Connor said the previous motion to table made by Mr. Kluge and Mr. Kozen would have to be withdrawn in order to proceed with recommending the plans be denied.

***Motion:*** Mr. Kluge moved to withdraw his motion to table. Seconded by Mr. Kozen. Discussion - none. The motion passed 5-0.

***Motion:*** Mr. Kluge moved to recommend to the Board of Supervisors that they deny the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan for failure to address engineering comments in review letters sent out since the time of submission. Seconded by Mr. Sterner. The motion carried 5-0.

Further discussion ensued about Summerall Estates just receiving a recommendation to the Board for approval of a time extension, and their plan had been on the agenda a year longer than Apache Summit. It was the consensus of the PC members to send another copy of a letter previously sent to proposed projects, such as Summerall Estates, that were being carried too long on the agendas with no progress and suggesting the applicants consider withdrawing the plans.

***Motion:*** Mr. Horne moved to send another copy of the letter to Summerall Estates. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

**The Cross, Inc. - Land Development Plan**

Mr. Horne summarized a letter dated June 4, 2009 from Pastor Lakeram Sahadeo requesting a recommendation from the Planning Commission to the Board of Supervisors to approve a time extension on the project until September 15, 2009, as the applicant waives the benefit of deemed decision through that date. Mr. Horne pointed out that this letter was accompanied by a letter of introduction from Keller Engineers who have taken over the completion of this project.

***Motion: Mr. Kozen made a motion to recommend to the Board of Supervisors that they approve a time extension for the The Cross, Inc. - Land Development Plan until September 15, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.***

***Motion: Mr. Horne moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.***

**Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan**

Solicitor Connor gave a brief explanation of a spreadsheet before the Planning Commission that represented a beginning model to try and identify areas of discussion for consistency of the Coolbaugh Township Zoning Ordinance and SALDO and the Regional Comprehensive Plan with the Borough of Mount Pocono and Tobyhanna and Tunkhannock Townships. He noted that if the Board of Supervisors authorize moving forward in working with the other municipalities on this project, there is grant money available. Township Engineer Russ Kresge said that for Coolbaugh Township, the biggest areas of concern are conservation subdivisions and signage.

Solicitor Connor went on to say that joint committee meetings are being planned and the ideal makeup of this group will be two (2) PC members, one (1) Board or Council member and a Zoning Officer from each municipality. Discussion followed about attendance being voluntary, the time of day for the meetings, etc. The PC members stated their willingness to attend on behalf of Coolbaugh Township depending upon their individual schedules at the time. No formal action was taken.

**Public Input - none.**

**Adjournment**

***Motion: With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.***

The Meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,

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Jerilyn Inness  
Administrative Assistant

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Wayne C. Horne  
PC Chairman