

**Coolbaugh Township  
Planning Commission Minutes  
June 9, 2008 - Page 1**

The Coolbaugh Township Planning Commission Meeting of June 9, 2008 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 Horn, Ms. Alma I. Ruiz-Smith, Mr. Ronald Kluge, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor H. Clark Connor, PC Engineer Russ Kresge and Ms. Linda Frutchey Recording Secretary.

**Approval of May 12, 2008 Meeting Minutes**

***Motion:** Mr. Sterner moved to approve the May 12, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0-1 (Ms. Ruiz-Smith abstained from voting due to not being present at the meeting).*

**Coolbaugh Realty Partners, LP - Land Development Plan**

Mr. Tim Townes of J. Loew & Associates, Inc. was present on behalf of the project referenced above.

Mr. Townes said that a meeting would be scheduled with his engineer and Hanover Engineering to go over the comments in their June 5, 2008 review letter.

Mr. Townes went through selected comments outlined in Township Engineer Russ Kresge's May 29, 2008 letter relating to screening being considered to shield traffic on SR 940 from headlight glare, a change on the plan to reference the recording date of the new deed, Highway Occupancy Permit, Planning Module approval, etc. Discussion - Ms. Ruiz-Smith asked if the Fire Chief looked at the site relating to fire hydrants and sufficient space for fire trucks to turn around. Mr. Kozen questioned whether there would be tractor trailers parking over night, etc. Mr. Townes confirmed that he would be in touch with the Fire Chief and that no overnight tractor trailer parking would occur.

**Planning Commission Minutes**

***Motion:*** *Mr. Horne moved to table discussion on Coolbaugh Realty Partners, L.P. Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.*

### **Pocono Farms Fitness Center - Land Development Plan**

Harry Andes of Greenman-Pedersen, Inc. and Dave Timko, Pocono Farms General Manager, were present on behalf of the project referenced above.

Mr. Andes said he wanted to go over several items in Township Engineer Russ Kresge's review letter dated May 8, 2008. Discussion followed relating to the proposed arrangement of the drive at the southerly end of the parking area being unacceptable, the existing gravel drive which will provide access to the rear parking area being surfaced, parking near the swale, parking on the grass, the intersection of three driveways at this location may result in a nuisance, hazard and/or impediment to traffic, stormwater bioretention being constructed within the right-of-way of the township road, etc. Discussion followed relating to Mr. Timko arranging a meeting with the Township Engineer and the Road Foreman at the site to go over the concerns, etc.

Discussion also followed about the configuration of the driveways and aisles being able to accommodate emergency vehicles, including large fire trucks, etc. Mr. Kresge explained that Guardian Inspection Services would be reviewing the plan to give clarification of these items.

Mr. Timko hand wrote a letter requesting an extension of the Land Development Plan as the applicant waives benefits of deemed decision through September 16, 2008.

***Motion:*** *Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension until September 16, 2008 on the Land Development Plan for Pocono Farms Fitness Center. Seconded by Mr. Ruiz-Smith. Discussion - none. The motion carried 5-0.*

***Motion:*** *Mr. Kozen moved to table discussion of the Pocono Farms Fitness Center. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.*

### **Stormwater Management Plan - Pocono Mountains Municipal Airport - Extend and Widen Runway 13-31 project**

Mr. Joseph Kellicut of McFarland & Johnson had called the Township earlier today and asked that their plans be tabled at tonight's meeting.

### **Planning Commission Minutes**

***Motion:*** Mr. Horne moved to table discuss of the Stormwater Management Plan for Pocono Mountains Municipal Airport's Runway 13-31 project. Seconded by Mr. Kozen. 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 gave a summary of a letter dated June 6, 2008 from Paul Szewczak of Liberty Engineering requesting that their plan be tabled at tonight's meeting.

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

### **Arcadia North Business Park, Lot 2**

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

Mr. Horne gave a summary of a letter dated June 6, 2008 from Paul Szewczak of Liberty Engineering requesting that their plan be tabled at tonight's meeting.

***Motion:*** Mr. Kluge moved to table discussion of Arcadia North Business Park, Lot 2. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

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

Before the PC was a letter dated June 9, 2009 from Dean Swink of BTT Associates, Inc. requesting to be tabled.

Discussion followed about Solicitor Connor preparing a draft letter that would be sent to applicants requesting that they withdraw their plan and come back with another submission when they have addressed the outstanding comments from the previous submission. Mr. Connor explained that he did not prepare the draft letter as he talked to Ms. Frutchey and found out that the Engineer for this project had contacted PennDOT and he felt there was some activity going on. Discussion followed and Solicitor Connor was directed to draft the letter.

### **Planning Commission Minutes**

***Motion:*** Mr. Horne moved to table discussion of *The Cross, Inc. - Land Development Plan*. Seconded by Mr. Kluge. 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 above referenced pan.

Before the PC was a letter dated June 9, 2009 from Dean Swink of BTT Associates, Inc. requesting that their plan be tabled at tonight's meeting and also requested a 90 day extension as the applicant waives the benefits of deemed decision through that date.

***Motion:*** Mr. Horne moved to recommend to the Board of Supervisors that they grant an extension on the Final Minor Subdivision Plan for Apache Summit, Pocono Farms, Section N until October 9, 2008 as the applicant waives the deemed decision through that date. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0-1 (Mr. Sterner opposed).

***Motion:*** Mr. Kluge moved to table discussion on the Final Minor Subdivision Plan for Apache Summit, Pocono Farms, Section N. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

### **Sketch Plan Resubmission - Commercial Development - State Route 196 Concept Plan**

Domenick DiPaolo of Civil Consulting Engineers was present on behalf of the Sketch Plan referenced above.

Mr. DiPaolo gave an overview of the Sketch Plan Resubmission and explained that he met with the Monroe County Conservation District for a pre-application meeting and Zoning Officer Todd Schollhammer regarding use and parking requirements. The owner has decided not to have a rental unit and plans on developing the land to facilitate their existing business of masonry with a single standing structure and parking facilities. Discussion followed on the type of business, the zoning district, applying for a Highway Occupancy Permit, etc. Mr. DiPaolo said he will work with Township Engineer Russ Kresge and the Zoning Officer prior to submitting a Land Development Plan.

**Public Input** - A gentleman who was not identified asked if the Pocono Farms Fitness Center will be a community center, as he heard it will be Pocono Farms Health/Fitness Community Center. Discussion followed.

### **Planning Commission Minutes**

Discussion ensued among the Planning Commission members over the number of tractor trailers traveling over our roads that are coming from the Wal-Mart Distribution Center and J & J, the Main Street Bridge being used by the tractor truck drivers and the bridge not being able to handle the heavy trucks, when the bridge might be repaired, the number of tractor trailers parking along the highway and not having good site distance to get out of the side roads, etc.

Ms. Frutchey explained that the Township is already in contact with PennDOT regarding the necessary procedures for posting "No Parking" signs along Memorial Blvd.

## **Adjournment**

***Motion:*** *With no further business before the Commission, Mr. Horne motioned to adjourn the meeting. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.*

The meeting adjourned at approximately 7:38 p.m.

Respectfully submitted,

---

Linda Frutchey  
Township Secretary

---

Wayne C. Horne  
PC Chairman