

**Coolbaugh Township  
Planning Commission Meeting  
March 10, 2008 - Page 1**

The Coolbaugh Township Planning Commission Meeting of March 10, 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 Horne, Ms. Alma I. Ruiz-Smith and Mr. Andrew Sterner. Mr. Ronald Kluge and Mr. Bernard Kozen were absent. Also present were PC Engineer Russ Kresge and Recording Secretary Jeri Inness. PC Solicitor Clark Connor was absent.

**Approval of February 11, 2008 Meeting Minutes**

***Motion: Mr. Sterner moved to approve the February 11, 2008 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.***

**Consideration of Official Acceptance - Arcadia North Business Park, Lot 2**

August Antol of Liberty Engineering was present on behalf of the project referenced above. Mr. Antol gave a brief overview of issues concerning an access road and the underlying approved subdivision, which the PC members had pointed out at previous meetings as matters standing in the way of them voting to officially accept the plans for review.

Township Engineer Russ Kresge went on to explain that Arcadia Properties had held a few meetings with the Board of Supervisors to review and clarify these outstanding issues in an attempt to come to an agreement-in-concept about how the matters would be addressed. Discussion followed about proposed access options, the handling of the underlying subdivision "footprints" based on the needs of future tenants of the property, that this would be considered a Preliminary Land Development Plan rather than a Preliminary/Final LDP, etc. Mr. Kresge commented that the Board was satisfied with the outcome of their meetings with Arcadia, and the plans could be officially

accepted for review at tonight's meeting.  
**Planning Commission Meeting**  
**March 10, 2008 - Page 2**

***Motion:*** *Mr. Horne moved to accept the Arcadia North Business Park, Lot 2 Preliminary Land Development Plan for official review. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

### **Summerall Estates - Final Land Development Plan**

August Antol of Liberty Engineering was present on behalf of the project referenced above and offered an update on why this project has been on the Agenda for so long. He noted that the difficulty lies with the different possibilities for "footprints" on the plan, which can only be determined by the needs of future clients.

Before the Planning Commission was a letter dated March 4, 2008 from Shawn K. Langen of Arcadia Properties, LLC requesting that discussion of the Summerall Estates plan be tabled at tonight's meeting and asking for a recommendation from the PC to the Board of Supervisors for an extension on the project until July 15, 2008, 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 approve the request for an extension on the Summerall Estates Final Land Development Plan until July 15, 2008, per the applicant's request. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

***Motion:*** *Mr. Horne made a motion to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 3-0.*

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

No one was present on behalf of the above referenced plans. Before the Planning Commission was a letter dated March 4, 2008 from Dean Swink of BTT Associates, Inc. asking that discussion of the plans be tabled at tonight's meeting, as they are continuing to work on revisions. Mr. Horne confirmed that the end date for their review time was in May.

***Motion:*** *Mr. Horne moved to table discussion of The Cross, Inc. - Land Development Plans. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

**Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07**

No one was present on behalf of the above referenced plan. Before the Planning Commission were two letters dated March 4, 2008 from Tim Townes of J. Loew & Associates, Inc. informing the Planning Commission of the applicants' intentions to be present at the April meeting and requesting a PC recommendation to the Board of Supervisors for an extension on the plan until July 31, 2008, as the applicants waive the benefit of deemed decision through that date.

***Motion: Mr. Sterner moved to recommend to the Board of Supervisors that they grant an extension on the Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07 until July 31, 2008, per the applicants' request. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 3-0.***

***Motion: Mr. Horne moved to table discussion of the Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.***

**Discussion - Coolbaugh Township Model Sign Ordinance**

Before the PC was a Memo dated March 10, 2008 from PC Solicitor Clark Connor regarding the Coolbaugh Township Model Sign Ordinance. A brief discussion followed in which it was the consensus of the PC members that further discussion on the matter should take place when Solicitor Connor, Mr. Kozen and Mr Kluge are present at the meeting and after the Public Hearing for Pastor Bloom re: illuminated signs.

**DEP Permit Application Notification, Pursuant to Acts 14, 67, 68, and 127, for the Pocono Airport Runway "13-31" Extension and Widening Project and Verification of Land Use and Planning Consistency**

Township Engineer Russ Kresge went through the application notification referenced above in order to fill out the Land Use Information section. All of the PC members present signed the document to return to Township Secretary Linda Frutchey.

**Public Input - none.**

**Adjournment**

***Motion: With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Horne. The motion carried 3-0.***

The Meeting adjourned at approximately 6:55 p.m.

Respectfully submitted,

---

Jerilyn Inness  
Administrative Assistant

Wayne C. Horne  
PC Chairman