

**Coolbaugh Township
Planning Commission
March 12, 2012 Minutes
Page 1**

The Coolbaugh Township Planning Commission Meeting of March 12, 2012 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. Ronald Kluge, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

Approval of Meeting Minutes

Motion: Mr. Sterner moved to approve the February 13, 2012 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Official Acceptance - PMI - Pocono Mountains Corporate Center East and Lot 20 Land Development Plan / Stormwater Plan

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

Township Engineer Russ Kresge said the submission is complete and should be accepted as a land development plan for Lot 20 and as a stormwater management plan for Pocono Mountains Corporate Center East & for Lot 20. It has also been determined that the post development stormwater runoff release rates are consistent with the release rates set forth in the Tobyhanna Creek Watershed Act 167 Storm Water Management Plan.

Motion: Mr. Kozen moved to officially accept the Pocono Mountains Corporate Center East and Lot 20 Land Development Plan / Stormwater Plan and approve moving forward with the review process. Seconded by Mr. Sterner. Discussion - None. The motion carried 5-0.

Extension request - Pocono Mountains Office Commons Phase 1 Final Land Development Plan

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

Motion: Mr. Sterner moved to recommend to the Board of Supervisors to grant the extension request for the Pocono Mountain Office Commons Land Development Plan to June 11, 2012 as the applicant waives the benefit of a deemed decision. Seconded by Mr. Kluge. The motion carried 5-0.

Motion: Mr. Kluge moved to table the plan. Seconded by Mr. Kozen. The motion carried 5-0.

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

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

Motion: Mr. Kluge moved to recommend to the Board of Supervisors to grant the extension request for Arcadia North Business Park, north Phase, Section 1, Lot 1 Land Development Plan to June 22, 2012 as the applicant waives the benefit of a deemed decision. Seconded by Mr. Sterner. The motion carried 5-0.

Motion: Mr. Sterner moved to table the plan. Seconded by Mr. Kluge. The motion carried 5-0.

Extension request - Proposed Warehouse - Revised Final Land Development Plan - Arcadia North Business Park - South Phase, Section 1, Lot #2 (Clarius Project)

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

Motion: Mr. Kluge moved to recommend to the Board of Supervisors to grant the extension request for Arcadia North Business Park, South Phase, Section 1, Lot #2 Land Development Plan to June 9, 2012 as the applicant waives the benefit of a deemed decision. Seconded by Mr. Sterner. The motion carried 5-0.

Planning Commission
March 12, 2012 Minutes
Page 3

Motion: Mr. Horne moved to table the plan. Seconded by Mr. Kluge. The motion carried 5-0.

Land Development Plan of the property owned by Alvaro Rodriguez

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

Motion: Mr. Horne moved to table discussion of Alvaro Rodriguez Land Development Plan. Seconded by Mr. Kozen. The motion carried 5-0.

Coolbaugh Township Draft Zoning Ordinance - March 2012

Carson Helfrich was present and went over the March 2012 Draft Zoning Ordinances and noted changes in changes in Part 4 *District Regulations*. Discussion followed on various changes to the ordinance.

Motion: Mr. Sterner made a motion to recommend to the Board of Supervisors to submit the draft Zoning Ordinance to the Monroe County Planning Commission for their technical review prior to initiating the formal Municipalities Planning Code review and adoption process. Seconded by Ms. Ruiz-Smith. Discussion followed about having a Joint Work Session with the Board of Supervisors, Solicitor Hanna, Solicitor Connor and the Zoning Officer, members of the Planning Commission and Carson Helfrich. The motion carried 5-0.

Mr. Helfrich, Mr. Kresge, Mr. Connor and the members went over the official map and discussed changes. It was the consensus of everyone that the Official Map, an Ordinance to adopt the Official Map for the reservation of land for future public street, public grounds and conservation lands, An Ordinance amending the Subdivision and Land Development Ordinance to include provision for consistency with the Official Map Ordinance would be discussed at the April Planning Commission meeting.

Mr. Helfrich said he would have the Draft Subdivision and Land Development Ordinance as a hand out for the April meeting as this is ready to start the review process.

Public Input

Ms. Ruiz-Smith asked for information of what was type of business was going to go in the area of the former 84 Lumber. Discussion followed about hearing talk that it may be an auto auction site.

Planning Commission
March 12 Minutes
Page 4

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 5-0.

The Meeting adjourned at approximately 7:23 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman

Adjournment