

**Coolbaugh Township
Planning Commission
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The Coolbaugh Township Planning Commission Meeting of March 14, 2011 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. Bernard Kozen, Mr. Ronald Kluge and Mr. Andrew Sterner. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

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Motion: Ms. Ruiz-smith moved to approve the February 14, 2011 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0-2 (Mr. Kozen and Mr. Sterner abstained due to not being present at the meeting).

Official Acceptance - Proposed Lot Line Adjustment Plan - Arcadia North Business Park, South Phase, Section 1

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

Township Engineer Russ Kresge explained that the plan before them is for the modification of Industrial Park Drive North shown on the original subdivision plan, and related road/lot line adjustments. The plan will result in Industrial park Drive being shortened, with a permanent turnaround placed at the new terminus.

Discussed ensued over the proposed certifications. Solicitor Clark Connor said he would look into the matter. Solicitor Connor said this matter should not stand in the way of accepting the plan to start the review process.

Motion: Mr. Horne made a motion to officially accept and start the review process on the Proposed Lot Line Adjustment Plan for Arcadia North Business Park, South Phase, Section 1. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Proposed Warehouse - Revised Final Land Development Plan - Arcadia North Business Park - South Phase, Section 1, Lot #2

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

Motion: Mr. Sterner moved to table the Revised Final Land Development Plan for Arcadia North Business Park - South Phase, Section 1, Lot #2. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

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

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

Motion: Mr. Kozen moved to table the Arcadia North Business Park - North Phase, Section 1, Lot #1. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

The Cross Church, Inc. - Land Development Plan

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

The following recommendations were made to the Board of Supervisors with respect to the Township Code of Ordinances, Chapter 26, Part 2 - Stormwater Management and Earth Disturbance, Appendix E:

Motion: Mr. Horne moved to recommend that the Board grant the request to waive the requirements of Section 2.3A(6) and Section 2.3B (1), for the bottom slope and outlet configuration on Basin #1, because this basin is proposed as an infiltration basin. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Motion: Ms. Ruiz-Smith moved to recommend that the Board require the applicant to install a 4' high chain link fence around the perimeter of Basin #1, (Section 2.3A(12) with the following requirements: The installation and type of fence must be acceptable to the Township Engineer. IF, in the future, the basin is not kept neatly, the applicant be required to install vinyl slats to screen the basin. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

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Motion: Mr. Horne moved to recommend that the Board NOT grant the request to waive the requirement of Section 2.3B(1) for Basin #1, that the emergency spillway discharge to a swale, stream or water course, but that the Board require the applicant to construct a discharge swale from the emergency spillway. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

Motion: Mr. Kozen moved to recommend that the Board grant the request to waive the requirement of Section 2.3B(1) for Basin #2, as the outlet and spillway from Basin #2 will discharge to a level spreader up slope of wetlands, as recommended and approved by the MCCD. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Motion: Mr. Kozen moved to recommend that the Board approve the land development plan for The Cross Church, with the conditions that the above waivers are granted and recommended requirements accepted, and that all outstanding items in the Township Engineer's letter (dated February 28, 2011) be addressed to the satisfaction of the Township Engineer. Seconded by Mr. Sterner. Discussion - None. The motion carried 5-0.

Land Development Plan of the property owned by Alvaro Rodriguez

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

Township Engineer Russ Kresge said that he has had conversations with the Applicants Engineer and a revised plan is expected to be received prior to the April PC Meeting.

Motion: Mr. Kozen moved to table the Land development Plan for Alvaro Rodriguez. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Draft - Updated Township Zoning Ordinance

Carson Helfrich was present to discuss Article 4, District Regulations. Discussion ensued which ended up with the consensus of the members to continue with discussing Article 4 at the April meeting.

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It was noted that the Board of Supervisors and Planning Commission members could attend a Joint Work Session on Thursday, March 24, 2011 to discuss the updated Township Zoning Ordinance.

Public Input

No public input was heard.

Adjournment

Motion: With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

The Meeting adjourned at approximately 8:26 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman