

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of March 8, 2010 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 and Mr. Bernard Kozen. Mr. Andrew Sterner was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

Approval of February 8, 2010 Meeting Minutes

Motion: Ms. Ruiz-Smith moved to approve the February 8, 2010 Meeting Minutes and dispense with the reading. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0.

CVS Pharmacy - Preliminary/Final Land Development Plan

Erich Schock, attorney for CVS Pharmacy, John Cogan of Summit Realty Advisors and Joel DelliCarpini of Bohler Engineering were present on behalf of the plan referenced above.

Mr. Schock reported that the plan revisions addressing comments in a letter from Township Engineer Russ Kresge, dated March 2, 2010 are mainly technical engineering issues and the applicant will comply. Mr. DelliCarpini pointed out additional landscaping and buffering that was added to the plan, per suggestions from the PC members. Further discussion followed about stormwater discharge into the swale, placement of plowed snow, a traffic impact study noted in a letter from PennDOT dated February 23, 2010, a pending lot consolidation, etc.

Mr. Kresge expressed particular concern about problems with flooding reported on Mountain Drive.

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He pointed out that the swale downslope of both the CVS and Tractor Supply projects needs to be improved, even the portion along Commerce Street. Additionally, its capacity was further diminished by a resident who altered a culvert without the Township's knowledge. Representatives from CVS said they will help address the issue to the extent it is appropriate.

The PC was asked how they wanted to handle this matter, and it was the consensus that the Planning Commission should make the Board of Supervisors aware of the situation and the concerns they share with Mr. Kresge.

Motion: Mr. Horne moved to send notification to the Board of Supervisors to make them aware of the problems related to flooding on Mountain Drive, so they can discuss it with the Township Engineer and Road Master and take action to remedy the situation. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

A brief discussion ensued regarding the swale calculations. Solicitor Connor pointed out that the applicant must make a written request for a waiver of Appendix E, Section 2.3B(1) relating to the emergency spillway, and the PC must make a recommendation to the Board. Mr. DellCarpini said a letter of request would be submitted to the Township tomorrow.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they approve the applicant's request for a waiver of Appendix E, Section 2.3B(1) requiring that the emergency spillway be constructed in undisturbed soil, provided a letter requesting the waiver is submitted to the Township. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 4-0.

Motion: Mr. Kozen made a motion to recommend to the Board of Supervisors that they approve the CVS Pharmacy - Preliminary/Final Land Development Plan, with the condition that all of the comments in Township Engineer Russ Kresge's review letter dated March 2, 2010 are satisfactorily addressed and that the applicant provides a letter of request for a waiver of Appendix E, Section 2.3B(1). Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0.

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

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant an extension on the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan until May 17, 2010, per the applicant's request, as they waive the benefit of deemed decision through that date. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.

Motion: Mr. Kluge moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion passed 4-0.

Preliminary Land Development Plan - Square One Markets, Inc.

Mr. Horne summarized a letter dated March 2, 2010 from Joseph Stachokus, PE of SM Design Group, LLC stating that the applicant is withdrawing the plan due to the current economic conditions. No action was taken.

The Cross, Inc. - Land Development Plan

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant an extension on The Cross, Inc. - Land Development Plan until June 15, 2010, per the applicant's request, as they waive the benefit of deemed decision through that date. Seconded by Mr. Horne. A brief discussion followed regarding the progress being made on the plan. The motion passed 4-0.

Motion: Mr. Kluge moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.

Solicitor Connor mentioned current issues involving on-lot sewage systems in High Quality watersheds. A brief discussion followed.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Solicitor Connor reported that the committee is still working on definitions and once completed, the PC members will become more involved in this process.

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Public Input - none.

Township Engineer Russ Kresge - Scavello 940 Plan

In response to an inquiry from Ms. Ruiz-Smith at the February PC Meeting about the clearing of trees at the site of the Scavello 940 project, Mr. Kresge showed the PC members the last plan submitted by the applicant. Discussion followed about possible ordinance violations and the need to make the Board of Supervisors aware of their concerns.

Motion: Ms. Ruiz-Smith moved to recommend to the Board of Supervisors that they have the Zoning Officer inspect the Scavello 940 project for possible ordinance violations. Seconded by Mr. Kozen. Discussion - Solicitor Connor said the communication to the Board should describe this situation in relationship to what is proposed in the present Land Development Plan. Mr. Horne commented that the EAC will also send a letter to the Supervisors about the problem. The motion passed 4-0.

Adjournment

Motion: With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0.

The Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman