

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 9, 2015
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:34pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

Board Members present:

Bernard Kozen, Alma I. Ruiz-Smith and Dennis Noonan.

Board Members absent:

Kevin Ambrogio and Ronald Kluge

Staff present:

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Douglas Hein.

Staff absent:

None

1. **Approval of January 12, 2015 Meeting Minutes**

Mr. Noonan made a motion, seconded by Ms. Ruiz-Smith to approve the January 12, 2015 minutes as presented.

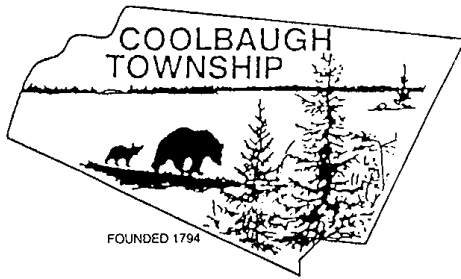
- **Discussion:** None.
- **Vote:** All in favor; motion passed.

2. **Review of Monadnock warehouse expansion plans**

George Fetch of Niclaus Engineering was present on behalf of the applicant. He explained that the project is an approximately 4,800 square foot addition to the existing structure, removal of one tree and that the existing parking is OK per the ordinance. Mr. Kresge stated it is a simple project, a 4,860 square foot addition which was reviewed prior to the cancelled February 9, 2015 meeting. Plan was revised to address his issues. It has been approved by MCCC & MCPC. PC Board had minor questions and comments. Mr. Noonan stated they are one of the best employers in the area; Ms. Ruiz-Smith stated it is a very clean operation.

Ms. Ruiz-Smith made a motion, seconded by Mr. Noonan to recommend the Board of Supervisors approve Monadnock Non-Wovens LLC warehouse expansion plans.

- **Discussion:** None
- **Vote:** All in favor; motion passed.



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

**Planning Commission
March 9, 2015 Minutes
Page 2 of 4**

3. Review of Ray Price Mount Pocono Ford Land Development Plan – Center Rock Realty Company Resubmission

Christine Troxell of Barry Isett & Associates was present on behalf of the applicant. Discussion was held on outstanding issues. It was stated that the lots must still be consolidated. Ms. Ruiz-Smith asked if it would be possible to make Summit Ave. exit only from the dealership. Ms. Troxell said she would discuss with her client. She stated the sight triangle meets PennDOT & Township requirements; Mr. Kresge said it needs to be listed on the plan. Screening was acceptable; Ms. Ruiz-Smith asked if it would be evergreen and was told it would. Mr. Noonan had concerns about light spill-over but could be addressed by directional lighting; Mr. Kresge addressed this. Mr. Kozen asked about water outlet discharge; Mr. Kresge said a statement needed to be added to the plans but was OK.

At this point, members of Ray Price ownership entered the meeting. They were asked about meeting the ordinance for 25% operational lighting after hours. They said they were considering LED lighting which could be controlled and directed so as to have no overflow onto adjacent properties. They agreed they would use LEDs if they could get the waiver on lighting reduction.

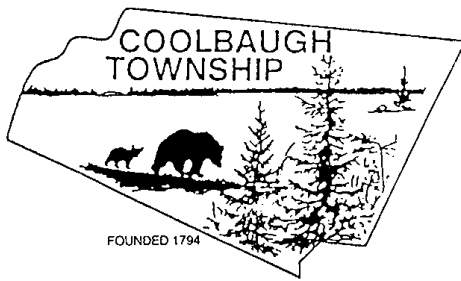
Ms. Ruiz-Smith again addressed her concerns about the Summit Ave. entrance. The owners suggested making it an entrance with a right turn only exit, utilizing a concrete island to direct traffic. Ms. Ruiz-Smith and the other PC members were agreeable to this, as was Mr. Kresge, as long as DPW foreman Steve Weber was consulted on it so as to keep it out of the right-of-way for plowing.

Mr. Kozen made a motion, seconded by Ms. Ruiz-Smith to recommend the Board of Supervisors approve the waiver request of SALDO section 403.3.D for a Resource Impact and Conservation Analysis.

- **Discussion:** None.
- **Vote:** All in favor; motion passed.

Ms. Ruiz-Smith made a motion, seconded by Mr. Noonan to recommend the Board of Supervisors approve the waiver request for a change in buffer from twenty feet to seventeen feet.

- **Discussion:** None.
- **Vote:** All in favor; motion passed.



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**
5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

**Planning Commission
March 9, 2015 Minutes
Page 3 of 4**

Mr. Noonan made a motion, seconded by Ms. Ruiz-Smith to recommend the Board of Supervisors approve the waiver request of SALDO section 617.3.C.5 requiring exterior lighting be reduced to 25% of operational levels after hours.

- **Discussion:** None.
- **Vote:** All in favor; motion passed.

Ms. Ruiz-Smith made a motion, seconded by Mr. Noonan to recommend the Board of Supervisors grant conditional approval of the Ray Price Mt. Pocono Ford Land Development Plan based on:

1. **Sight triangle adjustment being noted on plan**
2. **Screening being evergreen as noted**
3. **Obtaining outside approval from DEP, PennDOT & MCCD**
4. **Driveway at Summit Ave. will be entrance and a right turn only exit utilizing a concrete "pork chop" and signing/striping to direct traffic**

- **Discussion:** None.
- **Vote:** All in favor; motion passed.

Solicitor Connor advised the applicant that the lot consolidation plan is still required.

4. Review of Ray Price Mt. Pocono Ford Sewage Planning Module

Ms. Ruiz-Smith made a motion, seconded by Mr. Noonan to direct Mr. Hein to sign the Sewage Planning Module on behalf of the PC and forward to BOS for their approval.

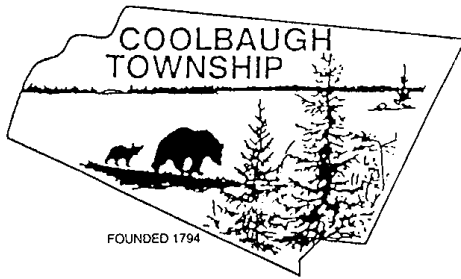
- **Discussion:** None.
- **Vote:** All in favor; motion passed.

5. Public Input

There was no public comment heard at this time.

Comments from those present were as follows:

- Discussion was held regarding attendance of PC members at meetings; Mr. Hein was directed to try to find the PC bylaws.
- Ms. Ruiz-Smith questioned how to handle vehicles parked in the road during snow storms.



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

**Planning Commission
March 9, 2015 Minutes
Page 4 of 4**

6. Adjournment

There being no further business, a motion was made by Mr. Noonan, seconded by Ms. Ruiz-Smith, to adjourn the meeting. All in favor. Motion passed. Meeting adjourned at 7:49 PM.

NEXT REGULAR COMMISSION MEETING: April 13, 2015

Submitted by: _____
Ronald Kluge, Planning Commission Secretary

Compiled by: _____
Douglas A. Hein, Acting Recording Secretary

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____