

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

Approval of March 8, 2010 Meeting Minutes

Motion: Mr. Kozen moved to approve the March 8, 2010 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0-1 (Mr. Sterner abstained as he was not present at the meeting).

Minor Subdivision - Lands of Pocono Farms (Laurel Drive Relocation)

Mark Robbins of Martin & Robbins Surveyors was present on behalf of the Minor Subdivision referenced above. Mr. Robbins gave an overview of the plan which involves the conveyance of two parcels of land (Tract A and Tract B) from Pocono Farms to Coolbaugh Township for the Laurel Drive Relocation project.

Township Engineer Russ Kresge noted that the Township has a bond to eliminate the Laurel Drive intersection and there are time constraints, so all parties are working to move forward as quickly as possible. He also confirmed that there are only minor comments which need to be addressed.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the Minor Subdivision - Lands of Pocono Farms (Laurel Drive Relocation), provided comments #1-3 in Township Engineer Russ Kresge's letter dated May 6, 2010 are satisfactorily addressed. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Pocono Mountain Public Library - Land Development Plan

Brick Linder of Linder Engineering, Inc., architect Bob Strunk and Lynn Kelly were present on behalf of the project referenced above. Mr. Linder explained that he met with Township Engineer Russ Kresge regarding his initial review and was able to address some of the comments prior to this meeting. He gave a brief overview of the project and handed out revised plans, which showed the realignment of the driveway, site details, the stormwater management plan, utilities, a preliminary E & S plan, etc.

Mr. Linder went over specific comments in Mr. Kresge's review letter dated May 7, 2010. A lengthy discussion followed regarding a zoning office review of the parking and other issues concerning parking and slope, grade requirements, stormwater items, a rain garden, landscaping, lighting, book drop-off boxes, truck loading/unloading, clear sight triangle at the intersection of the main entrance with SR 611 and waivers that are required, etc.

Additional discussion ensued regarding a lease agreement that needed to be reviewed by the Township Solicitor to determine if the arrangement must be considered a subdivision. Solicitor Connor recommended submitting a letter requesting a waiver of a subdivision plan in this case. Mr. Linder said he would draft a waiver letter for submission. He also explained two other waiver requests regarding a clear sight triangle and 1% slope requirements for which he presented letters of request.

Mr. Kresge confirmed that the set of plans was well done and that there were mainly minor things, such as outside agency and technical items that needed to be addressed and some fill-ins with parking, stormwater, lighting, etc.

Motion: Mr. Horne moved to officially accept the Pocono Mountain Public Library - Land Development Plan for review. Seconded by Mr. Kozen. Discussion - none. The motion passed 4-0.

Solicitor Connor advised the Planning Commission that if the PC members agree to send the plan forward, recommendations to the Board for granting waivers should be motioned separately, followed by another motion to recommend approval of the plan.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant the applicant a waiver of Chapter 22, Subdivision and Land Development, §202. re: the lease agreement arrangement being considered a subdivision. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant the applicant a waiver of Chapter 22, Subdivision and Land Development, §403D(21)(f) re: a clear sight triangle being shown at the intersection of the main drive with SR 611. Seconded by Mr. Horne. Discussion - none. The motion passed 4-0.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they grant the applicant a waiver of Appendix E - §2.3A(6) re: a 1% slope requirement, which is routinely granted when a facility is designed according to PA DEP requirements. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they approve the Pocono Mountain Public Library - Land Development Plan, with the conditions that any outstanding comments in Township Engineer Russ Kresge's letter dated May 7, 2010 are addressed (noting that the PC members are satisfied with the plan with respect to comments #4 and #16) and any zoning issues regarding parking are addressed to the satisfaction of the Township Zoning Officer. Seconded by Mr. Kozen. Discussion - none. The motion passed 4-0.

Jo Jo Oil Company, Inc. - Minor Subdivision Plan

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

Township Engineer Russ Kresge explained that due to a miscommunication the plan submission was inappropriate and needed to be revised as a lot consolidation plan, which has not yet been received. Solicitor Connor noted that he spoke to the applicant's attorney, and at this point there is nothing to be done; therefore, no action was taken.

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

Mr. Horne summarized a letter dated April 30, 2010 from August Antol of Liberty Engineering requesting an extension on the project until June 21, 2010.

Motion: Mr. Sterner made a motion to recommend to the Board of Supervisors that they approve the extension request for the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan until June 21, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kozen. 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. Sterner. Discussion - none. The motion passed 4-0.

The Cross, Inc. - Land Development Plan

Mr. Horne confirmed that no revised plans were received and that the Board of Supervisors granted the applicant an extension until June 15, 2010.

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

Arrowhead Sewer Company, Inc. - Act 537 Plan Special Study

General discussion ensued regarding the Arrowhead Sewer Company, Inc. - Act 537 Plan Special Study and the Planning Commission's role in reviewing and commenting on it. It was the consensus of the members that they needed more time to study it. No action was taken.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Mr. Horne confirmed that no new information was received for tonight's meeting.

Public Input

Hugh Doran - was present to express concerns regarding the new Fitness Center in Pocono Farms and the fact that it appeared non-members were being allowed to use the facility, when it was supposed to be restricted to members only. Township Engineer Russ Kresge and Solicitor Connor confirmed that there were covenants on the plan regarding this matter. Mr. Sterner commented that non-residents were being allowed to use lockers there. There was a recommendation to check with the Zoning Officer.

Mr. Doran also asked about the fire code, because he was concerned that there were only two fire extinguishers in the whole fitness center building.

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Solicitor Connor said there is a statewide building code and to check with the Township's building code inspectors about the fire code.

Adjournment

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

The Meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman