

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of May 12, 2008 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 April 14, 2008 Meeting Minutes

Motion: Mr. Sterner moved to approve the April 14, 2008 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0.

Consideration of Official Acceptance - Stormwater Management Plan - Pocono Mountains Municipal Airport - Extend and Widen Runway 13-31 project

Joseph Kellicut of McFarland & Johnson spoke on behalf of the above referenced Stormwater Management Plan and proposed project. Mr. Kellicut passed out handouts and sketches to the PC members and gave an overview of the runway extension and widening plans, which involve extending runway 13-31 in two phases from its current length of 3950' to 4500' in Phase 1 and to 5001' in Phase 2. The project also involves widening the asphalt pavement. He noted that construction must be done in two phases because of funding issues. Discussion followed about the review being for the Stormwater Management Plan, etc. Township Engineer Russ Kresge confirmed that the submission was complete for Official Review.

Motion: Mr. Kozen moved to accept the Stormwater Management Plan for the Pocono Mountains Municipal Airport's Runway 13-31 extension and widening project. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Motion: Mr. Horne moved to table discussion of the Stormwater Management Plan for the Pocono Mountains Municipal Airport's Runway 13-31 extension and widening

project. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

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Summerall Estates - Final Land Development Plan

August Antol of Liberty Engineering was present on behalf of the above referenced plan.

Mr. Antol went through selected comments related to planning issues in Township Engineer Russ Kresge's letter dated May 9, 2008 for which the applicant sought guidance and input.

Discussion followed regarding type of trash storage and pickup, water line issues, the proposed design with respect to the natural features preservation standards of the ordinance, exterior lighting, the adequacy of a 6' chain link fence around the detention basins, and a proposed mulch walkway not being handicapped accessible, etc.

Mr. Antol said that many of Mr. Kresge's comments are technical and he would schedule an appointment to go over them. Solicitor Connor pointed out Mr. Kresge's comments regarding the plans being sealed by a responsible registered professional engineer or land surveyor and the necessity of submitting a separate subdivision plan. Mr. Connor made the observation that it appears the plans are not really ready for a meaningful review. Mr. Antol was asked to check with the developers to see if they would consider withdrawing this plan and then resubmitting another one once they are better prepared.

Motion: Mr. Horne moved to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

Arcadia North Business Park, Lot 2

August Antol of Liberty Engineering was present on behalf of the project referenced above.

Mr. Antol went through selected comments related to planning issues in Township Engineer Russ Kresge's letter dated May 8, 2008 for which the applicant sought guidance and input.

Discussion followed regarding the proposed road system which will provide a second means of access, a recommendation that stormwater collection and conveyance systems be redesigned to avoid the placement of stormwater conveyance lines under the building, the location of proposed driveways, etc. Mr. Antol commented that many

issues are conceptual at this point.

Solicitor Connor pointed out a problem with the June 6, 2008 end date for review of this project. Discussion followed about meeting dates. Shawn K. Langen, representing Arcadia Properties, LLC, was present in the audience, and said he would provide a handwritten letter this evening and fax over another letter tomorrow requesting an extension until June 17, 2008.

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Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension on the Arcadia North, Lot 2 project, per the applicant's request. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

Motion: Mr. Sterner moved to table discussion of Arcadia North, Lot 2. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0.

The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above. Mr. Horne announced that BTT Associates had called to ask that their plan be tabled at tonight's meeting.

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

Mr. Kozen commented that this plan had been on the Agenda for one year without significant progress. He asked if the Planning Commission could prepare a letter to be sent to the applicant requesting that they withdraw their plan and come back with another submission when they are more prepared. Discussion followed about sending such a letter to any applicants with plans on the Agenda for a year or longer. Solicitor Connor confirmed it would be acceptable to prepare a draft letter for consideration and that a motion should be made.

Motion: Mr. Kozen moved to prepare a draft letter to be used for applicants showing no plan movement for a year or more. Seconded by Mr. Horne. Discussion - none. The motion passed 4-0.

Coolbaugh Realty Partners, LP - Land Development Plan

No one was present on behalf of the Coolbaugh Realty Partners, LP - Land Development Plan. Mr. Horne announced that Tim Townes of J. Loew & Associates, Inc. called to request that discussion of the project be tabled at tonight's meeting.

Motion: Mr. Sterner made a motion to table discussion of the Coolbaugh Realty Partners, LP - Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0.

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Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan

No one was present on behalf of the plan referenced above. Mr. Horne announced that BTT Associates had called to ask that this plan be tabled at tonight's meeting.

Motion: Mr. Kluge moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Horne. Discussion - none. The motion passed 4-0.

Pocono Farms Fitness Center - Land Development Plan

Harry Andes of Greenman-Pedersen, Inc., Dave Timko and a other unnamed audience members from Pocono Farms were present on behalf of the project referenced above.

Mr. Andes said he wanted clarification and guidance on three items in Township Engineer Russ Kresge's comment letter dated May 8, 2008. Discussion followed about parking and the possible need for zoning relief with a variance, bio-retention issues and stormwater management, and zoning issues regarding use of the site, makeup of the membership of the fitness center, sewage, parking, etc.

Mr. Kresge suggested that the applicants prepare a narrative for the Township Zoning Officer in order to clarify outstanding issues and questions. Mr. Andes stated that they will respond to comments and submit revised plans.

Motion: Mr. Horne moved to table discussion of the Pocono Farms Fitness Center Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Sketch Plan #1 & #2 - "Commercial Development Route 196 Concept Plan"

Domenick DiPaolo of Civil Crossroads Consulting Engineers and Joseph and Jennifer Amantea were present on behalf of the Sketch Plans referenced above. Mr. DiPaolo

gave an overview of the Sketch Plans with an emphasis on Concept #1.

Discussion followed regarding location of the property, type of business and number of employees and vehicles, the zoning district, availability of water and sewer, access, etc.

Mr. DiPaolo said they are just at a conceptual stage, but plan to work with Township Engineer Russ Kresge and the Zoning Office prior to submitting a Land Development Plan. Solicitor Connor emphasized that the applicant must get the issue of use clear with the Township's Zoning Office, in order to have any understanding of the project and its requirements.

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Discussion of permissible signage for Mountain Healthcare Center and a revised proposed amendment to the Township's Zoning Ordinance

Marc Wolfe, Esq., Steve Reese of Pocono Medical Center and Chuck Hannig of Spread Eagle Development were present on behalf of the above referenced matter.

Mr. Wolfe talked about the amendments and revisions and a meeting with the Board of Supervisors regarding the matter, noting that the Board passed a motion to forward the latest proposed amendments to the Monroe County and Township Planning Commissions for review. He pointed out the MCPC reviewed the zoning ordinance amendments on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code, as amended, and recommended approval. Mr. Wolfe requested further support from the Township Planning Commission.

A lengthy discussion ensued about the square footage of signs, wall signs for tenants, etc.

Solicitor Connor commented that the PC members are not obliged to make a recommendation to the Board, but the matter must come before the Township's Planning Commission during the process of amending the Ordinance.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they approve the proposed amendments. Seconded by Mr. Sterner. Discussion - none. The motion was called and failed to carry 2-2 (Mr. Kluge and Mr. Sterner voted in favor of the motion and Mr. Horne and Mr. Kozen opposed).

Public Input - none.

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 4-0.

The Meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman