

**Coolbaugh Township  
Planning Commission  
May 14, 2012 Minutes  
Page 1**

The Coolbaugh Township Planning Commission Meeting of May 14, 2012 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. Ronald Kluge, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

**Approval of Meeting Minutes**

***Motion:*** Mr. Sterner moved to approve the April 9, 2012 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kozen. Discussion - none. The motion carried 4-0-1 (Ms. Ruiz-Smith abstained as she was not present for the April meeting).

**Swingle / Miller Minor Subdivision / Lot Combination Plan**

Brian Courtright, P.L.S. was present to represent the above referenced matter. Mr. Courtright explained that the subdivision plan is dividing a 20,809 square foot lot into halves, each of which will be joined to an adjacent lot. Discussion ensued over the location of the properties. Mr. Courtright showed revised plans addressing comments listed in Russ Kresge's May 1, 2012 review letter.

***Motion:*** Mr. Kozen made a motion to officially accept the Swingle / Miller Minor Subdivision / Lot Combination Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

***Motion:*** Ms. Ruiz-Smith made a motion to recommend to the Board of Supervisors to approve the Swingle / Miller Minor Subdivision / Lot Combination Plan. Seconded by Mr. Sterner. Discussion - Mr. Horne asked that the motion include the condition of approval from the Monroe County Planning Commission (MCPC). Ms. Ruiz-Smith amended her

**Planning Commission**  
**May 14, 2012 Minutes**  
**Page 2**

motion to include the approval of the MCPC. Mr. Sterner amended his second to the motion. The motion carried 5-0.

**Pocono Mountain Municipal Airport - Proposed Hangar - E & S Plan dated 2/12 and Drainage Plan dated 12/08**

Terry D. Martin, P.L.S. was present to represent the above referenced matter.

**Motion:** Mr. Kozen made a motion to officially accept the Pocono Mountain Municipal Airport - Proposed Hangar - E & S Plan and Drainage Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Mr. Martin explained that a development plan for three hangars near the end of Runway 23 at the Pocono Mountains Municipal Airport was approved by the Board of Supervisors in 1995. One of the hangars was constructed. This submission is for a second hangar and associated paved area arrangement deviates somewhat from the arrangement of the approved plans. It was determined after discussing the project with Engineer Russ Kresge and Solicitor Clark Connor that the current plan does not create a new land development plan, but a submission under the Stormwater Ordinance as a supplement to the approved plan so that it can be verified that the stormwater management facilities are adequate for the proposed arrangement. Discussion followed.

**Motion:** Mr. Kozen moved to table the plan. Seconded by Ms. Ruiz-Smith. The motion carried 5-0.

**Mount Pocono Self Storage Lot Combination / Land Development Plan**

Jodi Litus, P.E. was present to represent the above referenced matter. Mr. Litus explained that the plan proposed to vacate Tiffany Court, combine the adjacent lots into one parcel and to construct four buildings for self-storage with one being an attached office.

Township Engineer Russ Kresge pointed out the items outlined in his May 11, 2012 review letter that need to be submitted to be considered as a complete submission. Discussion followed.

**Motion:** Mr. Sterner made a motion to officially accept the Mount Pocono Self Storage Lot Combination / Land Development Plan with the condition that the application, Zoning

**Planning Commission  
May 14, 2012 Minutes  
Page 3**

Compliance Report, design details, conveyance facilities, completed proposed contours or stormwater calculation that are needed with the drainage plan, an approved erosion and sedimentation control plan and NPDES stormwater permit. Seconded by Mr. Kluge. Discussion ensued over putting a time frame for the submission of the items. Mr. Sterner amended the motion to include a time period of ten days to submit the needed items. Mr. Kluge amended the second to the motion. The motion carried 5-0.

Solicitor Connor suggested arranging a pre-meeting with the Monroe County Conservation District (MCCD) and Township Engineer Russ Kresge to discuss the Stormwater Ordinance, the application and necessary items needed that would help facilitate this review. Mr. Litus said he has already met with the MCCD to discuss the project and will be scheduling another meeting and will consult with Mr. Kresge prior to arranging the meeting.

**Motion:** Mr. Horne moved to table the plan. Seconded by Mr. Sterner. The motion carried 5-0.

**Pocono Mountains Corporate Center East and Lot 20- Land Development Plan & NPDES Renewal**

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

**Motion:** Mr. Kozen made a motion to recommend to the Board of Supervisors to grant an extension for the Pocono Mountains Corporate Center East and Lot 20- Land Development Plan & NPDES Renewal with the condition that a letter is submitted requesting an extension. Seconded by Mr. Sterner. The motion carried 5-0.

**Motion:** Mr. Kozen moved to table the plan. Seconded by Mr. Sterner. The motion carried 5-0.

**Pocono Mountains Office Commons Phase 1 Final Land Development Plan**

**Motion:** Mr. Kozen made a motion to recommend to the Board of Supervisors to grant an extension for the Pocono Mountains Office Commons, Phase 1 Final Land Development Plan with the condition that a letter is submitted requesting an extension. Seconded by Mr. Sterner. The motion carried 5-0.

**Motion:** Mr. Kozen moved to table the plan. Seconded by Mr. Kluge. The motion carried 5-0.

**Planning Commission  
May 14, 2012 Minutes  
Page 4**

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

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

**Motion:** Mr. Kozen moved to table the plan. Seconded by Mr. Sterner. The motion carried 5-0.

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

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

**Motion:** Mr. Kozen moved to table the plan. Seconded by Mr. Kluge. The motion carried 5-0.

**Alvaro Rodriguez Land Development Plan**

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

**Motion:** Mr. Horne moved to table the plan. Seconded by Mr. Sterner. The motion carried 5-0.

**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 5-0. The Meeting adjourned at approximately 6:52 p.m.

Respectfully submitted,

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Linda Frutchey  
Township Secretary

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Wayne C. Horne  
PC Chairman