

**Coolbaugh Township  
Planning Commission  
May 9, 2011 Minutes  
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The Coolbaugh Township Planning Commission Meeting of May 9, 2011 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. Bernard Kozen, Mr. Ronald Kluge and Mr. Andrew Sterner. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

**Approval April 10, 2011 Meeting Minutes**

**Motion:** Mr. Sterner moved to approve the April 10, 2011 Meeting Minutes as presented and dispense with the reading. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

**Proposed Lot Line Adjustment Plan - Arcadia North Business Park, South Phase, Section 1**

No one was present on behalf of the plan referenced above. Discussion ensued about the applicant needing a time extension.

**Motion:** Mr. Horne moved to table the Land Development Plan for Arcadia North Business Park - South Phase, Section 1. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

**Motion:** Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension on the Land Development Plan for Arcadia North Business Park - South Phase, Section 1, with the condition that the Township is in receipt of a letter requesting the extension. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

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

**Motion:** Mr. Horne moved to table the Revised Final Land Development Plan for Arcadia North Business Park - South Phase, Section 1, Lot #2. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

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

**Motion:** Mr. Horne moved to table the Arcadia North Business Park - North Phase, Section 1, Lot #1. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

Discussion ensued about the plan being officially accepted in March 2009 and in another month they will need another time extension. Township Engineer Russ Kresge explained that there have been changes in the stormwater regulations, etc. Discussion ensued about the applicant being sent a letter explaining that this matter has been carried too long on the agendas with no progress and suggesting the applicants consider withdrawing the plans.

Mr. Horne made a motion have the secretary send a letter to the applicant suggesting that they consider withdrawing the plans as there has been no progress. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

**Alvaro Rodriguez - Land Development Plan**

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

Discussion ensued over the outstanding issues, the appearance of the lot, etc. It was the consensus of the members that Mr. Rodriguez has to have a chance to respond to Township Engineer Russ Kresge review letter dated May 4, 2011.

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**Motion:** Mr. Sterner moved to table the Alvaro Rodriguez Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

**Draft - Updated Township Zoning Ordinance**

Carson Helfrich was present to discuss the draft updated ordinance. Discussion ensued over Article 4, Schedule of Uses /District Regulations. All in attendance agreed to continue reviewing the ordinance at the June Planning Commission meeting.

It was noted that the Board of Supervisors and Planning Commission members would hold a Joint Work Session on Thursday, May 26, 2011 to discuss the updated Ordinance.

**Public Input**

**Ms. Ruiz-Smith** - informed the members that concrete barriers have been put across both entrances at the Scavello Property in an effort to stop vehicles cutting across the property as a short cut to SR 940.

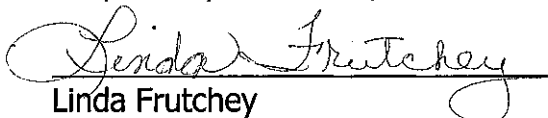
Ms. Ruiz-Smith said she is the President of the Mount Pocono association and encouraged everyone to attend a Memorial Day Observance at the Mt. Pocono Boro Building on Monday, May 30, 2011.

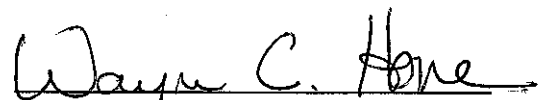
**Adjournment**

**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 8:39 p.m.

Respectfully submitted,

  
Linda Frutchey  
Township Secretary

  
Wayne C. Horne  
PC Chairman

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