

**Coolbaugh Township  
Planning Commission Minutes  
November 10, 2008 - Page 1**

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

**Approval of October 13, 2008 Meeting Minutes**

***Motion:*** Mr. Sterner moved to approve the October 13, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

**Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan**

No one was present on behalf of the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan.

Before the Planning Commission was a letter dated November 6, 2008 from August J. Antol, E.I.T. of Liberty Engineering requesting a recommendation for an extension on the project referenced above until January 20, 2009.

***Motion:*** Mr. Kluge moved to recommend to the Board of Supervisors that they grant the extension on the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan until January 20, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

***Motion :*** Mr. Kluge moved to table discussion of the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

**Planning Commission Minutes  
November 10, 2008 - Page 2**

**Summerall Estates - Final Land Development Plan**

No one was present on behalf of the Summerall Estates - Final Land Development Plan.

Before the Planning Commission was a letter dated November 5, 2008 from Shawn K. Langen of Arcadia Properties, LLC requesting that discussion of the Summerall Estates project be tabled at tonight's meeting, as they are currently working on comments from Township Engineer Russ Kresge's last comment letter.

***Motion:*** *Mr. Kozen made a motion to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.*

**Annexation Plan - Preliminary/Final Land Development Plan -  
Civic Center for Pocono Farms East Association, Inc.**

No one was present on behalf of the Annexation Plan - Preliminary/Final Land Development Plan - Civic Center for Pocono Farms East Association, Inc.

Township Engineer Russ Kresge commented that the applicant might still be coming to the meeting. Mr. Horne confirmed that Mr. Kresge did not receive the revised plans for this project until Friday, November 7, 2008.

***Motion:*** *Mr. Horne made a motion to table discussion of the Annexation Plan - Preliminary/Final Land Development Plan - Civic Center for Pocono Farms East Association, Inc., because the plan was not submitted within the proper time frame, as specified in the Township's Ordinance. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.*

**The Cross, Inc. - Land Development Plan**

No one was present on behalf of The Cross, Inc. - Land Development Plan.

Before the Planning Commission was a letter dated November 6, 2008 from Pastor Lakeram Sahadeo of The Cross, Inc. requesting a recommendation for an extension on the project until March 19, 2009, as the applicant waives the benefit of deemed decision through that date.

**Planning Commission Minutes  
November 10, 2008 - Page 3**

***Motion:*** Mr. Kozen moved to recommend to the Board of Supervisors that they grant the extension on The Cross, Inc. Land Development Plan until March 19, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

***Motion:*** Mr. Kozen made a motion to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

No one was present on behalf of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan.

Before the Planning Commission was a letter dated November 5, 2008 from Barry T. Tompkins, PLS of BTT Associates, Inc. requesting a recommendation for an extension on the project until March 17, 2009, as the applicant waives the benefit of deemed decision through that date.

***Motion:*** Mr. Sterner moved to recommend to the Board of Supervisors that they grant the extension on the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan until March 17, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.

***Motion:*** Mr. Kluge moved to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

**Minor Subdivision Plan - Lands of Pennsylvania-American Water Company**

No one was present on behalf of the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company.

Before the Planning Commission were letters dated November 7, 2008 from Marv Walton, Project Consultant with Niclaus Engineering requesting a recommendation for an extension on the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company until January 20, 2009, as the applicant waives the benefit of deemed decision through that date.

**Planning Commission Minutes  
November 10, 2008 - Page 4**

***Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the extension on the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company until January 20, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.***

***Motion: Mr. Sterner moved to table discussion of the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.***

**Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc.**

No one was present on behalf of the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc.

Before the Planning Commission were letters dated November 7, 2008 from Marv Walton, Project Consultant with Niclaus Engineering requesting a recommendation for an extension on the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. until January 20, 2009, as the applicant waives the benefit of deemed decision through that date.

***Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the extension on the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. until January 20, 2009, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.***

***Motion: Mr. Horne made a motion to table discussion of the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.***

**Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition**

No one was present on behalf of the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition.

Before the Planning Commission was a letter dated November 7, 2008 from Marv Walton, Project Consultant with Niclaus Engineering requesting that discussion of the project be tabled at tonight's meeting, as they are still working on plan revision comments from the Zoning Office and Township Engineer.

**Planning Commission Minutes  
November 10, 2008 - Page 5**

***Motion: Mr. Kozen moved to table discussion of the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.***

**Sketch Plan - Preliminary / Final Land Development - Coolbaugh Township  
Lowe's of Mt. Pocono, PA**

Ed White of PREIT, Mike Gavin, the attorney for the project and Cornelius Brown of Bohler Engineering were present on behalf of the Lowe's Sketch Plan.

Mr. White explained that PREIT will be the owners of the property and Lowe's will develop it. Discussion followed about the plan being similar to the previous Lowe's submission; however some changes were made to the building size, the percentage in the Borough of Mount Pocono, driveways and accesses, size of parking stalls, number of out parcels, landscaping, etc. Further discussion ensued about approvals from the Borough of Mount Pocono and stormwater issues related to Pocono Summit Lake. The applicant also believes no additional variances from the Coolbaugh Township Zoning Ordinance will be necessary, except for an interpretation or variance for the building coverage. Township Engineer Russ Kresge suggested that the applicant check to make sure the Conditional Use approval granted for the previous Lowe's plan is still in effect.

Mr. Gavin requested some type of recommendation from the PC members for the Lowe's Sketch Plan. Discussion followed about guidelines in the Township Ordinance for action regarding sketch plans. It was the consensus of the PC members that they had no issues with the sketch plan.

***Motion: Mr. Sterner moved to send a recommendation to the Board of Supervisors, informing them that the Planning Commission supports the Coolbaugh Township portion of the Sketch Plan - Preliminary / Final Land Development - Coolbaugh Township Lowe's of Mt. Pocono, PA, subject to and upon review. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 5-0.***

**Change in the Order of the Agenda**

Mr. Horne acknowledged that representatives of plans which had been previously discussed were present, and he offered them the opportunity to speak.

**Agenda Item #4 - Annexation Plan - Preliminary/Final Land Development Plan - Civic Center for Pocono Farms East Association Inc.**

Ms. Sara Bue-Morris of Bue Morris Associates, Inc. was present on behalf of the plan referenced above. Mr. Horne informed her that due to the late submission of their revised plans, discussion of this project had been tabled.

Ms. Bue-Morris asked to present two issues of concern. Discussion followed about the matter of possibly renting out the meeting room for other events. She noted that the applicant has no intentions of renting the room out at this time. The PC members suggested putting a note on the plan to that effect. Ms. Bue-Morris said they were not in favor of doing that, because they do not want to be stuck with the limitation. The second matter she brought up was a confirmation that transportation will be provided to the annual meeting.

**The Cross, Inc. - Land Development Plan**

Pastor Lakeram Sahadeo spoke briefly on behalf his request for an extension on The Cross, Inc. plan, explaining that he was in the process of changing engineering firms. Mr. Horne informed him that the Planning Commission had already passed a motion recommending that the Board of Supervisors grant the extension.

**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 7:17 p.m.

Respectfully submitted,

---

Jerilyn Inness  
Administrative Assistant

---

Wayne C. Horne  
PC Chairman