

**Coolbaugh Township  
Planning Commission  
November 12, 2012 Minutes  
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The Coolbaugh Township Planning Commission Meeting of November 12, 2012 was held in the Township Municipal Center, in Building #3, at 5520 Municipal Drive, 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, and Mr. Bernard Kozen.. Also present were: PC Engineer Russ Kresge and Secretary Linda Frutchey. PC Solicitor Clark Connor and Mr. Andrew Sterner were absent.

**Approval of Minutes**

**Motion:** Mr. Kluge moved to approve the October 8, 2012 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

**Official Acceptance - MS Logistics, LLC (#1 Liz Way) Final Land Development Plan - Stormwater Management Report- Natural Features Plan**

Charles (Chuck) Niclaus of Niclaus Engineering Corporation was present to represent the above referenced plan. Russ Kresge Township Engineer review letter of November 8, 2012 and Joseph Brady Zoning Officer's letter of November 12, 2012 were discussed. Questions on how the 618,853 sq ft building is going to be divided up as there are three parcels proposed; if any of the two parcels were sold the existing building would be without the required number of parking spaces, and impervious coverage were discussed.

**Motion:** Mr. Horne moved to accept M.S. Logistics, LLC Final Land Development Plan, the Stormwater Management Plan and the Natural Features Plan. Seconded by Mr. Kozen. The motion carried 4-0.

**Mount Pocono Self Storage, Phase III - Preliminary / Final Land Development Plan- Post Construction Stormwater Report**

Robert Latzanich owner of Mount Pocono Self Storage and Louis Cozza Project Manager for Kiley Associates were present to represent the above referenced plan. Mr. Cozza explained

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that this plan is subject to a lot combination plan. Mr. Latzanich explained that an agreement is being worked out to take the existing cul-de-sac back from the Township due to the site being removed in order to allow for the construction of the proposed storage buildings. Mr. Cozza went through the comments outlined in Township Engineer Russ Kresge's October 31, 2012 letter. Discussion followed. Mr. Cozza said the comments will be all worked out by the December Planning Commission Meeting.

**Motion:** Mr. Kozen moved to table the plan. Seconded by Mr. Kluge. The motion carried 4-0.

**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. Kluge. The motion carried 4-0.

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

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

**Motion:** Mr. Kluge moved to table the plan. Seconded by Mr. Horne. The motion carried 4-0.

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

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

**Motion:** Ms. Ruiz-Smith moved to table the plan. Seconded by Mr. Horne. The motion carried 4-0.

**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. Kozen. The motion carried 4-0.

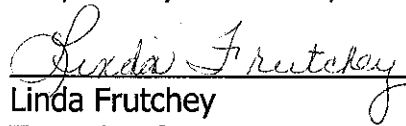
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**Public Input** - Tim Gasiewski and Gina Fernandez, students at East Stroudsburg University expressed an interest in each of the projects on the agenda. They were astonished at the work that goes into reviewing a project. Discussion followed on parking issues; sewer matters; the various agencies that have to review a project; the length of time it may take a project to get all the approvals needed to move forward, etc. The members of the Planning Commission thanked Mr. Gasiewski and Ms. Fernandez for attending their meeting and showing an interest in the project and the procedures. They were asked to come back to another meeting.

**Adjournment**

***Motion:*** With no further business before the Commission, Ms. Ruiz-Smith made a motion to adjourn the meeting. Seconded by Mr. Horne. The motion carried 4-0. The Meeting adjourned at approximately 7:26 p.m.

Respectfully submitted,

  
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Linda Frutchey  
Township Secretary

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Wayne C. Horne  
PC Chairman