

**Coolbaugh Township
Planning Commission Meeting
November 9, 2009 - Page 1**

The Coolbaugh Township Planning Commission Meeting of November 9, 2009 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. Also present were PC Engineer Russ Kresge and Recording Secretary Jeri Inness. PC Solicitor Clark Connor and Ms. Alma I. Ruiz-Smith were absent.

Approval of October 12, 2009 Meeting Minutes

Motion: Mr. Sterner moved to approve the October 12, 2009 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. 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 project referenced above.

Mr. Horne confirmed that no revised plans were received and the applicant had an extension approved by the Board of Supervisors until December 15, 2009.

Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, North Phase, Section 1, Lot 1 - Subdivision and Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.

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Request for a Modification to Arcadia North Business Park, Section 1 - South Phase - Subdivision Plan re: change in length of the roadway known as Industrial Park Drive North

Before the Planning Commission was a Memo dated November 2, 2009 from the Board of Supervisors concerning material forwarded to the PC as a courtesy, with regard to a request for a change in length of the roadway known as Industrial Park Drive North - Arcadia North Business Park, Section 1 - South Phase subdivision plan.

Discussion followed in which Township Engineer Russ Kresge gave a brief explanation of the proposed roadway modification and showed the PC members a recently submitted plan, noting that ultimately the applicant will submit new revised plans. No action on the part of the Planning Commission was required.

Preliminary Land Development Plan - Square One Markets, Inc.

Mr. Horne summarized a letter dated November 4, 2009 from Joseph Stachokus, PE of SM Design Group LLC requesting a time extension for the Square One Markets, Inc. plan until March 16, 2010.

Motion: *Mr. Kozen moved to recommend to the Board of Supervisors that they grant the extension for Square One Markets, Inc. until March 16, 2010, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion passed 4-0.*

Motion: *Mr. Sterner made a motion to table discussion of the Preliminary Land Development Plan - Square One Markets, Inc. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.*

The Cross, Inc. - Land Development Plan

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

Mr. Horne confirmed that no revised plans were received and the applicant had an extension approved by the Board of Supervisors until December 15, 2009.

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

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Official Acceptance - CVS Pharmacy - Preliminary/Final Land Development Plan

Erich Schock, attorney for CVS Pharmacy was present on behalf of the plan referenced above.

Mr. Schock gave a brief overview of the proposed project located on the northeast corner of the intersection of Summit Avenue and Commerce Street (at SR 940), which will be a rehabilitation of a site with construction of a 13,000 square foot building. He noted that the applicant is in the process of seeking zoning relief for the number of parking spaces and impervious cover.

It was confirmed that the ZHB hearing is scheduled for December 3, 2009. As far as Official Acceptance is concerned, Township Engineer Russ Kresge explained that on its face the plan does not yet meet the Zoning requirements, and if it goes to the ZHB on December 3rd, there may be a decision prior to the December 14th PC meeting; however, this will not fall within the 15 day time frame for review of plans prior to a meeting. Mr. Schock said if it is not possible to review the plan for the December PC meeting, they would be here for the January meeting.

Mr. Kresge went on to say that if the ZHB arrives at a consensus and Solicitor Connor makes the decision known the following day or so, he believes there will most likely be enough time for him review the plan in time for the December PC meeting.

Motion: Mr. Sterner made a motion to accept the CVS Pharmacy - Preliminary/Final Land Development Plan for Official Review. Seconded by Mr. Kluge. Discussion - none. The motion passed 4-0.

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Mr. Horne confirmed that no further information was received regarding this matter.

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 6:45 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman