

**Coolbaugh Township  
Planning Commission Meeting  
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The Coolbaugh Township Planning Commission Meeting of October 11, 2010 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, Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

Approval of September 13, 2010 Meeting Minutes

***Motion: Mr. Kluge moved to approve the September 13, 2010 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 4-0 (Mr. Sterner was not present for the vote due to being called away from the meeting for a few minutes).***

**Land Development Plan of the property owned by Alvaro Rodriguez**

Alvaro Rodriguez was present to represent the above referenced Land Development Plan. Discussion ensued over the number of comments in Russ Kresge, Township Engineer's review letter that needed to be addressed, etc. Mr. Rodriguez said he realizes that a lot of comments has to be addressed but, unable to contact his surveyor George Fetch to discuss the issues, etc.

**Motion: Mr. Horne moved to table Alvaro Rodriguez's Land Development Plan. Seconded by Mr. Kozen. Discussion - None. The motion carried 5-0.**

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

Shawn K. Langen of Arcadia Properties, LLC, Paul Szewczak, Liberty Engineering and Megan King of Saul Ewing, LLP were present for the above referenced plan.

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Mr. Szewczak explained that, although the building tenant is not known at this time, the proposed truck and car parking arrangement on the plan is necessary to support current operating procedures for warehouses and distribution centers, which require more trailer parking spaces for efficient operations, and fewer employee parking spaces, but that there is sufficient paved area to reapportion the parking between cars and trailers to accommodate potential users in accordance with the parking requirements of the Zoning Ordinance. Mr. Szewczak asked the Planning Commission if they would send a letter to the ZHB with their recommendation for consideration at their ZHB Hearing on October 21, 2010. A lengthy discussion followed.

**Motion:** Ms. Ruiz-Smith passed a motion supporting the applicant's request for a reduction in the number of required parking spaces if appropriate conditions are attached which would require the applicant to notify Coolbaugh Township of tenants when they become known, and which would permit the Zoning Officer to require a sufficient number of parking spaces to accommodate proposed uses/tenants as they become known. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-1-0 (Mr. Horne opposed).

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

Shawn K. Langen of Arcadia Properties, LLC was present for the above referenced plan.

**Motion:** Mr. Kluge 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 carried 5-0.

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

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

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

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### **Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan**

Mr. Horne reminded the Planning Commission members about the Joint Work Session with the Board of Supervisors on Thursday, October 14, 2010 to review the draft Township Official Map, the accompanying ordinances associated with the map and to discuss the status of the Coolbaugh Township, Mount Pocono Borough, Tobyhanna Township and Tunkhannock Township zoning consistency project. Discussion followed

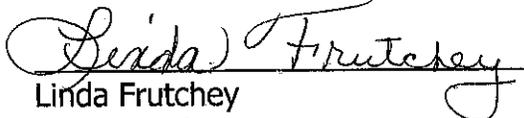
Public Input - None.

### **Adjournment**

***Motion: With no further business before the Commission, Mr. Horne made a motion to adjourn the meeting. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.***

The Meeting adjourned at approximately 7:19 p.m.

Respectfully submitted,

  
Linda Frutchey  
Township Secretary

  
Wayne C. Horne  
PC Chairman