

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of October 12, 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 Solicitor Clark Connor and Recording Secretary Jeri Inness. PC Engineer Russ Kresge and Ms. Alma I. Ruiz-Smith were absent.

Approval of September 14, 2009 Meeting Minutes

Motion: Mr. Sterner moved to approve the September 14, 2009 Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0 .

Pocono Mountain Public Library Building Project - General presentation

Ann Shincovich, PMPL Director, who was present on behalf of the project referenced above, distributed booklets to the PC members outlining the new library project. Discussion followed about library representatives attending the November PC meeting for a Sketch Plan presentation. Ms. Shincovich summarized the basic plans for the new building, emphasizing upgrades and updates, use of space, the history of their quest to build a new facility, etc. She also invited the PC members to attend the Official Debut of the New Pocono Mountain Public Library on October 22, 2009 on the Municipal Center grounds, to come by the Library for a tour and to contact her with any questions they might have.

Summerall Estates - Final Land Development Plan

Jim Preston, Esq. of Broughal & DeVito, LLP and August Antol, EIT of Liberty Engineering were present on behalf of Arcadia Properties, LLC and the above referenced Land Development Plan.

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Mr. Preston clarified some confusion regarding the plan being submitted as a Preliminary LDP, as opposed to a Preliminary/Final LDP. Solicitor Connor had a copy of the Preliminary Plan application and requested a letter from the applicant confirming the plan submission as such, to which Mr. Preston agreed. He said they were here tonight to request a recommendation for Preliminary plan approval and asked Mr. Antol to go over the Liberty Engineering responses outlined in a letter dated October 5, 2009 addressing Township Engineer Russ Kresge's comments in his review letter dated September 22, 2009.

A lengthy discussion followed. Points of review included the depth of the detention basin and height of the fence around it, the clear cutting of the lot, the need for two waivers, and in particular, concerns about outstanding water, sewer and stormwater management design issues. Mr. Antol said they just received a letter from PAWC confirming the company has the capacity to bring a water main to the site. Further discussion ensued in which Solicitor Connor went over the sewage issues and how they must be addressed, as well as requirements outlined in sections of the Township Ordinances for Preliminary plan submissions with regard to proposed sewage disposal systems. It was noted that the waivers being requested should be addressed by a motion.

Motion: Mr. Kozen made a motion to recommend to the Board of Supervisors that they grant the following waivers for the Summerall Estates Preliminary Land Development Plan: 1) relief from Chapter 26 Appendix E-2.3A(6) requiring the basin bottoms to have a minimum slope of 1%, in order to meet DEP requirements for infiltration; 2) relief from Chapter 26 Appendix E-2.3B(1) requiring the basin's emergency spillway to be constructed in virgin soil, due to the grades on the site making it unfeasible to construct the spillways in virgin soil. Seconded by Mr. Sterner. Discussion - none. The motion carried 4-0.

Motion: Mr. Sterner moved to recommend to the Board of Supervisors that they approve the Summerall Estates Preliminary Land Development Plan with the following conditions: 1) that the Township Engineer's comments in a letter dated September 22, 2009 be addressed with the Township Engineer; 2) that prior to Preliminary Plan approval, the Township Engineer's comments in his letter dated September 22, 2009 related to the proposed sewage disposal system, specifically Section 402.(E)(9)(b) of the Coolbaugh Township SALDO, be addressed with the Township Engineer and the Township SEO, and that the SEO provides a report to the Township Zoning Office regarding the adequacy of the proposed on-lot community sewage system as required by Section 501.2(C)(1) of the Township's Zoning Ordinance. Seconded by Mr. Kluge. Discussion followed about requirements of the Tobyhanna Army Depot's airport landing strip and whether an extension letter is required for the October 20, 2009 meeting of the Board of Supervisors. Mr. Preston said he would forward a letter. The motion was called and passed 3-0-1 (Mr. Horne abstained).

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. Mr. Horne confirmed that no revised plans had been received and the applicant has an extension until December 15, 2009.

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

Preliminary Land Development Plan - Square One Markets, Inc.

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that no revised plans had been received and the applicant has an extension until December 3, 2009.

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

The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above. Mr. Horne confirmed that no revised plans had been received and the applicant has an extension until December 15, 2009.

Motion: Mr. Horne moved to table discussion of The Cross, Inc. - Land Development Plan. 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. Kozen made a motion to adjourn the meeting. Seconded by Mr. Horne. Discussion - none. The motion carried 4-0.*

The Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman