

**Coolbaugh Township
Planning Commission Minutes
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The Coolbaugh Township Planning Commission Meeting of October 13, 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 PC Solicitor H. Clark Connor, PC Engineer Russ Kresge and Linda Frutchey, Township Secretary.

Approval of September 8, 2008 Meeting Minutes

Motion: *Mr. Kluge moved to approve the September 8, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.*

Official Acceptance - Final Minor Subdivision Plan - Lot 4, Spring Hill Realty Co., PA. LP

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

Motion: *Mr. Kluge moved to officially accept the Final Minor Subdivision Plan - Lot 4, Spring Hill Realty Co., PA. LP for review. Seconded by Mr. Kozen. Discussion - none. The motion passed 5-0.*

Official Acceptance - Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition

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

Motion: *Mr. Kozen made a motion to officially accept the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition for review. Seconded by Mr. Horne. Discussion - none. The motion passed 5-0.*

Arcadia North Business Park - Waiver Request of the cul-de-sac length

Attorney Jim Preston representing Arcadia Properties, LLC and August Antol of Liberty Engineering were present on behalf of the above referenced plan. Mr. Antol explained that a waiver is being requested for Section 502.21C - Cul-de-sac for Industrial Park Drive North.

Solicitor Connor explained that a meeting was held with Township Solicitor Jerry Hanna, Township Engineer Russ Kresge, Jim Preston, August Antol and himself to iron out some of the details of the secondary access, and that no action was required from the Planning Commission, because this waiver request is just to keep everyone informed.

Motion: *Mr. Kozen moved to forward the request for a waiver of Section 502.21C to the Township Board of Supervisors for their consideration. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.*

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

Attorney Jim Preston representing Arcadia Properties, LLC and August Antol of Liberty Engineering were present on behalf of the above referenced plan. Mr. Antol asked to go over the following comments in Township Engineer Russ Kresge's October 8, 2008 review letter that he is having trouble addressing: applying for a variance to the Zoning Hearing Board for the "future" 398 parking spaces proposed. Discussion followed about the location of the guard house causing truck stacking into Industrial Park Drive North, no area is provided for trucks waiting to enter the site or to begin a trip after leaving the site, additional information is required to complete an evaluation of the driveway intersections, configuration of the handicap ramps on the west side of the building is not acceptable, the area for plowed snow storage in the front of the building does not appear to be adequate, etc. Mr. Antol also asked if the stormwater reviews from Hanover Engineering could be provided prior to the PC Meeting. Ms. Frutchey was asked to contact Hanover Engineering about the matter. Further discussion followed about the aforementioned comments, that the parking out on the roads was clearly a problem that should not be handled by the Planning Commission, etc. A suggestion was proposed by Mr. Horne that a note be put on the plan relating to the snow storage, stacking of trailers at the guardhouse entrance, etc.

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

Changes to the order of the Agenda

Official Acceptance - Final Minor Subdivision Plan - Lot 4, Spring Hill Realty Co., PA. LP

Mark Robbins of Martin & Robbins arrived on behalf of Agenda Item #2 - Final Minor Subdivision Plan - Lot 4, Spring Hill Realty Co., PA. LP. He presented revised plans addressing comments in a letter dated September 30, 2008 from Township Engineer Russ Kresge. He went over Mr. Kresge's review letter and confirmed that all comments were addressed, except #3 regarding the Sewage Facilities Planning Module submitted to the Township SEO for a favorable review. Mr. Robbins said he did not receive a Memo from the Township Zoning Officer dated October 1, 2008, in which one of the comments required a correction under number five in the general notes regarding minimum lot area.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they approve the Final Minor Subdivision Plan - Lot 4, Spring Hill Realty Co., PA. LP, subject to approval of the Sewage Facilities Planning Module by PADEP and making a correction under number five in the general notes regarding minimum lot area. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Official Acceptance - Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition

Marv Walton of Niclaus Engineering arrived on behalf of the plan referenced above and apologized for being late, as he thought the meeting started at 7:00 p.m. He was informed that the PC had already officially accepted the plan for review. Mr. Walton thanked the commission and said they will return in November with revised plans following the Township Engineer's review.

Summerall Estates - Final Land Development Plan

August Antol of Liberty Engineering was present on behalf of the plan referenced above. Mr. Antol requested that discussion of the plan be tabled. Township Engineer Russ Kresge brought up the matters of sewage disposal and water supply for the project. Discussion followed. It was also noted that the plan requires an extension request and dates were considered, etc.

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Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension on the Summerall Estates - Final Land Development Plan until January 20, 2009, contingent upon receipt of a letter requesting the extension. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

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

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

Before the Planning Commission was a letter dated October 9, 2008 from Sarah Bue-Morris of Bue-Morris Associates, Inc. requesting a 90 day extension on the plan.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension until February 5, 2009 for the Annexation Plan - Preliminary/Final Land Development Plan - Civic Center for Pocono Farms East Association Inc., per the applicant's request. 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 moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

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

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

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

Minor Subdivision Plan - Lands of Pennsylvania-American Water Company

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

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Motion: Mr. Kozen made a motion to table discussion of the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

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

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

Motion: Mr. Kluge moved to table discussion of the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. Seconded by Mr. Kozen. Discussion - none. The motion passed 5-0.

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 8:08 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne Horne
PC Chairman