

**Coolbaugh Township
Planning Commission
October 14, 2013 Minutes
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The Coolbaugh Township Planning Commission Meeting of October 14, 2013 was held in the Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

Call To Order

Mr. Sterner 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. Andrew Sterner, Ms. Alma I. Ruiz-Smith, Mr. Bernie Kozen, and Mr. Ronald Kluge. Mr. Dennis Noonan was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

Approval of Minutes

Motion: Ms. Ruiz-Smith motioned to approve the September 9, 2013 minutes as presented and dispense with the reading. Seconded by Mr. Kluge. The motion carried 4-0.

Tobyhanna DG, LLC - Proposed Dollar General Site Plan - Andrew Walters, P.E. - Civil & Environmental Consultants, Inc.

No one was present to represent the above referenced matter.

Motion: Mr. Kozen moved to table the Proposed Dollar General Plan. Seconded by Mr. Kluge. The motion carried 4-0.

Smoke Ridge Major Subdivision Plan - Michael Gable - Boucher & James, Inc.

Attorney Herbert Sudfeld and Michael Gable of Boucher & James were present to represent the above referenced matter.

Revised plans were received, Monroe County Planning Commission's review letter of May 20, 2013 and Russ Kresge's review letter of October 11, 2013 were discussed.

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Solicitor Connor went to "Other Issues" #6, §22-404.5. in Russ's letter and said the original plans had designated "Nature Parks" and "Green Areas". Legal Counsel is addressing this issues as it must be determined if any of the other lot owners have rights to these areas and said this may be in the form of an written agreement. Discussion followed.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant the following waiver requests of the Subdivision and Land Development Ordinance:

- §22-403.2.A. Aerial map of the site.
- §22-403.2.B. Coordination of topographic mapping with USGS benchmark.
- §22-606.3.B.1. Maximum permitted block length of 2,000'.
- §22 - 618. Addressing wetlands in accordance with the requirements of this section (and §103.4.C.3.e,§103.4.D.2.A.4 of Chapter 9. Part 1 - Natural Features). It was discussed that the wetlands had already been delineated and shown on the plans.

Seconded by Mr. Kluge. The motion carried 4-0.

Mr. Kluge moved to recommend to the Board of Supervisors approval of the Smoke Ridge Major Subdivision Plan conditioned upon the following: 1) DEP approval of a Planning Module with soils testing. and 2) that all remaining comments on Russ Kresge's October 11, 2013 letter are addressed. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

Extension request - Pocono Mountains Office Commons - Phase 1 Final Land Development Plan - Shawn Langan - Arcadia Properties

No one was present to represent the above referenced matter.

Motion: Ms. Ruiz-Smith moved to recommend to the Board of Supervisors that they grant a time extension to January 31, 2014 per the request of Shawn Langan of Arcadia Properties letter of October 2, 2013. Seconded by Mr. Kozen. The motion carried 4-0.

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

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Public Input

Ms. Ruiz-Smith - thankful for the excellent paving job that was recently done on the roads in Pocono Summit Lake Estates by our Department of Public Works Department.

Adjournment

Motion: With no further business before the Commission, Mr. Kluge moved to adjourn the meeting. Seconded by Kozen. The motion carried 4-0. The Meeting adjourned at approximately 7: 15 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Andrew Sterner
Chairman