

**Coolbaugh Township
Planning Commission Meeting
September 13, 2010 - Page 1**

The Coolbaugh Township Planning Commission Meeting of September 13, 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 August 9, 2010 Meeting Minutes

Motion: Mr. Sterner moved to approve the August 9, 2010 Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Official Acceptance - Land Development Plan of the property owned by Alvaro Rodriguez

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

The PC members reviewed the applicant's plan to construct and prepare his property for car sales. Discussion followed about there being two existing dwellings on the lot; one house will be converted to an office and there is not a proposed use for the second home at this time. Township Solicitor Jerry Hanna has been asked for a legal determination as to whether the plan is a Land Development Plan or a Site Development Plan.

Mr. Ruiz-Smith said the plan in front of the Planning Commission does not provide enough information and in the future a more detailed plan with a better description of the project, the intended use, etc. will be required. Discussion followed.

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Motion: Mr. Kozen moved to accept Alvaro Rodriguez's plan with the condition that there is a legal determination from Township Solicitor Jerry Hanna as to whether it is a Land Development Plan or a Site Development Plan. Discussion - none. The motion carried 4-1-0 (Ms. Ruiz opposed).

Official Acceptance - Proposed Warehouse - Arcadia North Business Park - South Phase, Section 1, Lot #2 - Revised Final Land Development Plan Dated 8/27/10

Shawn K. Langen of Arcadia Properties, LLC and August Antol, EIT of Liberty Engineering were present on behalf of the above referenced project.

Mr. Antol explained that the September 13, 2010 letter in front of the Planning Commission from Chris Potavin, Vice President confirms that Kevin D. Matzke, Managing Principal and /or Taivo E. Tammaru, Vice President and individuals at Clarius Partners, LLC are authorized to sign and/or execute entitlement documents on behalf of Arcadia North Land, LLC, Owners, as its Development Agent. Mr. Antol said the applicant is scheduled to appear at the Zoning Hearing Board meeting on September 30, 2010 to discuss the number of parking spaces required by the Township Zoning Ordinance, etc. Discussion followed.

Motion: Mr. Horne moved to officially accept the Proposed Warehouse - Arcadia North Business Park - South Phase, Section 1, Lot #2 - Revised Final Land Development Plan Dated 8/27/10. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

Motion: Mr. Horne moved to table discussion of the Arcadia North Business Park - South Phase, Section 1 Lot #2. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

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. He explained that Arcadia continues to pursue getting someone to develop this property but there is no user out there at this time.

Motion: Mr. Horne 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 carried 5-0.

The Cross, Inc. - Land Development Plan

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

Before the Planning Commission was a letter from Pastor Lakeram (Tim) Sahadeo requesting an extension on the project until December 21, 2010.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the request for an extension on The Cross, Inc. plan until December 21, 2010. Seconded by Mr. Kozen. Discussion - none. The motion passed 5-0.

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

Consistency of Zoning Ordinance, SALDO and Regional Comprehensive Plan

Mr. Horne announced that a Joint Work Session with the Board of Supervisors and the Planning Commission is scheduled for 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.

Public Input

Ms. Ruiz-Smith said she attended a seminar that was held at the Monroe County Conservation District entitled "Reinventing Commercial Strips" which focused on practical ways of reclaiming existing commercial highway strip centers. She went on to explain that each group was given a hands-on exercise to mark up and illustrate how a run-down strip mall could be refurbished by making the buildings more attractive, showing landscaping, etc. She handed out a flyer entitled "Features Associated with Well-Designed Commercial and Mixed-Use Development". Discussion followed.

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Ms. Ruiz-Smith also encouraged everyone to attend a Citizens Against Regulatory Excess (C.A.R.E.) meeting on September 30, 2010 at 8:30 a.m. at the Public Safety Center. She said the meetings are focused on discussing the process of permitting projects in Monroe County, which has become increasingly complex, time-consuming, expensive and is a deterrent to investment and responsible development in this area, making it nearly impossible to compete with neighboring states, etc. Public input - Shawn K. Langen of Arcadia Properties, LLC said there is a need to have the permitting process made easier for developers and went on to say how informative the meetings were, etc. Discussion followed.

Adjournment

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

The Meeting adjourned at approximately 7:12 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman