

**Coolbaugh Township  
Planning Commission Minutes  
September 8, 2008 - Page 1**

The Coolbaugh Township Planning Commission Meeting of September 8, 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 Jeri Inness, Recording Secretary.

**Approval of August 11, 2008 Meeting Minutes**

***Motion:*** Mr. Sterner moved to approve the August 11, 2008 Meeting Minutes as presented and dispense with the reading. ***Seconded by Mr. Kozen. Discussion - none. The motion carried 3-0-2 (Ms. Ruiz-Smith and Mr. Kluge abstained, as they were not present at the meeting).***

**Land Development Plan - Civic Center for Pocono Farms East Association Inc.**

Sara Bue-Morris of Bue-Morris Associates, Inc. was present on behalf of the plan referenced above. She gave a brief overview of the project. Discussion followed regarding the size of the building, parking, handicap accessible spaces and parking lot concerns, use as far as social functions, stormwater runoff, swales, snowplowing, the fact that employees will be also be housed in the building, outstanding issues with the MCCD, etc.

***Motion:*** Mr. Kozen moved to table discussion of the Land Development Plan for the Civic Center for Pocono Farms East Association Inc. ***Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.***

**Pocono Farms Fitness Center - Land Development Plan**

Harry Andes of Greenman-Pedersen, Inc. was present on behalf of the above referenced plan.

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Mr. Andes handed out plans revised to address comments in a letter dated August 29, 2008 from Township Engineer Russ Kresge, noting that most of the remaining issues involve outside agencies and minor adjustments. Mr. Kresge suggested focusing on areas of concern, in particular, the parking calculations. A lengthy discussion followed. It was the consensus of the Planning Commission that the applicants must get the Zoning Officer's approval of recalculated parking spaces. Further discussion ensued about the note on the plan regarding "use", which Solicitor Connor said was acceptable. Mr. Kresge confirmed that the driveway width was addressed, but aspects of the lighting plan involving the level of illumination should be handled with the Zoning Officer. Ownership information in question was explained as a name change, for which Mr. Kresge requested a copy of supporting documentation for the file.

***Motion: Mr. Sterner made a motion to recommend to the Board of Supervisors that they approve the Pocono Farms Fitness Center - Land Development Plan, contingent upon the zoning issues regarding parking and the lighting plan being acceptable to the Zoning Officer and that all other outstanding issues outlined in Township Engineer Russ Kresge's comment letter dated August 29, 2008 are satisfactorily addressed. Seconded by Mr. Kluge. Discussion - none. The motion carried 4-0-1 (Ms. Ruiz-Smith opposed).***

### **Summerall Estates - Final Land Development Plan**

No one was present on behalf of the plan referenced above. Mr. Horne summarized a letter dated August 22, 2008 from Shawn K. Langen of Arcadia Properties, LLC in response to a letter from the Planning Commission dated August 20, 2008, asking that the applicants consider withdrawing this plan, due to insufficient progress after being carried on the Agenda for over a year. Mr. Langen said they intend to have revised plans submitted for the October PC meeting.

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

### **Arcadia North Business Park - Preliminary/Final Overall Subdivision Plan Resubdivision of Remaining Lands**

August Antol of Liberty Engineering was present on behalf of the above referenced plan. Mr. Horne noted comments in a letter from Township Engineer Russ Kresge and in a Memo from the Township Zoning Officer dated September 8, 2008, which said the

plans show no clear intent and lack sufficient information to provide for a comprehensive review and were not acceptable for review. A brief discussion followed.

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***Motion: Ms. Ruiz-Smith moved to deny accepting the Arcadia North Business Park - Preliminary/Final Overall Subdivision Plan Resubdivision of Remaining Lands for official review, based on the comments in a letter from Township Engineer Russ Kresge and in a Memo from the Township Zoning Officer dated September 8, 2008. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.***

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

August Antol of Liberty Engineering was present on behalf of the above referenced plan.

Discussion followed about comments in a letter from Township Engineer Russ Kresge and in a Memo dated September 5, 2008 from the Township Zoning Officer involving the need for a variance for "future parking, placement of a guardhouse, internal drive radii, stormwater issues, the emergency access problem, driveway information, stacking of trucks, covenants in the Business Park, the Sewage Facilities Planning Module, etc. A lengthy discussion followed about possible solutions for the stacking of trucks, which has been a problem ever since new warehouse developments have been built in the Township.

Solicitor Connor suggested drafting a status report from the Planning Commission to the Board of Supervisors regarding the difficulties with this project, such as the underlying subdivision, emergency access, etc. A brief discussion followed in which it was determined that a joint Work Session with the Supervisors might provide some guidance. It was confirmed that a variance will be needed for the issue of "future parking" before the plan can move forward.

***Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion passed 5-0.***

***Motion: Mr. Kozen made a motion for Planning Commission Solicitor Clark Connor to draft a letter to the Board of Supervisors to request a Work Session to jointly discuss the issues of concern with the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan, the underlying subdivision plan and truck stacking. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.***

Mr. Horne asked Mr. Antol to step in for Summerall Estates, another Arcadia Properties, LLC plan on this Agenda, with regards to requesting an extension for this project. The PC members asked Mr. Antol to send a communication by Tuesday, September 9, 2008 requesting an extension until October 21, 2008 to coincide with the Board's meeting date, to which Mr. Antol agreed.

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***Motion: Mr. Horne moved to recommend to the Board of Supervisors that they grant an extension until October 21, 2008 for the Summerall Estates - Final Land Development Plan, pending the written request arriving at the Township by September 9, 2008. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.***

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

Dan Ferguson and Pastor Lakeram Sahadeo were present on behalf of the project referenced above.

Mr. Ferguson summarized the problems the applicant has been having with getting information in a timely manner, traffic planning issues, etc., all delaying the movement of the project, as pointed out in a letter dated August 20, 2008 from the Planning Commission suggesting this plan be withdrawn and resubmitted when outstanding issues are better resolved.

Mr. Ferguson stated that this project will be back before the Planning Commission as soon as possible; however, due to the end date for review expiring on September 16, 2008, the applicant is submitting a letter requesting that the PC make a recommendation to the Board of Supervisors that they grant an extension on The Cross, Inc. - Land Development Plan until November 19, 2008.

***Motion: Mr. Sterner moved to recommend to the Board of Supervisors that they grant an extension until November 19, 2008 for The Cross, Inc. - Land Development Plan, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Kluge. 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. Discussion followed regarding the need for an extension on this project, the time frame since original submission, etc.

***Motion:*** Mr. Sterner moved to recommend to the Board of Supervisors that if the Township does not receive a letter requesting an extension from the applicant within the necessary time frame, it is the Planning Commission's recommendation to deny the plans and require the applicant to reapply. Seconded by Mr. Kozen. Discussion - none. The motion carried 5-0.

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**Minor Subdivision Plan - Lands of Pennsylvania-American Water Company**

Before the Planning Commission was a letter dated September 8, 2008 from Marv Walton of Niclaus Engineering requesting that discussion of this project be tabled at tonight's meeting and asking for a PC recommendation to the Board for an extension on the plan until December 2, 2008, as a variance is needed to move forward. Discussion followed about upcoming meeting dates for the PC and Board.

***Motion:*** Mr. Kluge moved to recommend to the Board of Supervisors that they grant an extension until December 16, 2008 for the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Sterner. Discussion followed, in which Dan Ferguson, present in the audience, pointed out a problem with deemed decision by recommending an extension until December 16<sup>th</sup>. Mr. Kluge amended his motion to say December 2, 2008 and Mr. Sterner seconded the amended motion.

***Motion:*** Mr. Horne moved to table discussion of the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Kozen. Discussion - none. The motion passed 5-0.

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

Before the Planning Commission was a letter dated September 8, 2008 from Marv Walton of Niclaus Engineering requesting that discussion of this project be tabled at tonight's meeting and asking for a PC recommendation to the Board for an extension on the plan until December 2, 2008.

***Motion:*** Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension until December 2, 2008 for the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc., as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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

**Public Input** - Dan Ferguson commented that he enjoyed his time serving on the Township's Planning Commission, but he really likes his time with the County now.

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**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 8:10 p.m.

Respectfully submitted,

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Jerilyn Inness  
Administrative Assistant

Wayne C. Horne  
PC Chairman