

**COOLBAUGH TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 10, 2017  
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:31pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

**Board Members present:**

Bernard Kozen, Dennis Noonan, Kevin Ambrogio and Alma I. Ruiz-Smith

**Board Members absent:**

Steve Baker

**Staff present:**

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Erin Masker

**Staff absent:**

None

**1. Approval of March 13, 2017 Meeting Minutes**

*Ms. Ruiz-Smith made a motion second by Mr. Noonan to approve the minutes of the March 13, 2017 meeting as presented.*

- **Discussion:** None
- **Vote:** All in favor, motion passes.

**2. Land Development Plan- Aldi, Inc.**

Luke Teller, Dynamic Engineering Representative was present to discuss the review letter from Township Engineer, Russel Kresge dated April 4, 2017. Solicitor Connor stated that the confusion regarding the impervious coverage was resolved through the Zoning Hearing Board therefore it should not be an issue any longer. Discussion ensued about the cue at the traffic signal, snow removal and that the NPDES permit application is now complete with one comment outstanding that is being addressed. Mr. Teller also stated that the Highway Occupancy Permit is being submitted once it is completed. Mr. Kresge stated that there are also issues that need to be addressed with Township SEO regarding elevations with regard to drainage. The Commission made some suggestions with regard to the parking lot traffic flow and the possibility of adding stop signs or stop bars at certain location to make it safer. Mr. Teller asked for a sample signature block to be sent to him to use for the plans.

*Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to table to Land Development Plan for Aldi, Inc.*

- **Discussion:** None
- **Vote:** All in favor, motion passes.

**3. Lot Consolidation plan- Aldi, Inc.**

*Mr. Kozen made a motion second by Ms. Ruiz-Smith to recommend approval of the lot consolidation plan for Aldi's Inc. to the Board of Supervisors upon submission of completed plans.*

- **Discussion:** Mr. Kresge stated that there are still some outstanding concerns that he has which include the fact that the application and fee has not been submitted to the Township yet, how the surveyor will handle the Right Of Way issue on Summit Ave. as well as the areas that are listed as unclear title. Mr. Teller stated that he will get the application

and the fee to the Township in the upcoming week or so and that the comment about the Right of Way is currently being looked at and he will provide updates as they are available. With regard to the areas that are listed as unclear title, he had deferred this comment to the Township Solicitor and has yet to receive an answer on it. Ms. Ruiz-Smith asked for clarification on the boundaries of the land in the consolidation.

- **Vote:** All in favor, motion passes.

**4. Land Development Plan- Jaroslaw Wojtach**

Chuck Niclaus from Niclaus Engineering was in attendance to review the plans and comments issued in Township Engineer, Russell Kresge's letter dated April 4, 2017. Discussion ensued about the lighting issues that could arise at the area of vehicle turnaround after hours, in which Mr. Niclaus stated that there are lights on the building but they will not reach that entire area. Mr. Niclaus stated that the business will close at 5pm before dark so it would not affect the daily operation. Ms. Ruiz-Smith suggested the installation of reflectors around the edge of the parking lot in the area that is not lit to ensure that no one turning around goes into the woods.

*Mr. Kozen made a motion second by Ms. Ruiz-Smith to recommend the Land Development Plan for Wojtach Light Manufacturing to the Board of Supervisors for approval conditioned on the two requested waivers being approved, outside agency comments being addressed and the comments in Township Engineer letter dated April 4, 2017.*

- **Discussion:** None
- **Vote:** All in favor, motion passes.

**5. Wojtach Light Manufacturing Land Development Plan Request for Waivers**

*Mr. Noonan made a motion second by Mr. Ambrogio to recommend the approval of the requested waivers which include §602 and §902.4 requiring documentation of the four step design process required for NPDES permitted land developments, §615.2.C, §615.3.c and §615.6 regarding use of existing vegetation to meet requirements for street trees, parking area screening and property line buffers, §615.5 and §615.2 regarding Stormwater basin landscaping requirements.*

- **Discussion:** None
- **Vote:** All in favor, motion passes.

**6. Public Input**

Nothing was heard.

**7. Adjournment**

There being no further business, a motion was made by Mr. Baker second by Ms. Ruiz-Smith to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:47pm.

**NEXT REGULAR COMMISSION MEETING: Monday, April 10, 2017.**

**Submitted by:** \_\_\_\_\_  
**Steve Baker, Planning Commission Secretary**

**Compiled by:** **Erin M. Masker, Acting Recording Secretary**

**Witnessed by:** \_\_\_\_\_  
**Bernard Kozen, Planning Commission Chairman**

**Date:** \_\_\_\_\_