



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 13, 2018
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:50pm 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, Alma I. Ruiz-Smith and Kevin Ambrogio

Board Members absent:

Dennis Noonan and Steve Baker

Staff present:

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

Staff absent:

None

1. Approval of July 9, 2018 Meeting Minutes

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to approve the minutes of the July 9, 2018 meeting as presented.

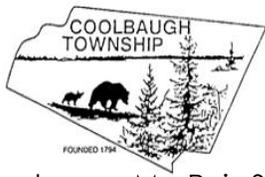
- **Discussion:** None
- **Vote:** All in favor, motion passes.

2. Review Land Development Plan and Subdivision Plan - Dollar General

Matt Walsh was in attendance representing Dollar General. Mr. Walsh reviewed the comments of Township Engineer, Russ Kresge's letter dated August 3, 2018. Mr. Walsh stated that the Sewage Planning Module is currently in the review process and presented the Commission with the contour changes that were made stating that there were a couple more adjustments needed that will be made. Mr. Walsh discussed the waivers that are being requested which include:

- §612.5 Parking is not permitted between the building and the public road right-of-way
- §612.6.A.2 The proposed number of parking spaces does not meet the minimum requirements of this section and the Parking Demand Table
- §615 Landscaping Requirements

Discussion took place regarding the shrubbery that will be planted as well as location for snow in the winter. Ms. Ruiz-Smith stated that there is a large community located across the street from the location and there could potentially be a lot of traffic/customers visiting this store. Township Engineer, Russ Kresge stated that the potential issue with not having enough parking could be built into the development agreement so that there would be a provision should the need for seven additional parking needs to be enforced. Ms. Ruiz-Smith stated that the Board of Supervisors had a discussion regarding the fire hydrants stating that they want 4 to 5 hydrants and that the developer would have to pay for them. Ms. Ruiz-Smith stated that the Board of Supervisor Chairman will be having a conversation with PA American Water Representative, Dave Altmiller to discuss having them make the



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pipes larger. Ms. Ruiz-Smith stated that the Township will not pay for them and stated that one will not suffice stating they will be hard pressed to be convinced that one hydrant will be enough. Mr. Ambrogio stated that he was not in attendance at the meeting of the Supervisors but that he believes it would be throughout the site and will benefit them if there was a fire. Solicitor Connor stated that section 620 does not refer to commercial buildings only residential with respect to fire hydrants, stating that the property is serviced by PA American Water stating that it is difficult to make a developer pay for hydrants when it is not required by our Ordinance. Solicitor Connor stated that this could be something if the developer wanted to speak to the Supervisors about for comments as you cannot require offsite improvements. Solicitor Connor stated that there are a few things we need to review in the Ordinance as signs and parking were included in the SALDO for flexibility but the Supervisors would need to advise the commission to review the ordinance. There is also no parking table for smaller stores it only outlines for Superstores.

Mr. Kozen made a motion second by Mr. Ambrogio to recommend approval of the subdivision plan conditioned on the sewage planning module requirements being met as well as all outstanding comments being addressed and reviewed by Township Engineer, Russ Kresge.

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

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to recommend conditional approval of the Dollar General Land Development Plan conditioned upon outside agency approvals, development agreement/bond, all comments addressed and reviewed by Township Engineer, Russ Kresge and resolution to the hydrant issue.

- **Discussion:** Ms. Ruiz-Smith asked Mr. Walsh if he felt that the developer would consider installing a hydrant on the property, being advised that he did not think it would be an issue and that he would discuss it with them.
- **Vote:** All in favor, motion passes.

3. Waiver Requests for Dollar General Land Development Plan

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to approve the request for three waivers which include:

- §612.5 Parking is not permitted between the building and the public road right-of-way
- §612.6.A.2 The proposed number of parking spaces does not meet the minimum requirements of this section and the Parking Demand Table
- §615 Landscaping Requirements
 - **Discussion:** Mr. Kozen suggested that the provision be included in the land development plan regarding the additional seven parking spots for future parking if the waiver is granted.
 - **Vote:** All in favor, motion passes.

4. Review of Minor Subdivision Plan for Review- Steven J., Inc.

Brian Courtright was in attendance representing Steven J., Inc. stating that the reason this subdivision plan is before them is because it is in an unrecorded subdivision therefore their recommendation is required before it goes to the Board of Supervisors for review. Mr.



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Courtright stated that the building has been there and that the owner is going to be putting in a used car lot and an office.

Mr. Ambrogio made a motion second by Mr. Kozen to recommend conditional approval to the Steven J., Inc. subdivision plan upon addressing the outstanding comments in Township Engineer, Russell Kresge's review letter.

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

Mr. Courtright also presented the Commission a request for a waiver of the Stormwater Management Plan. After lengthy discussion regarding the runoff, pavement and stone coverage it was agreed that because the commission has not been presented with the land development plan for Steven J., Inc. as of yet that it would be premature to consider this waiver. Township Engineer, Russell Kresge stated that he is concerned with the fact that the property slopes toward the adjacent property and will now be a commercial property. Solicitor Connor stated that should the Commission consider the waiver in the future that they would also need to require an indemnification agreement in order to protect the Township from any future issues with runoff water or other issues that could arise.

5. Review Land Development Plan- Food Express Convenience Store/Dunkin Donuts

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to table the Land Development Plan for Food Express Convenience Store/ Dunkin Donuts.

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

6. Request for Extension of Time- Food Express Convenience Store/ Dunkin Donuts

Mr. Ambrogio made a motion second by Ms. Ruiz-Smith to recommend the extension of time request for Food Express Convenience Store/ Dunkin Donuts Land Development Plan until December 12, 2018.

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

7. Public Input

Ms. Colgan stated that there is a stream on the Green Road that needs to be taken into consideration before granting a waiver to Steven J., Inc.

8. Adjournment

There being no further business, a motion was made by Mr. Ambrogio second by Ms. Ruiz-Smith to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:52pm.



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NEXT REGULAR COMMISSION MEETING: Monday, September 10, 2018.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____