

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, AUGUST 8, 2016 MINUTES

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:33pm 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, Kevin Ambrogio, Alma I. Ruiz-Smith and Dennis Noonan.

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Approval of March 14, 2016 Minutes

Ms. Ruiz-Smith made a motion seconded by Mr. Noonan to approve the minutes as presented.

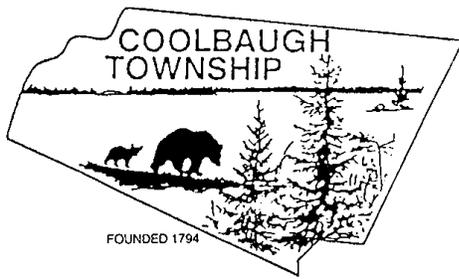
- **Discussion:** None
- **Vote:** All in favor, motion passes.

2. Review of Verizon Wireless Cell Tower Plan Submission

Attorney Richard Williams and Consultant Richard Rusnok were in attendance to represent Verizon Wireless/ Doctor Weiss. Mr. Williams stated that there will not be any sewer or water at the location with access being provided off of Route 196, stating that the closest property is the Weiss property at 285 feet. The circle for the tower is 1000' and stated that more information will be provided with the submission of the land development plan. The requirement for the audible alarm and monitoring center will have the closest switch in Pittston and Verizon; both will be noted on the plan. Ms. Ruiz-Smith asked how far the location is from the strip mall, being advised 15-1600 feet. Mr. Williams stated that per the Verizon engineer, an NPDS permit will be required due to the driveway improvements. Ms. Ruiz-Smith asked if the gentlemen are aware that there are other companies that are inquiring about putting up cell towers as well in the area, being told no Mr. Kresge stated that the project should be pretty straight forward.

Ms. Ruiz-Smith made a motion second by Mr. Noonan to recommend forwarding the Verizon Wireless Cell Tower application onto the Zoning Hearing Board providing the comments that are in Township Engineer, Russ Kresge's letter dated August 4, 2016 are addressed.

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



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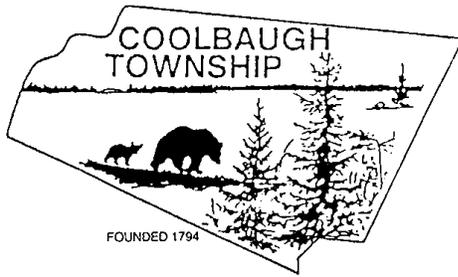
3. Public Input

In attendance at the meeting were Mr. Luke Teller from Dynamic Engineering and Mr. Rory Garr from Aldi, Inc. regarding the sketch plans for a 19,054 sq. ft. Aldi's Supermarket and a fast food restaurant that they would like to build on the Scavello property located next to the Ray Price site on Route 940 in Pocono Summit. Both uses are permitted in the C-3 zoning district and they are currently analyzing the septic system that is already in place to determine if another system will be required to handle the site. They will also require an HOP Utility permit and hookup to the central water lines that run on the other side of 940. Questions were asked re: the travel pattern of the trucks as Ms. Ruiz-Smith stated Summit Avenue is not suitable for truck traffic. Mr. Garr stated that they are currently doing the leg work before buying the land to determine what will be required. Ms. Ruiz-Smith stated her concerns with the number of trucks and cars that these businesses would bring stating that the traffic will be backed up and cause major problems. Mr. Garr stated that the trucks usually deliver outside of normal business hours and that they are still conducting traffic studies as they anticipate between 700-1000 customers daily which is comparable to their Stroudsburg Aldi location, with approximately one to two delivery trucks per day. Supervisor Kelly was in attendance and stated that she shops at the Stroudsburg location and that there are challenges there and foresees that the Mount Pocono location would have traffic equal or greater than that. Mr. Noonan stated that the internal flow looks complicated and as though there may be some safety issues. Mr. Kozen asked Mr. Kresge if he believes that PennDot will allow making a right in and making a right out of the parking lot with Mr. Kresge stating, no. Mr. Kresge stated that according to the ordinance parking should be behind the building and not between the building and the road. Mr. Garr stated that normal business hours are Monday-Saturday 9am-9pm and Sunday 9am-8pm, and closed major holidays. Mr. Kresge stated that some things will need to be addressed including the modification of the retention basins. Traffic concerns were discussed further stating the desire to be a good neighbor as the constituents in the community will be their customer base as well. Mr. Kozen thanked the gentlemen for bringing the sketch plan forward and hopes that they were able to get some answers that they needed in order to move forward. Ms. Ruiz-Smith stated that we welcome the tax base but we have to always be aware.

Mr. Kozen asked Ms. Masker if there is any information on a replacement for Mr. Kluge, with Ms. Masker stating that a letter of interest was received from Mr. Steve Baker and that any other letters that are received will go before the Board of Supervisors at their next meeting.

4. Adjournment

There being no further business, a motion was made by Mr. Noonan second by Ms. Ruiz-Smith, to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:23 PM.



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NEXT REGULAR COMMISSION MEETING: September 10, 2016

Submitted by: _____
Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____